



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228



April 17, 2023

Mr. Joseph Sarracino, Planner, Planning Section
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **CPA2023-00001**
Babcock US-41 Map Amendment

Dear Mr. Sarracino,

Please find attached a set of revised plans for the above-mentioned project per your comments dated February 15, 2023. Below are written responses to the comments.

APPLICATION MATERIALS COMMENTS

1. Please indicate on page 1 of the application the type of state review required for this submittal. Be advised that the type of state review required will depend on the total acreage included in the application as found on the legal description.

Response: Application request type will be for a small scale. Please see the revised application.

2. Please indicate on page 1 of the application the total acreage of uplands and wetlands which make up the subject property.

Response: Application revised to include total acreage for uplands.

3. Please update page 1 of the application to include the total allowable dwelling units currently and with the proposed amendment. Please also include the total allowable commercial intensity. This is typically calculated at 10,000 square feet per acre and would be the same for both the existing and proposed future land use categories.

Response: Allowable commercial intensity added to the application, please see revised application

4. Please provide a completed copy of page 5 of the application.

Response: Please see revised application with completed page 5,

5. Please provide a graphic depicting an identifying deed, and lot split case number for each parcel (where appropriate).

Response: Please see exhibit identifying deeds and lot split case information

6. How did the applicant classify the surrounding uses of the property? For example, the property listed as a theater on the surrounding uses map appears to be a food donation site.

Response: Uses were found on Lee Property appraisers' site under appraisers' detail (2022 tax roll)

7. Please provide a Disclosure of Interest Affidavit for parcel 08-46-25-01-00000.0010, 17-46-25- 03-00000.1000.

Response: Please see attached Disclosure of Interest

8. Please clarify if parcel 08-46-25-L4-U1691.2905 will be included in the request. If it is, please provide a Disclosure of Interest Affidavit. If it is not, please ensure that it is not referenced in the application materials.

Response: Parcel 08-46-25-L4-U169.2905 is not included with the application

9. Please provide correspondence with the Bureau of Historic Preservation regarding the search of the Florida Master Site File.

Response: Please see attached email from the Bureau of Historical Preservation

10. Please revise the application using the updated application form included in this letter and combine analysis of the Future Land Use map amendment and Table I(b) amendment into one application.

Response: Updated application, FLU map amendment analysis and Table I(b) as been combined into one application

11. Please provide physical copies of the mailing labels in Exhibit M3.

Response: Acknowledge

LEGAL REVIEW COMMENTS

12. Please provide 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. This information is also needed to verify the acreage.

Response: Please see attached Legal Sketch and Description

LEVEL OF SERVICE ANALYSIS COMMENTS

13. Please provide letters or other correspondence to each service provider when requesting letters of service availability.

Response: Please see correspondence sent to service providers.

14. Please provide letters of service availability from the Lee County Sheriff and Lee County Schools.

Response: Please see attached letters of service availability.

LEE PLAN ANALYSIS COMMENTS

15. Please address Lee Plan Policy 5.1.2 as it relates to the flood zone on the subject property. Please provide a narrative of how the applicant plans to adjust the design or density to account for the location's flood risk.

Response: Lee Plan Policy 5.1.2 has been addressed, please see updated analysis.

16. Please reach out to Rick Burris in the Planning Section to ensure that the changes proposed to Table I(b) will be the appropriate changes needed to maintain internal consistency in the Lee Plan.

Response:

17. Please revise the Lee Plan analysis to include the most recent version of the Lee Plan. For example, Policy 1.7.6 is now Policy 1.6.5 and Objective 2.11 is now Objective 2.9.

Response: Lee Plan analysis has been updated to include most recent version of Lee Plan

18. Please revise and update the analysis of Policy 95.1.3 to remove reference to Billy's Creek. The subject property is not within the Billy's Creek system.

Response: Policy 95.1.3 has been revised to depict the correct drainage system

19. Please provide an analysis of Goal 125, Policy 11.2.2, and Policy 126.1.4.

Response: Goal 125, Policy 11.2.2 and Policy 126.1.4 has been addressed in the updated analysis

20. Exhibit M19 appears incomplete. Please review and update as necessary.

Response:

TRANSPORTATION ANALYSIS COMMENTS

21. Because the total peak hour net increase in trips is 86 (PM), which falls within the range of 50 to 300 total trip ends, Traffic Circulation Analysis must contain 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 years) 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.

Response: Please see revised TIS

ZONING COMMENTS

22. Please supply a map showing the area of pending rezoning for REZ2022-00024.

Response: REZ2022-00024 has been approved, awaiting resolution. Variance Map attached.

ENVIRONMENTAL ANALYSIS COMMENTS

23. Please provide:

- a. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS). **See attached FLUCC exhibit.**
- b. A map and description of the soil found on the property, with the source of the information identified. **See attached soils report and map.**
- c. A topographic map depicting the property boundaries and 100-year flood prone areas indicated as identified by FEMA. **See attached FEMA exhibit.**
- d. A map delineating the property boundaries on the most recent Flood Insurance Rate Map **See attached FEMA exhibit.**
- e. A map delineating wetlands, aquifer recharge area, and rare and unique uplands. **See attached wetland, rare and unique and aquifer exhibit.**
- f. 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. **See attached listed species.**

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Al Quattrone, P.E.
President
Email: Al@qainc.net

Attachments:

- Legal Sketch and Description
- LOA, Sheriff and School
- REZ2022-00024 Area Map
- Disclosure of Interest and Affidavit from Devin Benjamin
- Correspondence to Service Providers
- Revised MII Lee Plan Analysis
- Revised TIS
- Listed Species
- Wetland, rare and unique and aquifer exhibit.
- FEMA exhibit
- Soils report and map
- FLUCCS Exhibit



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Babcock Rd = US 41

Project Description: The application is requesting a map Amendment to change the 49.63-acre site from Urban Community to Central Urban.

RECEIVED
APR 17 2023
COMMUNITY DEVELOPMENT

Map(s) to Be Amended: Map 1, Page 1

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

1. Name of Applicant: Alan C Freeman
Address: 28120 Hunters Ridge Blvd. Suite 5
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-267-8888 E-mail: alan_c_freeman@yahoo.com
2. Name of Contact: Quattrone & Associates, Inc.
Address: 4301 Veronica Shoemaker Blvd
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222 E-mail: permits@qainc.net
3. Owner(s) of Record: Alan C Freeman, Trustee (Please see additional property ownership list)
Address: 28120 Hunters Ridge Blvd, Suite 5
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-267-8888 E-mail: alan_c_freeman@yahoo.com
4. Property Location:
 1. Site Address: 7084, 7082 Babcock Rd; 18011 S Tamiami Trl; 7001, 7015, 7011 Constitution Blvd
 2. STRAP(s): 08-46-25-00-01005.0000; 08-46-25-00-01005.0010; 08-46-25-01-00000.0010; 17-46-25-03-00000.1000
17-46-25-00-01001.009A; 17-46-25-00-01001.009C; 07-46-25-00-00009.001A; 07-46-25-00-00010.0010
07-46-25-00-00011.0020; 08-46-25-00-01006.0000; 08-46-25-00-01007.0000; 08-46-25-00-01008.0000
08-46-25-01-00000.001B
5. Property Information:
Total Acreage of Property: 49.63 Total Acreage Included in Request: 49.63
Total Uplands: 49.63 Total Wetlands: 0 Current Zoning: AG-2, C-1, C-2
Current Future Land Use Category(ies): Urban
Area in Each Future Land Use Category: 49.63
Existing Land Use: Urban Community
6. Calculation of maximum allowable development under current Lee Plan:
Residential Units/Density: 10 du/ac Commercial Intensity: 500,000 sf Industrial Intensity: Per "LDC"
7. Calculation of maximum allowable development with proposed amendments:
Residential Units/Density: 15 du/ac Commercial Intensity: 500,000 sf Industrial Intensity: Per "LDC"

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 effect 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 – trip generation.
 - 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 range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

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 checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input checked="" 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 – M18)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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, Paul H Freeman, 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.

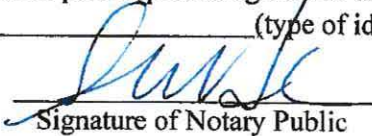

Signature of Applicant

Date

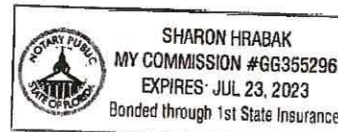
Paul H Freeman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on October 19 2022 (date) by Paul H Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



AFFIDAVIT

I, Alan C. Freeman, 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.

Alan C. Freeman _____
Signature of Applicant Date

Alan C. Freeman
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 ☐ online notarization on October 19, 2022 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Sharon Hrabak
Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



AFFIDAVIT

I, Devin Benjamin, 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.

[Signature] Feb 6, 2023
Signature of Applicant Date

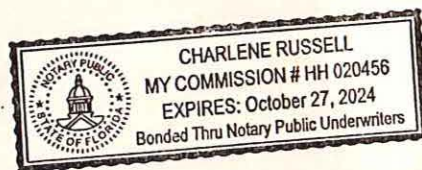
Devin Benjamin
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 6 FEBRUARY 2023 BY: DEVIN BENJAMIN (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE (type of identification) as identification.

[Signature]
Signature of Notary Public

CHARLENE DEE RUSSELL
(Name typed, printed or stamped)



Babcock Road & US 41

Lee Plan Analysis
Exhibit M11

Request

The proposed Lee Plan Map Amendment is to re-designate approximately 49.63 ± acres from the Urban Community Future Land use to Central Urban Future Land use category. The Map Amendment is being filed concurrently with a request to rezone 24.32± acres from Commercial (C-1) and Agricultural (AG-2) to Commercial (C-2) for the purpose of mixed-use developed to allow for a multi-family and commercial uses on the site. The companion C-2 rezoning will demonstrate compliance with the Lee County Land Development code. The surrounding area has been mostly developed with a mixture of Residential and Commercial uses.

Existing and Surrounding Conditions

The subject property is located at the southeast corner of US 41 (Tamiami Trail) and Babcock Rd. The overall site consists of 13 parcels as demonstrated in the aerial below. The southern six parcels and the eastern parcel are zoned Commercial (C-1) and the balance of the properties to the north are zoned agriculture (AG-2). The south property presently is developed with a shopping center on one of the parcels, while the remaining parcels are currently disturbed vacant.





The subject property is located within the San Carlos Planning Community and has a future land use classification of Urban Community according to the Lee Plan.

Lee Plan Consistency Narrative

Future Land Use Element

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. *Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)*

POLICY 1.1.4: *The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)*

The site is presently designated as Urban Community on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Urban Community. The subject property is located adjacent to US 41 (South Tamiami Trail), access to Constitution Blvd, and adequate existing public services and infrastructure available to support the requested change to Central Urban. Changing the property to the Central Urban future land use will provide opportunities for increased development of economic growth within an area with support capacity.

The subject parcel is within the boundaries of the Mixed-Use Goal 11 vision. The mixed use as stated in Policy 11.1.1 is consistent in both Urban Community, existing and Central Urban, proposed.

The applicant has requested a change to Conventionally rezone eight parcels that combined total ±23.61-ac to C-2 to allow development of the site to enable to construct with 354 multi-family dwelling units (to include 118 bonus density units and 236 standard units as allowed in Central Urban FLU.

POLICY 1.6.5: *The Planning Communities Map and Acreage Allocation Table (see Map 16, Table 1(b), and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each*



Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table I(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning Community the county will maintain a parcel-based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.
2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table I(b) regardless of other project approvals in that Planning Community.
3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Ordinance No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13)

The acreage allocation table shows 20 acres allocated for central urban, however the Future Land Use Map does not show existing Central Urban therefore the future Land Use map will need to be modified to reflect the additional ±50-acres of land to be added to the Central Urban Land Use Category in the San Carlos Planning Community (District 13). This is necessary to reflect the FLU Map amendment resignation of ±49.63 acres from Urban Community to Central Urban Future Land Use Category.

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category	Planning District											
	District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category												
Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	3	3	-	3	-	-	-	-	-	-	-
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
University Community	-	-	503	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
New Community	-	-	-	-	-	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential	2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial	326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial	5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations												
Public	3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG	5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG	10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation	1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total	8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)

POLICY 2.1.5: Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these



uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)

Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The requested Central Urban FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but not limited to, potable water, sanitary sewer, and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No.94-30, 00-22, 17-19)

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

The primary access to the site will be provided by US 41 (S. Tamiami Trail), a State maintained Arterial roadway. A secondary access will be provided by Babcock Rd. and Constitution Blvd, a County maintained collector road. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer with adequate capacity available. Urban services are available at or near the project site. Schools, EMS, Fire, and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element. Letters of adequacy of service providers are attached in the application.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and



3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ordinance No. 94-30, 98-09, 10-20)

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Central Urban FLU map designation. Development of the site with commercial and residential uses will not burden any existing public facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the acreage by 49.63 +/- acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Urban Community FLU category community.

OBJECTIVE 2.9: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing more residential development capacity to urban services and employment where capacity exists to accommodate this growth is consistent with good urban planning strategies.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.



The subject property is within the Lee County Utilities potable water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the Pinewood Water Treatment Plant. An adequacy letter stating that this plant has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed development is within the Lee County Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided from the Three Oaks Water Reclamation Facility. A letter stating that this facility has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with uses under the Central Urban FLU or uses currently permitted within the Urban Community FLU. Efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed-Use Overlay. (Ord. No. 00-22, 21-09)

The Subject parcels are located within the Mixed-Use Overlay the Requested FLU Map change will facilitate a rezoning that is consistent with Policy 5.1.1



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

The subject property is not within the Coastal High Hazard Area as based on and delineated in Map 5 of the Lee Plan. The proposed residential development consisting of approximately 288 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design. Additionally, the proposed project will be designed in such a way that the future commercial uses will be located along US 41 and the residential development will be clustered on the eastern side of the property. The project will include perimeter setbacks, open space and buffers to ensure compatibility with surrounding uses and consistency with Policy 5.1.5 of the Lee Plan, to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment” and Policy 5.1.6, which calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Ord. No. 94-30)

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers. These uses include a Publix, CVS, and an Ace Hardware only 4 minutes to the south. San Carlos Park Elementary School is 2.2± miles from the site, Three Oaks Middle School is 3.8± miles from the site and Island Park High School is 2.4± miles from the site. Karl Drews Park and Community Center is within 2.2± miles, San Carlos Community Pool is 1.9± miles, Three Oaks Park is within 4.3± miles, and Koreshan State Park is within 4.4± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stops ±350' to the north and ±1000' to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map amendment will support a rezoning consistent with Policy 5.1.3

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 the LDC, Chapter 10, 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 LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment additionally The Properties are within the existing Mixed-Use Overlay the requested Map amendment will support a rezoning consistent with Policy 5.1.5

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the county. (Ordinance No. 94-30)

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

The existing zoning and developed uses in the surrounding area are primarily commercial and residential development. The principal land uses for Central Urban are areas that already are heavily settled and have, or will have, the greatest range and highest levels of public services. Residential and commercial land uses will continue to be predominate within the current land use category and therefore continue to be compatible. One of the only differences in the land use category change is the allowable dwelling units per acre. These uses are appropriate in this location due to the proximity to the interstate.

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

The subject parcel is in an area where capacity exists on the adjacent existing roadway network. A signalized intersection is located at US 41 and Constitution Blvd, providing access to the site. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and may decrease the number of potential new trips generated by the development at buildout. Whether developed within the Urban Community or the Central Urban Land Use, the site is expected to generate similar traffic generation. Therefore, the proposed FLU change will have minimal impact on the existing roadway network capacity.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is



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

The proposed change in land use will not have any impact on landscaping, open space or buffering on the subject site. The proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC) under either FLU.

GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. (Ord. No. 17-13)

The remaining undeveloped lands develop at the maximum base density of 10 dwelling units per acre could potentially be developed with 236 dwelling units. If approved for the maximum potential bonus density at 15 dwelling units per acre, yields a maximum of 354 dwelling units. Demands on public facilities were estimated based on the maximum potential residential development in conjunction with the existing 501,811 square feet of commercial entitlement, which is also supported by the Central Urban category. The application materials supporting this request include copies of the Letters of Availability for the potable water and sanitary sewer from Lee County Utilities. Lee County Emergency Medical Services, South Trail Fire Protection & Rescue Service District, and the Lee County Sheriff's Office all have confirmed that the project has complete emergency service availability. LeeTran, and Lee County Solid Waste confirmed ability to accommodate the capacity demands of the proposed project. The submitted application demonstrates that services are available consistent with Goal 4 of the Lee Plan.

All other objectives and policies within Goal 11 for mixed use development will be consistent with either existing Urban Community FLU or proposed Central Urban FLU.

POLICY 11.2.2: Development in the Mixed-Use Overlay should accommodate connections to adjacent uses. (Ord. No. 07-15, 17-13)

Interconnection between Babcock Rd to Constitution is being proposed in Concurrent Development Order (DOS2022-00199)

GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS. Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)

POLICY 37.1.3: Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)

The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in



land use is not expected to substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. A proposed development will comply with all transportation requirements of the LDC at time of zoning and development order.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water. (Ord. No. 94-30, 00-22)

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources. (Ord. No. 94-30, 07-12, 18-28)

POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events. (Ord. No. 91-19, 94-30, 99-15, 02-02)

POLICY 59.1.9: Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation. (Ord. No. 92-35, 94-30, 00-22, 07-12, 18-28)

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Ord. No. 94-30, 00-22)

POLICY 61.3.2: Maintain floodplains to minimize the potential loss of life and damage to property by flooding. (Ord. No. 00-22, 18-28)

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations. (Ord. No. 00-22)

The property is within FEMA flood zone AE 11.00 – 13.00' contours. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC. Prior to future development on the property, the applicant will obtain the prerequisite Environmental Resource Permit (ERP) from South Florida Water Management District, and all other applicable state agencies. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.



POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

- a. **Sanitary Sewer** – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development
- b. **Potable Water** – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development
- c. **Surface Water/Drainage Basins** – The property will include controlled discharge into the Mullock Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.
- d. **Parks, Recreation, and Open Space** – Any proposed development will provide all required Landscaping and Open Space as required by LDC.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

The proposed planned development will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all the conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

The proposed mixed-use development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

Reference exhibit M13 and site there are no resources listed on national register or any other recorded cultural or historic resources.



Although a portion of the site falls within the Archaeological Sensitivity Level 2, the proposed land use change will have no impact on the historic or archaeological resources of Lee County. The land use change to Central Urban FLU will not increase the allowable development intensity or potential development footprint different than existing Urban Community FLU. Historic or archaeological impacts will be avoided in either case and a certificate to dig will be requested from Lee County in accordance with LDC requirements at time of development.

Conclusion

The Future Land Use change from Urban Community to Central Urban will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximity to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density will increase with the change from Urban Community to Central Urban. Central Urban will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of mixed-use development within the overlay and in appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Urban Community to Central Urban is consistent with the LeePlan and Land Development Code for the future land use change.

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	32 20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1270 1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
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	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
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	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
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Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
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Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	183 158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

LEGAL DESCRIPTION & SKETCH
PART OF THE SE 1/4 SECTION 7,
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,
& PART OF THE NW 1/4 SECTION 17,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION:

ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2351, PAGE 3150, ALSO KNOWN AS PARCEL 1; ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2241, PAGE 204, ALSO KNOWN AS PARCEL 2; ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4129, PAGE 4367; ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2139, PAGE 1663; ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2179, PAGE 0889; ALL OF THE LANDS DESCRIBED INSTRUMENT NUMBER 2005000065895; ALL OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 2022000179283; AND ALL OF LOT 1 SAN CARLOS CENTER AS DEPICTED IN PLAT BOOK 42, PAGE 2, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING LOCATED IN THE SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 8; THE SOUTHWEST QUARTER OF SECTION 8; THE SOUTHEAST QUARTER OF SECTION 7; AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, ALSO BEING THE NORTHWEST CORNER OF SAN CARLOS PARK NORTHWEST ADDITION AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13 SAID PUBLIC RECORDS, SAID POINT LYING NORTH 01 DEGREES 03 MINUTES 52 SECONDS WEST, 2624.95 FEET FROM THE SOUTHWEST CORNER OF SECTION 8; THENCE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALSO BEING THE WEST LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 1204.59 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1837, PAGE 3275 SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 120.32 FEET TO THE SOUTHWEST CORNER OF SAID SAN CARLOS PARK NORTHWEST ADDITION; THENCE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE SOUTH LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 529.82 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1830, PAGE 3434 AND THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE CONTINUE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 470.00 FEET TO THE NORTHWEST CORNER OF SAN CARLOS PARK COMMERCIAL ADDITION AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19 SAID PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SAN CARLOS PARK COMMERCIAL ADDITION AND THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 701.04 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4129, PAGE 4367 SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 148.96 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID SAN CARLOS PARK COMMERCIAL ADDITION AND TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 018 DEGREES 20 MINUTES 13 SECONDS, BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 45 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 318.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND THE SOUTH LINE OF LOTS 46 THROUGH 50, SAID SAN CARLOS PARK COMMERCIAL ADDITION A DISTANCE OF 320.04 FEET TO AN EXTENSION OF THE SOUTHWESTERLY LINE OF PHASE I AS DESCRIBED IN OFFICIAL RECORD BOOK 1377, PAGE 2049 SAID PUBLIC RECORDS, AND THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2139, PAGE 1663 SAID PUBLIC RECORDS; THENCE SOUTH 32 DEGREES 36 MINUTES 24 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE EXTENSION, A DISTANCE OF 114.38 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2720, PAGE 0876 SAID PUBLIC RECORDS; THENCE SOUTH 27 DEGREES 43 MINUTES 58 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 134.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 031 DEGREES 08 MINUTES 12 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 48 DEGREES 05 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 67.10 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, AND THE

CONTINUED ON SHEET 2 OF 4

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AS BEING S01°03'52"E.
2. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
3. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
4. THIS IS NOT A BOUNDARY SURVEY

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6476

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



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH

BABCOCK & US 41 COMPREHENSIVE PLAN AMENDMENT PARCEL

DRAWN: CMH 12-02-2022		CHECKED: DT 12-05-2022		CLIENT: QUATTRONE & ASSOCIATES, INC.		
PROJECT NO.: 22-1441	SECTION: 7, 8, & 17	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 1 OF 4	

LEGAL DESCRIPTION & SKETCH
 PART OF THE SE 1/4 SECTION 7,
 PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,
 & PART OF THE NW 1/4 SECTION 17,
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

SOUTHWESTERLY BOUNDARY OF SAID LANDS A DISTANCE OF 67.93 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY, SOUTH 32 DEGREES 31 MINUTES 37 SECONDS EAST, A DISTANCE OF 4.40 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 57 DEGREES 23 MINUTES 36 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 98.74 FEET TO THE EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PHASE I, AND THE NORTHEAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 2139, PAGE 1663; THENCE SOUTH 32 DEGREES 36 MINUTES 24 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND AN EXTENSION THERE OF, A DISTANCE OF 510.41 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF 100' WIDE CONSTITUTION CIRCLE, AS DESCRIBED IN OFFICIAL RECORD BOOK 473, PAGE 360 SAID PUBLIC RECORDS AND A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF 004 DEGREES 00 MINUTES 55 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 25 DEGREES 02 MINUTES 18 SECONDS WEST, A CHORD DISTANCE OF 45.54 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 45.55 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2022000162174 SAID PUBLIC RECORDS; THENCE ALONG THE NORTHEAST, NORTH, AND WEST LINES OF SAID LANDS FOR THE FOLLOWING 3 COURSES: 1) NORTH 32 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 121.33 FEET; 2) THENCE SOUTH 87 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 234.90 FEET; 3) THENCE SOUTH 02 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 153.46 FEET TO THE NORTH RIGHT OF WAY OF 106 FOOT WIDE CONSTITUTION BOULEVARD, AND A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1185.33 FEET, A DELTA ANGLE OF 005 DEGREES 33 MINUTES 01 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 86 DEGREES 25 MINUTES 53 SECONDS WEST, A CHORD DISTANCE OF 114.78 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 114.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83 DEGREES 39 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINES OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2139, PAGE 1663, OFFICIAL RECORD BOOK 2179, PAGE 0889, AND INSTRUMENT 2005000065895 SAID PUBLIC RECORDS, A DISTANCE OF 505.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1063.00 FEET, A DELTA ANGLE OF 021 DEGREES 18 MINUTES 40 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 73 DEGREES 00 MINUTES 02 SECONDS WEST, A CHORD DISTANCE OF 393.11 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND THE SOUTH BOUNDARIES OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2005000065895, INSTRUMENT NUMBER 2022000179283, AND PLAT BOOK 42, PAGE 2 SAID PUBLIC RECORDS, A DISTANCE OF 395.38 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2022000113768 SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARIES OF SAID LANDS FOR THE FOLLOWING 3 COURSES: 1) NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 178.63 FEET; 2) THENCE NORTH 25 DEGREES 02 MINUTES 05 SECONDS EAST, A DISTANCE OF 7.71 FEET TO A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 044 DEGREES 18 MINUTES 41 SECONDS, BEING SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 00 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 90.51 FEET; 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 92.81 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2027, PAGE 2575 SAID PUBLIC RECORDS; THENCE ALONG EASTERLY AND NORTHERLY BOUNDARIES OF SAID LANDS FOR THE FOLLOWING 3 COURSES: 1) NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 089 DEGREES 59 MINUTES 59 SECONDS, BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 36 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 42.43 FEET; 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 47.12 FEET; 3) THENCE SOUTH 69 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41, 132 FEET FROM THE CENTERLINE OF SURVEY FOR MAP SECTION 12010-2503); THENCE NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 385.37 FEET TO THE NORTHWEST CORNER OF LOT 1 SAN CARLOS CENTER, AS DEPICTED IN PLAT BOOK 42, PAGE 2 SAID PUBLIC RECORDS; THENCE NORTH 69 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.00 FEET; TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID S.R. 45; THENCE NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 952.61 TO THE SOUTHERLY RIGHT OF WAY LINE OF BABCOCK ROAD EXTENSION (60 FEET WIDE); THENCE NORTH 69 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG SAID BABCOCK ROAD EXTENSION, A DISTANCE OF 460.23 FEET TO THE POINT OF BEGINNING

CONTAINING 49.63 ACRES, MORE OR LESS.



AIM Engineering & Surveying, Inc.
 2161 FOWLER STREET, SUITE 100
 FORT MYERS, FLORIDA 33901
 www.aimengr.com
 PHONE (239) 332-4569
 TOLL FREE (800) 226-4569
 LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH
BABCOCK & US 41 COMPREHENSIVE PLAN AMENDMENT PARCEL

DRAWN: CMH 12-02-2022		CHECKED: DT 12-05-2022		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.: 22-1441	SECTION: 7, 8, & 17	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 2 OF 4

LEGAL DESCRIPTION & SKETCH
 PART OF THE SE 1/4 SECTION 7,
 PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,
 & PART OF THE NW 1/4 SECTION 17,
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01° 03' 52" E	120.32'
L2	S 32° 36' 24" E	114.38'
L3	S 27° 43' 58" W	134.24'
L4	S 32° 31' 37" E	4.40'
L5	N 57° 23' 36" E	98.74'
L6	N 32° 36' 24" W	121.33'
L7	N 20° 36' 05" W	178.63'
L8	N 25° 02' 05" E	7.71'
L9	N 20° 36' 05" W	215.00'
L10	S 69° 23' 55" W	190.00'
L11	N 20° 36' 05" W	385.37'
L12	N 69° 17' 11" E	21.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	45.55'	650.00'	004° 00' 55"	S 25° 02' 18" W	45.54'
C2	395.38'	1063.00'	021° 18' 40"	S 73° 00' 02" W	393.11'
C3	92.81'	120.00'	044° 18' 41"	N 43° 00' 58" W	90.51'

LEGEND:

CB = CHORD BEARING
 CD = CHORD DISTANCE
 COR = CORNER
 (D) = DEED INFORMATION
 E = EAST OR EASTING COORDINATE
 L = ARC DISTANCE
 LB = LICENSED BUSINESS
 N = NORTH OR NORTHING COORDINATE
 NO. OR # = NUMBER
 O.R. = OFFICIAL RECORDS BOOK
 (P) = PLAT INFORMATION
 P.B. = PLAT BOOK
 PG. = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 SEC. = SECTION
 R = RADIUS
 R/W = RIGHT OF WAY
 T = TANGENT
 Δ = DELTA



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LEGAL DESCRIPTION & SKETCH
BABCOCK & US 41 COMPREHENSIVE PLAN AMENDMENT PARCEL

DRAWN: CMH 12-02-2022		CHECKED: DT 12-05-2022		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.: 22-1441	SECTION: 7, 8, & 17	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 3 OF 4

PART OF THE SE 1/4 SECTION 7,
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,
& PART OF THE NW 1/4 SECTION 17,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGAL DESCRIPTION & SKETCH
BABCOCK & US 41 COMPREHENSIVE PLAN AMENDMENT PARCEL

DRAWN: CMH 12-02-2022		CHECKED: DT 12-05-2022		CLIENT: QUATTRONE & ASSOCIATES, INC.	
PROJECT NO.: 22-1441	SECTION: 7, 8, & 17	TOWNSHIP: 46 S	RANGE: 25 E	COUNTY: LEE	SHEET 4 OF 4

Sharon Hrabak

From: Sharon Hrabak
Sent: Tuesday, August 16, 2022 12:12 PM
To: Abes, Benjamin
Cc: Al Quattrone; Shelly Stalnos
Subject: Request for Letter of Service Availability San Carlos/Babcock
Attachments: Letter of Availability - Lee County Public Safety.pdf; Geo Map.pdf

Mr. Abes,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

Mr. Benjamin Abes, EMS Chief
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Ms. Abes:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Sharon Hrabak
Sent: Tuesday, August 16, 2022 12:12 PM
To: DGemelli@leegov.com
Cc: Al Quattrone; Shelly Stalnos
Subject: Request for Letter of Service Availability San Carlos/Babcock
Attachments: Letter of Availability - Lee County School District.pdf; Geo Map.pdf

Mr. Gemelli,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



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Fort Myers, Florida 33916
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sharon@qainc.net | www.qainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

Mr. Dominic Gemelli
Executive Director, Operational Planning & Projects
Division of Operations
School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Mr. Gemelli:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak

Sharon Hrabak

From: Sharon Hrabak
Sent: Tuesday, August 16, 2022 12:15 PM
To: rsnyder@sheriffleefl.org
Cc: Al Quattrone; Shelly Stalnos
Subject: Letter of Availability San Carlos/ Babcock
Attachments: Letter of Availability - Lee County Sheriff's Office.pdf; Geo Map.pdf

Mr. Snyder

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



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Engineers, Planners & Development Consultants

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239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

Major Rich Snyder
Lee County Office of the Sherriff
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Major Rich Snyder:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Sharon Hrabak
Sent: Thursday, March 2, 2023 8:37 AM
To: BKantor@leegov.com
Cc: Leona Martin; Al Quattrone
Subject: Pugliese Multi Family
Attachments: Letter of Availability - Lee County Solid Waste.pdf; Geo Map.pdf

Brigitte,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



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Engineers, Planners & Development Consultants

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239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

Brigitte Kantor
Lee County Public Utilities Solid Waste Division
P.O. Box 398
Fort Myers, FL 33902

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Ms. Kantor:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map I of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Sharon Hrabak
Sent: Tuesday, August 16, 2022 12:11 PM
To: jmccollum@leegov.com
Subject: Letter of availability San Carlos/Babcock
Attachments: Letter of Availability - Lee County Transit.pdf; Geo Map.pdf

Mr. McCollum

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

Mr. Levi McCollum
Lee County Transit
3401 Metro Parkway
Fort Myers, FL 33901

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Mr. McCollum:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Sharon Hrabak
Sent: Thursday, March 2, 2023 8:35 AM
To: Cambareri, Dave
Cc: Leona Martin; Al Quattrone
Subject: Pugliese Tamiami Trail
Attachments: Geo Map.pdf; Letter of Availability - San Carlos Fire Department.pdf

David,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL

239.936.5222 | QAINC.net | f 239.936.7228

August 16, 2022

David Cambareri, Chief
San Carlos Fire Department
9351 Workman Way
Fort Myers, FL 33905

Re: Request for Letter of Service Availability
Babcock Rd& US 41
Comprehensive Plan Amendment
Strap # 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01006.0000
08-46-25-00-01007.0000, 08-46-25-00-01008.0000, 08-46-25-01-00000.001B
08-46-25-01-00000.0010, 17-45-25-03-00000.1000, 17-46-25-00-01001-009A,
17-46-25-00-01001.009C

Dear Chief Cambareri:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located east of US 41 and South of Babcock Road. The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 49.1 combined acreage.

The primary intent of the amendment is to accommodate a multi-family residential community on a portion of the property. The land uses are very similar with the exception, Central Urban is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,

QUATTRONE & ASSOCIATES, INC.


Sharon Hrabak
Permitting Manager


GeoView Map




August 16, 2022

Air Photos: 2022 Hi-Res (4 inch)

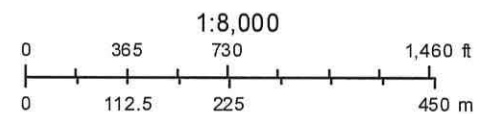
 Hospital Locations

 Library Locations

School Locations

 School Locations





This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

March 8, 2023

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33912

Ms. Hrabak,

The Lee County Sheriff's Office has reviewed your application for a Small-Scale Comprehensive Plan Amendment for the following parcels:

07-46-25-00-00009.001A	08-46-25-00-01006.0000	17-45-25-03-00000.1000
07-46-25-00-00010.0010	08-46-25-00-01007.0000	17-46-25-00-01001-009A
07-46-25-00-00011.0020	08-46-25-00-01008.0000	17-46-25-00-01001.009
08-46-25-00-01005.0000	08-46-25-01-00000.001B	
08-46-25-00-01005.0010	08-46-25-01-00000.0010	

The requested amendment would change the current Future Land use from Urban Community to Central Urban Classification for the above parcels with 41.9 combined acres and accommodate a multi-family residential community on a portion of the property. This Agency evaluated your request solely on its ability to provide law enforcement service to the project. Based on that criterion, these proposed changes would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our South District offices in Bonita Springs. 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



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

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

March 28, 2023

Sharon Hrabak
Quattrone & Associates, INC
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker BLVD.
Fort Myers, FL

RE: Babcock RD & US41

Dear Ms. Hrabak,

This letter is in response to your request for concurrency review originally dated August 16, 2022 for the subject property captioned above and within, in regard to student capacity impact.

This development is a request for up to 267 multi-family 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, 0.058 for elementary, 0.028 for middle and 0.03 for high. An approximate 31 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 239-335-1473.

Sincerely,

Jacqueline Heredia

Jacqueline Heredia

District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER S. Tamiami Trail Comp Plan Amend
OWNER/AGENT Quattrone & Associates INC
ITEM DESCRIPTION Babcock Rd & US 41

LOCATION 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-4625-00-00011.0020,
ACRES 49.63
CURRENT FLU Urban
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	267	0

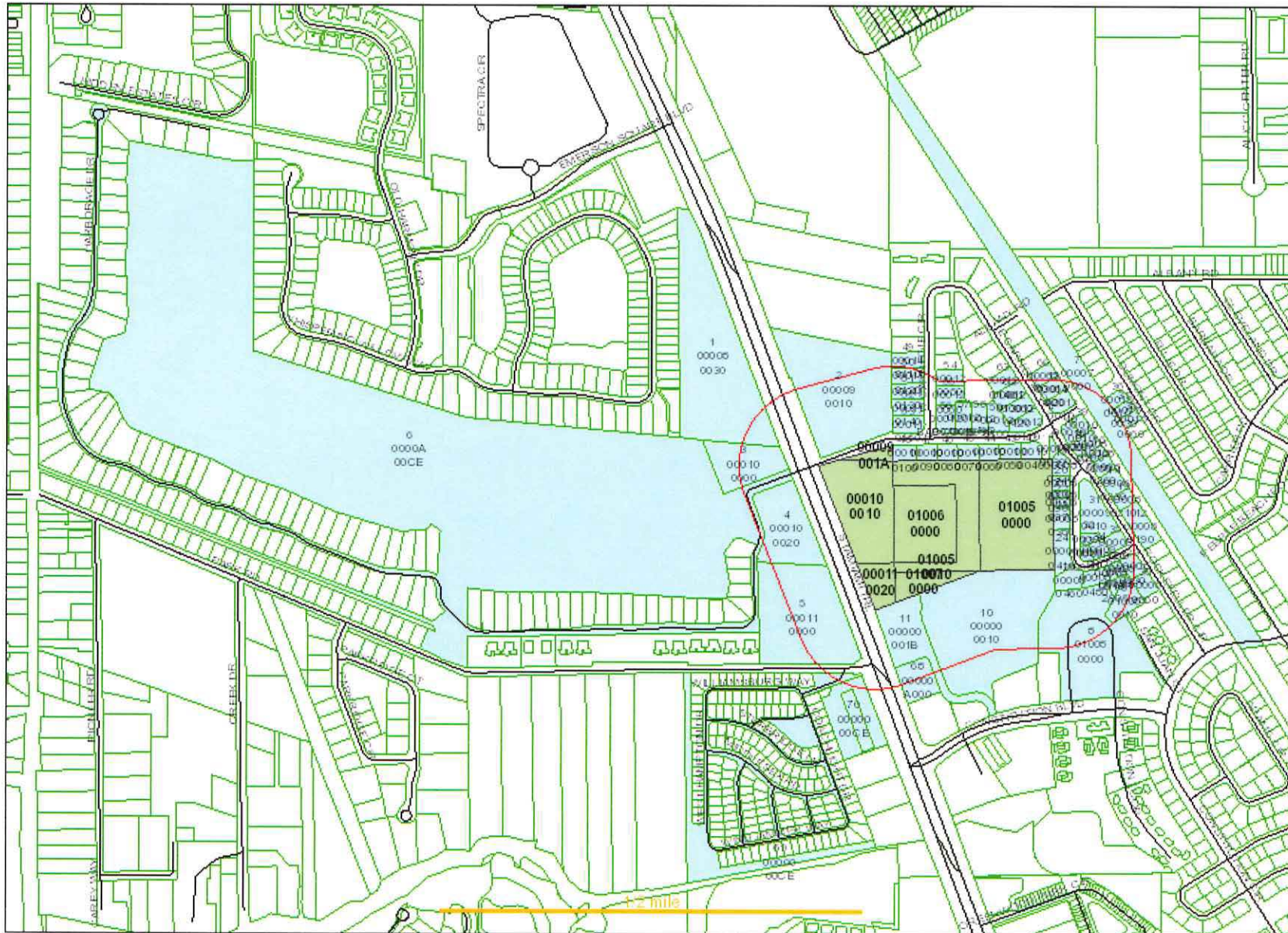
STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		15.49
0.071	0.028		7.48
0.077	0.03		8.01
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	15	193	99%	
South CSA, Middle	7,293	6,912	381	7	374	95%	
South CSA, High	9,536	8,492	1,044	8	1036	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



Date of Report: June 02, 2022
 Buffer Distance: 500 feet
 Parcels Affected: 70
 Subject Parcels: 07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-46-25-00-00011.0020, 08-46-25-00-01005.0000, 08-46-25-00-

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

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Devin Benjamin, 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 17-45-25-03-00000.1000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

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



Property Owner

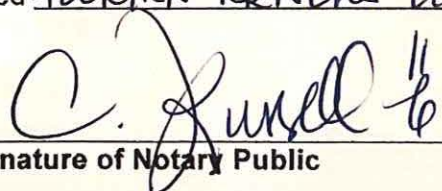
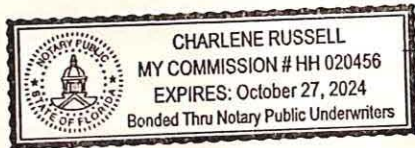
Devin Benjamin-Manager
Print Name

*****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 6 FEBRUARY 2023 (date) by DEVIN BLAKE BENTMIN (name of person providing oath or affirmation) who is personally known to me or who has produced FLORIDA DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

AFFIDAVIT

I, Devin Benjamin, 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.

[Signature] Feb 6, 2023
Signature of Applicant Date

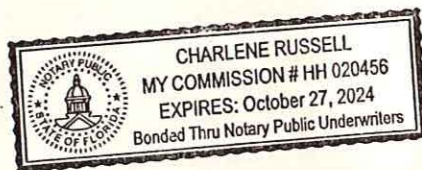
Devin Benjamin
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 6 FEBRUARY 2023 BY: DEVIN BENJAMIN (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE (type of identification) as identification.

[Signature]
Signature of Notary Public

CHARLENE DEE RUSSELL
(Name typed, printed or stamped)



Babcock Road & US 41

Lee Plan Analysis
Exhibit M11

Request

The proposed Lee Plan Map Amendment is to re-designate approximately 49.63 ± acres from the Urban Community Future Land use to Central Urban Future Land use category. The Map Amendment is being filed concurrently with a request to rezone 24.32± acres from Commercial (C-1) and Agricultural (AG-2) to Commercial (C-2) for the purpose of mixed-use developed to allow for a multi-family and commercial uses on the site. The companion C-2 rezoning will demonstrate compliance with the Lee County Land Development code. The surrounding area has been mostly developed with a mixture of Residential and Commercial uses.

Existing and Surrounding Conditions

The subject property is located at the southeast corner of US 41 (Tamiami Trail) and Babcock Rd. The overall site consists of 13 parcels as demonstrated in the aerial below. The southern six parcels and the eastern parcel are zoned Commercial (C-1) and the balance of the properties to the north are zoned agriculture (AG-2). The south property presently is developed with a shopping center on one of the parcels, while the remaining parcels are currently disturbed vacant.





The subject property is located within the San Carlos Planning Community and has a future land use classification of Urban Community according to the Lee Plan.

Lee Plan Consistency Narrative

Future Land Use Element

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. *Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)*

POLICY 1.1.4: *The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)*

The site is presently designated as Urban Community on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Urban Community. The subject property is located adjacent to US 41 (South Tamiami Trail), access to Constitution Blvd, and adequate existing public services and infrastructure available to support the requested change to Central Urban. Changing the property to the Central Urban future land use will provide opportunities for increased development of economic growth within an area with support capacity.

The subject parcel is within the boundaries of the Mixed-Use Goal 11 vision. The mixed use as stated in Policy 11.1.1 is consistent in both Urban Community, existing and Central Urban, proposed.

The applicant has requested a change to Conventionally rezone eight parcels that combined total ±23.61-ac to C-2 to allow development of the site to enable to construct with 354 multi-family dwelling units (to include 118 bonus density units and 236 standard units as allowed in Central Urban FLU.

POLICY 1.6.5: *The Planning Communities Map and Acreage Allocation Table (see Map 16, Table 1(b), and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each*



Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table I(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning Community the county will maintain a parcel-based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.
2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table I(b) regardless of other project approvals in that Planning Community.
3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Ordinance No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13)

The acreage allocation table shows 20 acres allocated for central urban, however the Future Land Use Map does not show existing Central Urban therefore the future Land Use map will need to be modified to reflect the additional ±50-acres of land to be added to the Central Urban Land Use Category in the San Carlos Planning Community (District 13). This is necessary to reflect the FLU Map amendment resignation of ±49.63 acres from Urban Community to Central Urban Future Land Use Category.

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category	Planning District											
	District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category												
Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	3	3	-	3	-	-	-	-	-	-	-
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
University Community	-	-	503	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
New Community	-	-	-	-	-	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential	2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial	326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial	5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations												
Public	3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG	5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG	10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation	1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total	8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)

POLICY 2.1.5: Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these



uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)

Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The requested Central Urban FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but not limited to, potable water, sanitary sewer, and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No.94-30, 00-22, 17-19)

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

The primary access to the site will be provided by US 41 (S. Tamiami Trail), a State maintained Arterial roadway. A secondary access will be provided by Babcock Rd. and Constitution Blvd, a County maintained collector road. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer with adequate capacity available. Urban services are available at or near the project site. Schools, EMS, Fire, and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element. Letters of adequacy of service providers are attached in the application.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and



3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ordinance No. 94-30, 98-09, 10-20)

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Central Urban FLU map designation. Development of the site with commercial and residential uses will not burden any existing public facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the acreage by 49.63 +/- acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Urban Community FLU category community.

OBJECTIVE 2.9: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing more residential development capacity to urban services and employment where capacity exists to accommodate this growth is consistent with good urban planning strategies.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.



The subject property is within the Lee County Utilities potable water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the Pinewood Water Treatment Plant. An adequacy letter stating that this plant has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed development is within the Lee County Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided from the Three Oaks Water Reclamation Facility. A letter stating that this facility has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with uses under the Central Urban FLU or uses currently permitted within the Urban Community FLU. Efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed-Use Overlay. (Ord. No. 00-22, 21-09)

The Subject parcels are located within the Mixed-Use Overlay the Requested FLU Map change will facilitate a rezoning that is consistent with Policy 5.1.1



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

The subject property is not within the Coastal High Hazard Area as based on and delineated in Map 5 of the Lee Plan. The proposed residential development consisting of approximately 288 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design. Additionally, the proposed project will be designed in such a way that the future commercial uses will be located along US 41 and the residential development will be clustered on the eastern side of the property. The project will include perimeter setbacks, open space and buffers to ensure compatibility with surrounding uses and consistency with Policy 5.1.5 of the Lee Plan, to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment” and Policy 5.1.6, which calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Ord. No. 94-30)

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers. These uses include a Publix, CVS, and an Ace Hardware only 4 minutes to the south. San Carlos Park Elementary School is 2.2± miles from the site, Three Oaks Middle School is 3.8± miles from the site and Island Park High School is 2.4± miles from the site. Karl Drews Park and Community Center is within 2.2± miles, San Carlos Community Pool is 1.9± miles, Three Oaks Park is within 4.3± miles, and Koreshan State Park is within 4.4± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stops ±350' to the north and ±1000' to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map amendment will support a rezoning consistent with Policy 5.1.3

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 the LDC, Chapter 10, 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 LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment additionally The Properties are within the existing Mixed-Use Overlay the requested Map amendment will support a rezoning consistent with Policy 5.1.5

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the county. (Ordinance No. 94-30)

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

The existing zoning and developed uses in the surrounding area are primarily commercial and residential development. The principal land uses for Central Urban are areas that already are heavily settled and have, or will have, the greatest range and highest levels of public services. Residential and commercial land uses will continue to be predominate within the current land use category and therefore continue to be compatible. One of the only differences in the land use category change is the allowable dwelling units per acre. These uses are appropriate in this location due to the proximity to the interstate.

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

The subject parcel is in an area where capacity exists on the adjacent existing roadway network. A signalized intersection is located at US 41 and Constitution Blvd, providing access to the site. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and may decrease the number of potential new trips generated by the development at buildout. Whether developed within the Urban Community or the Central Urban Land Use, the site is expected to generate similar traffic generation. Therefore, the proposed FLU change will have minimal impact on the existing roadway network capacity.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is



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

The proposed change in land use will not have any impact on landscaping, open space or buffering on the subject site. The proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC) under either FLU.

GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. (Ord. No. 17-13)

The remaining undeveloped lands develop at the maximum base density of 10 dwelling units per acre could potentially be developed with 236 dwelling units. If approved for the maximum potential bonus density at 15 dwelling units per acre, yields a maximum of 354 dwelling units. Demands on public facilities were estimated based on the maximum potential residential development in conjunction with the existing 501,811 square feet of commercial entitlement, which is also supported by the Central Urban category. The application materials supporting this request include copies of the Letters of Availability for the potable water and sanitary sewer from Lee County Utilities. Lee County Emergency Medical Services, South Trail Fire Protection & Rescue Service District, and the Lee County Sheriff's Office all have confirmed that the project has complete emergency service availability. LeeTran, and Lee County Solid Waste confirmed ability to accommodate the capacity demands of the proposed project. The submitted application demonstrates that services are available consistent with Goal 4 of the Lee Plan.

All other objectives and policies within Goal 11 for mixed use development will be consistent with either existing Urban Community FLU or proposed Central Urban FLU.

POLICY 11.2.2: Development in the Mixed-Use Overlay should accommodate connections to adjacent uses. (Ord. No. 07-15, 17-13)

Interconnection between Babcock Rd to Constitution is being proposed in Concurrent Development Order (DOS2022-00199)

GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS. Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)

POLICY 37.1.3: Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)

The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in



land use is not expected to substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. A proposed development will comply with all transportation requirements of the LDC at time of zoning and development order.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water. (Ord. No. 94-30, 00-22)

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources. (Ord. No. 94-30, 07-12, 18-28)

POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events. (Ord. No. 91-19, 94-30, 99-15, 02-02)

POLICY 59.1.9: Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation. (Ord. No. 92-35, 94-30, 00-22, 07-12, 18-28)

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Ord. No. 94-30, 00-22)

POLICY 61.3.2: Maintain floodplains to minimize the potential loss of life and damage to property by flooding. (Ord. No. 00-22, 18-28)

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations. (Ord. No. 00-22)

The property is within FEMA flood zone AE 11.00 – 13.00' contours. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC. Prior to future development on the property, the applicant will obtain the prerequisite Environmental Resource Permit (ERP) from South Florida Water Management District, and all other applicable state agencies. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.



POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

- a. **Sanitary Sewer** – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development
- b. **Potable Water** – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development
- c. **Surface Water/Drainage Basins** – The property will include controlled discharge into the Mullock Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.
- d. **Parks, Recreation, and Open Space** – Any proposed development will provide all required Landscaping and Open Space as required by LDC.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

The proposed planned development will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all the conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

The proposed mixed-use development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

Reference exhibit M13 and site there are no resources listed on national register or any other recorded cultural or historic resources.



Although a portion of the site falls within the Archaeological Sensitivity Level 2, the proposed land use change will have no impact on the historic or archaeological resources of Lee County. The land use change to Central Urban FLU will not increase the allowable development intensity or potential development footprint different than existing Urban Community FLU. Historic or archaeological impacts will be avoided in either case and a certificate to dig will be requested from Lee County in accordance with LDC requirements at time of development.

Conclusion

The Future Land Use change from Urban Community to Central Urban will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximity to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density will increase with the change from Urban Community to Central Urban. Central Urban will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of mixed-use development within the overlay and in appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Urban Community to Central Urban is consistent with the LeePlan and Land Development Code for the future land use change.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0034 - SR 45/US 41, NW OF SANIBEL BOULEVARD LC424

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	50500 C	N 25000	S 25500	9.00	53.10	5.30
2020	42500 C	N 21000	S 21500	9.00	52.80	5.30
2019	54000 C	N 26500	S 27500	9.00	53.30	3.70
2018	49000 C	N 24500	S 24500	9.00	53.30	5.00
2017	48000 C	N 23500	S 24500	9.00	53.20	4.00
2016	48500 C	N 24500	S 24000	9.00	56.20	4.00
2015	45000 C	N 22500	S 22500	9.00	54.50	4.00
2014	42000 C	N 21000	S 21000	9.00	54.60	3.50
2013	39500 C	N 19500	S 20000	9.00	59.70	4.20
2012	41000 C	N 20500	S 20500	9.00	54.30	3.40
2011	40000 C	N 20000	S 20000	9.00	55.00	3.30
2010	38500 C	N 19000	S 19500	10.32	57.60	3.30
2009	41000 C	N 20500	S 20500	10.24	54.47	3.90
2008	44500 C	N 22500	S 22000	10.37	58.94	4.60
2007	53500 F	N 26500	S 27000	10.16	54.76	3.80
2006	50500 C	N 25000	S 25500	10.23	54.38	3.80

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



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

BABCOCK ROAD – US 41

TRAFFIC IMPACT STATEMENT

April 2023

Prepared By:
Carson Roisum

Reviewed By:
Alfred Quattrone, P.E.
FL. REG #52741

Alfred
Quattrone
e

Digitally signed
by Alfred
Quattrone
Date: 2023-04-17
10:26:00

Al Quattrone, Professional Engineer, State of
Florida, License No. 52741
This item has been digitally signed and sealed by
Al Quattrone, PE, on 4/17/2023.

Printed copies of this document are not considered
signed and sealed and the signature must be verified
on any electronic copies.

QAI Project # 220102





Babcock Road – US-41

STRAP#: 074625000009001A, 7462500000100010, 7462500000110020, 0846250100000001B, 174625030000001000, 84625010000000010, 1746250001001009C, 1746250001001009A, 8462500010080000, 8462500010070000, 8462500010060000, 8462500010050010, 8462500010050000
Babcock Rd – US 41, Fort Myers, FL. 33967.

The purpose of the TIS is to analyze the potential traffic impacts and identify any improvements or conflicts by altering the future land use category in an overall area.

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 1.3 miles south of the intersection of Alico Rd and US-41. The comprehensive planned area for this analysis includes 13 parcels with a total area described below. The total area is acquired from Aim Engineering & Surveying Inc. with a Legal Sketch & Description dated from 12-05-2022 showing 49.63 acres total.

Strap#
074625000009001A
7462500000100010
7462500000110020
0846250100000001B
174625030000001000
84625010000000010
1746250001001009C
1746250001001009A
8462500010080000
8462500010070000
8462500010060000
8462500010050010
8462500010050000
Total Area = 49.63 Acres

ROADWAY INFORMATION

S Tamiami Trail (US-41) is a state-maintained 6 lane divided arterial with a posted speed limit of 50 mph. Babcock Rd is a two-lane two-way county maintained minor collector roadway, with a speed limit of 30 mph. Constitution Blvd is a 4 lane, two-way divided county maintained major collector roadway with a posted speed limit of 30 mph.

EXISTING VS PROPOSED DEVELOPMENT

The existing development area is zoned with a future land use of Urban Community with a maximum base density of 6 dwelling units per gross acre. The proposed future land use for the area is Central Urban with a maximum base density of 10 dwelling units per gross area. For both Urban Community and Central Urban, the same commercial developments/retail can be built so there is no net improvement or change in terms of trip generation onto local roadways. The only difference of trip generation is if residential units are developed and increased from a maximum of 297 units (49.63 acres x 6 units) to 496 units (49.63 acres x 10 units). The proposed development will allow an increase of 199 dwelling units (from 297 to 496). An analysis is performed showing the net increase of trips generated due to a higher number of dwelling units comparing 297 dwelling units to 496 dwelling units.



Below are the land use codes utilized to calculate the projected trips:

LUC 220 – Multifamily Housing (Low-Rise)
LUC 220 – Multifamily Housing (Low-Rise)

297 Dwelling Units
496 Dwelling Units

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 11th Edition. LUC-220 had best fit curves available for the weekday and AM/PM peak hour analysis. All the analyses for LUC 220 were generated using the ITE best fit rate

The table below outlines the anticipated A.M. and P.M. peak hour trip generation for the proposed use as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
220 – Multifamily Housing (Low-Rise) 297 Dwelling Units	28	87	93	55	990	990
220 – Multifamily Housing (Low-Rise) 496 Dwelling Units	42	134	147	87	1627	1627
Net Increase in Trips	14	47	54	32	637	637

By altering the future land use from Urban Community to Central Urban and if dwelling units are built in place of retail/commercial, the maximum peak hour trips only increase by 54 trips for the 49.63-acre area.

TRIP DISTRIBUTION

The total trip from the future development is assumed to all eventually come from S Tamiami Trail (US-41). It is assumed that 50% of trips will be accessing the site from the north and 50% of the trips will be accessing the site traveling south on US-41. This assumption was determined by referencing nearby commodities and businesses.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

There is one roadway that will be analyzed for Level of Service, S Tamiami Trail (US-41).

Florida Traffic Online currently displays the 100th highest hour traffic volume of 2,413 trips. Utilizing the specific service volumes, attached in the Appendix, the analysis for the existing LOS roadway capacity is B with an available trip bank of 527 trips. The proposed development is only adding an additional 24 trips in the AM and 27 in the PM per peak direction, therefore, no LOS degradation is expected for current conditions.

SHORT TERM AND LONG-RANGE ANALYSIS

Per Lee County standards, the proposed amendment is to be analyzed for 2028 and 2045. The existing 2022 peak hour peak season peak direction volumes were calculated by adjusting Florida Traffic Online's



2022 AADT by the appropriate K and D factors. These values were then assigned an appropriate growth rate and were converted to future traffic volumes. US-41 is anticipated to operate at Level of Service B in 2028 both with and without the addition of project traffic. US-41 in 2045 is expected to operate below the minimum LOS value without the addition of project traffic, therefore, no improvements as a result of the amendment will be warranted. Table 2 in the attached appendices displays a more in-depth analysis.

CONCLUSION

The proposed amendment will not have a significant impact on the surrounding roadway network. Based on the Level of Service analysis conducted for as a part of this report, the proposed changes will not degrade US-41. By altering the future land use from Urban Community to Central Urban and if dwelling units are built in place of retail/commercial, the maximum peak hour trips only increase by 54 trips for the 49.63-acre area. US-41 is anticipated to operate below minimum standards in the horizon year both with and without the project traffic. Therefore, no roadway capacity improvements are required as a result of the proposed change.

REFERENCES

- *Florida Traffic Information Online*
- *Institute of Transportation Engineers Trip Generation, 11th Edition*
- *Lee County 2016 Link-Specific Service Volumes on Arterials (LCDOT)*
- *Trip Generation by OTISS Online Traffic Impact Study Software*

TRIP DISTRIBUTION EXHIBITS

- Trip LOS Exhibits T-01 & T-02.



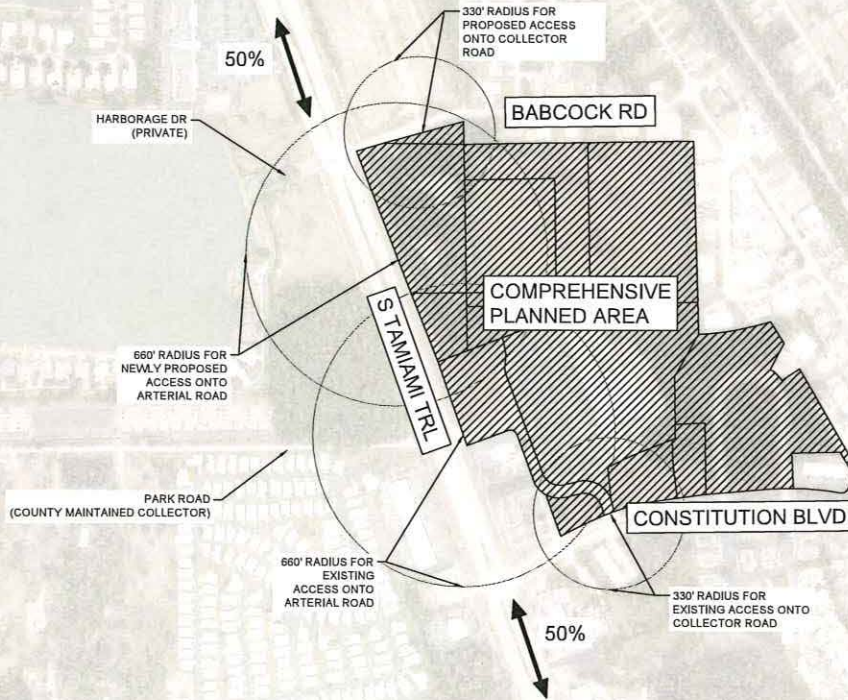


NTS

S TAMiami TRAIL (US-41)

EXISTING PEAK HOUR TRIPS = 2,413 TRIPS (LOS B)
ADDITIONAL NET RESIDENTIAL DWELLING UNIT TRIPS = 27 TRIPS
TOTAL EXISTING + ADDITIONAL DWELLING UNIT TRIPS = 2,440 TRIPS (LOS B)

SHORT TERM FUTURE (2028) VOLUME = 2,665
ADDITIONAL NET RESIDENTIAL DWELLING UNIT TRIPS = 27 TRIPS
TOTAL SHORT TERM FUTURE (2028) + ADDITIONAL DWELLING UNIT TRIPS = 2,692 TRIPS (LOS B)



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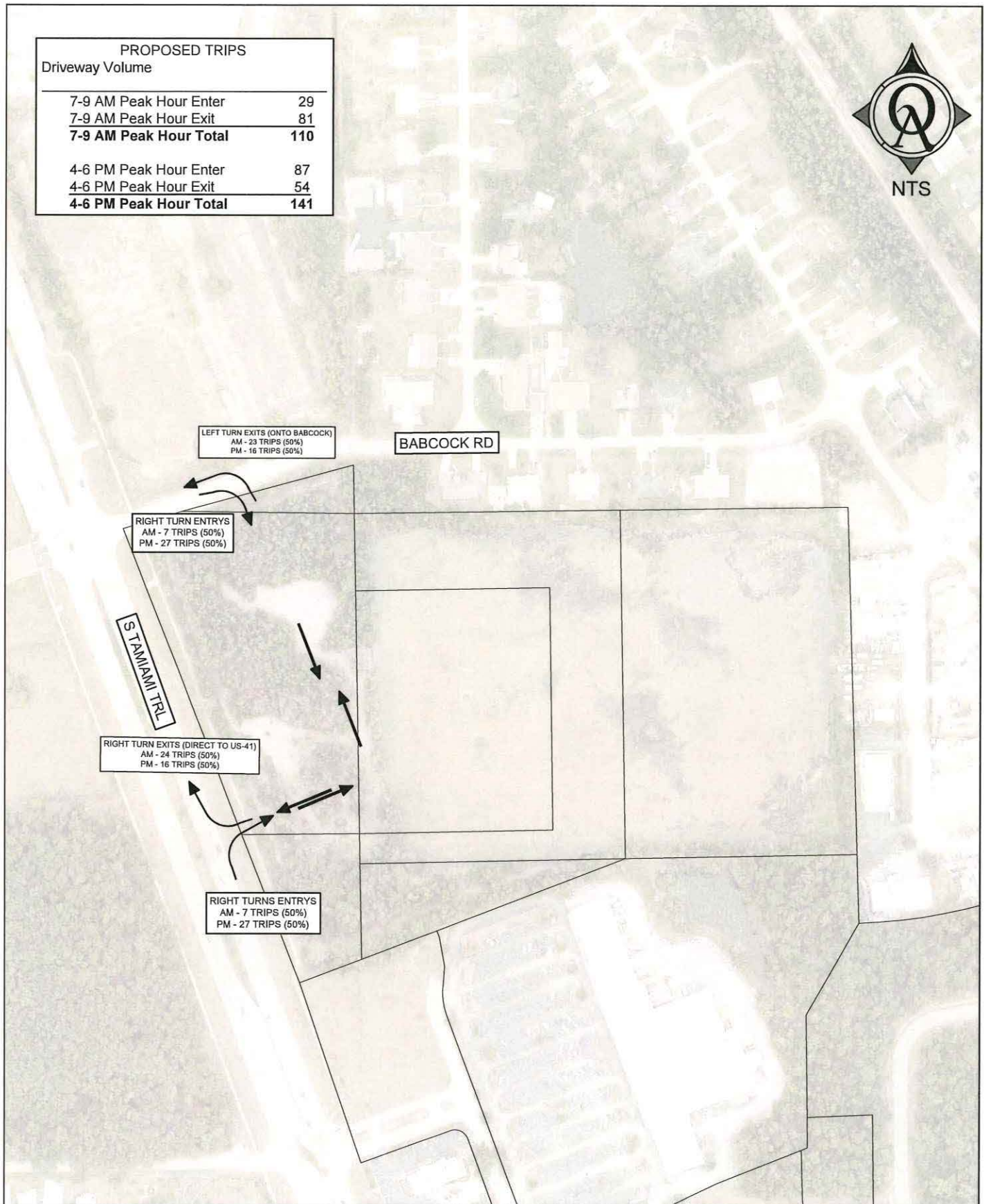
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

INBOUND TRIPS
TIS LOS EXHIBIT
BABCOCK ROAD
FORT MYERS, FL 33967.

SHEET
T-01
01 OF 03

PROPOSED TRIPS	
Driveway Volume	
7-9 AM Peak Hour Enter	29
7-9 AM Peak Hour Exit	81
7-9 AM Peak Hour Total	110
4-6 PM Peak Hour Enter	87
4-6 PM Peak Hour Exit	54
4-6 PM Peak Hour Total	141



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BABCOCK APARTMENTS
TURN LANE EXHIBIT
BABCOCK ROAD
FORT MYERS, FL 33967.

SHEET
T-02
03 OF 03

TRIP GENERATION ANALYSIS

- ITE generated trips table.
- Short Term and Horizon Year LOS Table



VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
220(2) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.31(X) + 22.85$	28	87	115
220 - Multifamily Housing (Low-Rise) - Not Close Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.43(X) + 20.55$	93	55	148
220(1) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	297	Weekday	Best Fit (LIN) $T = 6.41(X) + 75.31$	990	990	1980
220(3) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.31(X) + 22.85$	42	134	176
220(4) - Multifamily Housing (Low-Rise) - Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.43(X) + 20.55$	147	87	234
220(5) - Multifamily Housing (Low-Rise) - Not Data Source: Trip Generation Manual 11.1 Ed	General Urban/Suburban	Dwelling Units	496	Weekday	Best Fit (LIN) $T = 6.41(X) + 75.31$	1627	1627	3254

SHORT TERM AND HORIZON YEAR ANALYSIS

Segment	K Factor	D Factor
120034	0.09	0.531

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 61 VPH IN= 14 OUT= 47
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 86 VPH IN= 54 OUT= 32

ROADWAY	SEGMENT	STA. #	BASE YR ADT	2022 ADT	YRS OF GROWTH	ANNUAL RATE	2022 PK HR PEAK DIR.	2028	2045	PROJECT TRAFFIC	AM TRAFFIC	PM TRAFFIC	2028		2028		2045		2045	
								PK SEASON VOLUME	PK SEASON LOS				BACKGROUND+AM PROJECTED	LOS	BACKGROUND+PM PROJECTED	LOS	BACKGROUND+PM PROJECTED	LOS	BACKGROUND+PM PROJECTED	LOS
US 41	N. of Site	120034	50,500	50,500	16	2.00%	2,413	2,665	B	50%	24	27	2,688	B	2,692	B	3,755	F	3,758	F
	S. of Site	120034	50,500	50,500	16	2.00%	2,413	2,665	B	50%	24	27	2,688	B	2,692	B	3,755	F	3,758	F

* 2022 Peak Hour Peak Season Values Were Calculated Using FDOT's K and D Factors Multiplied by the Current AADT Volume
* Growth Rates were Calculated by Referencing FDOT's AADT Traffic Volumes
* A Minimum Growth Rate of 2.00% was Assigned

TRIP GENERATION GRAPHS

- Land Use Description.
- ITE generated graphs.



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

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 the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

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: 49

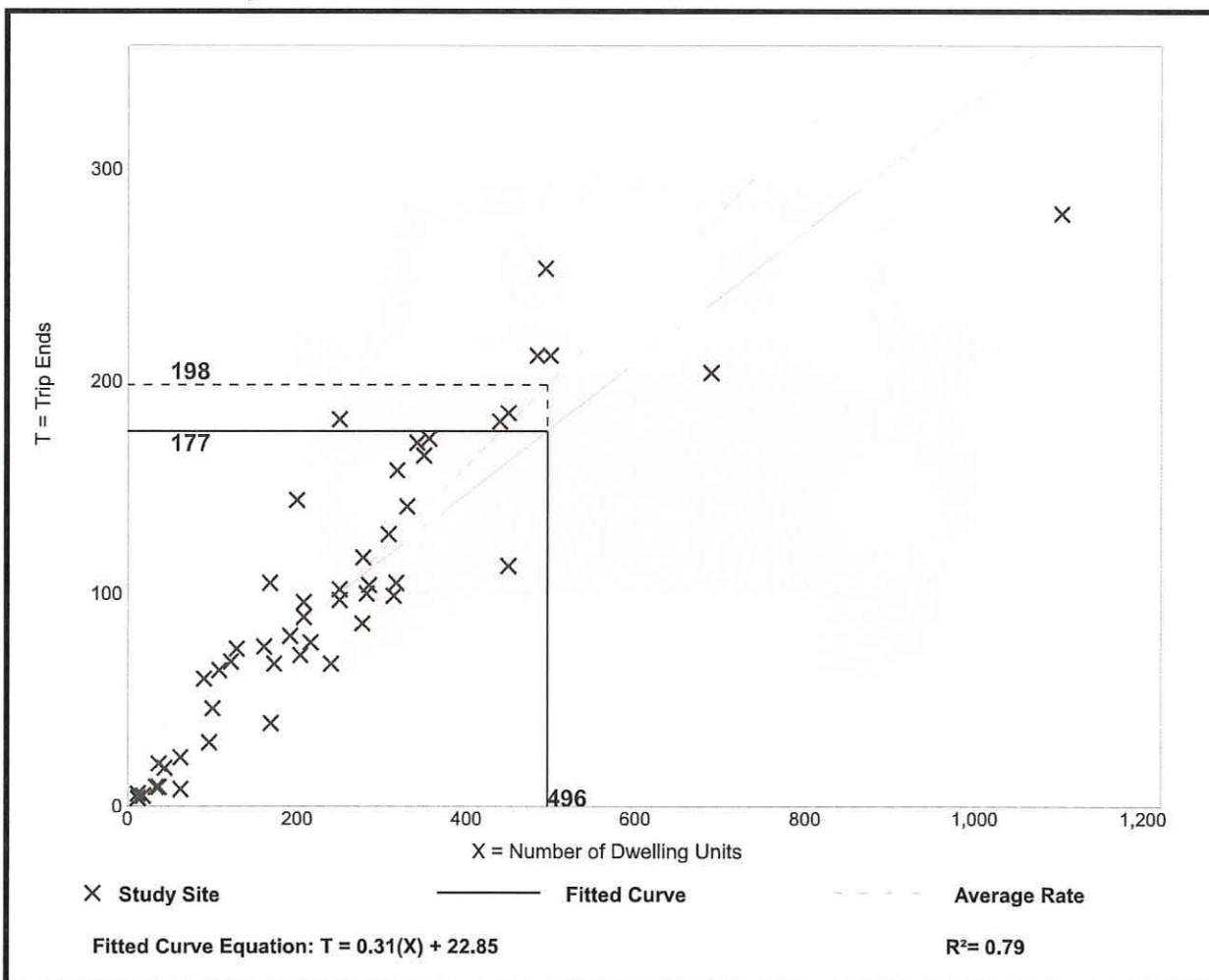
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

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: 59

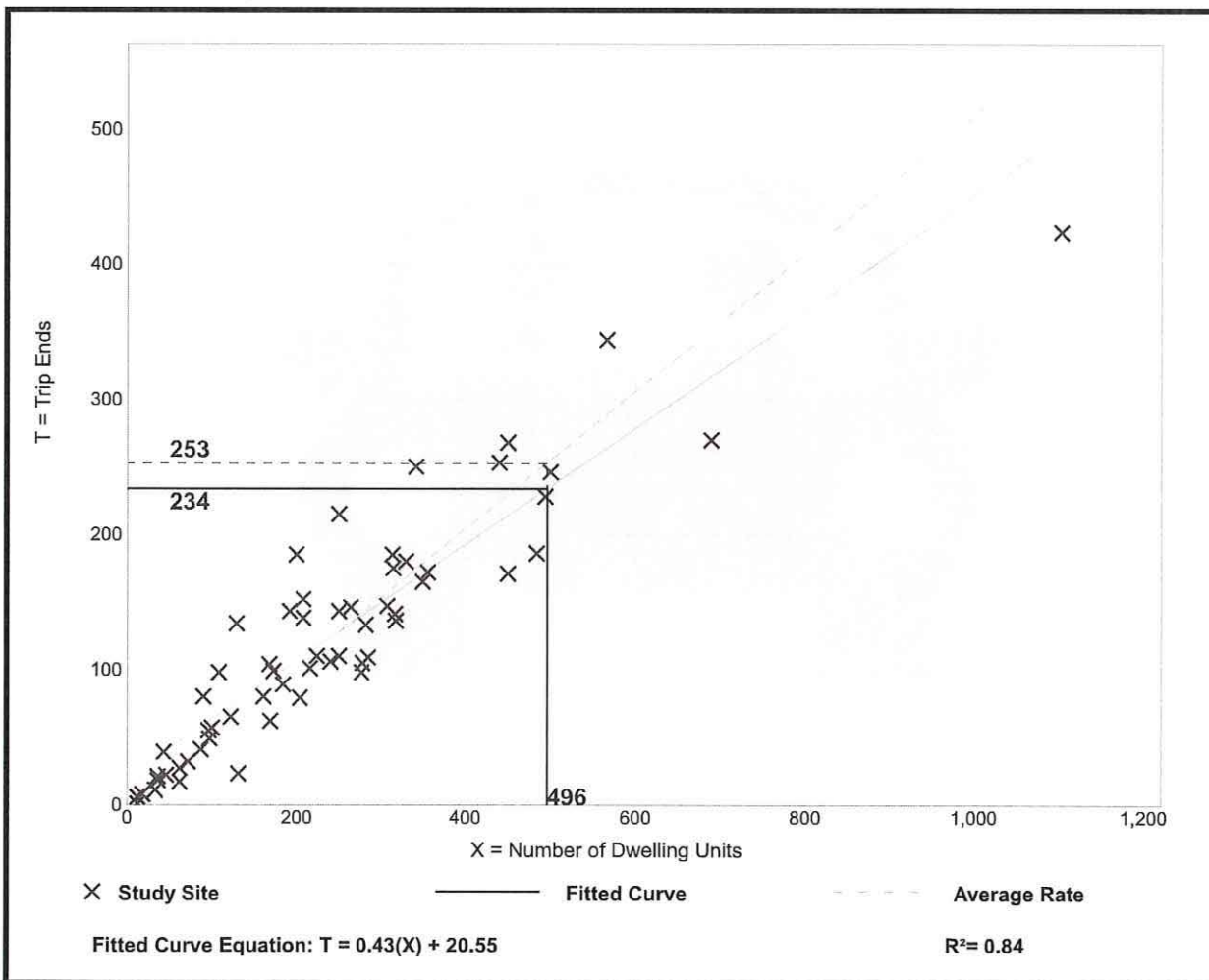
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

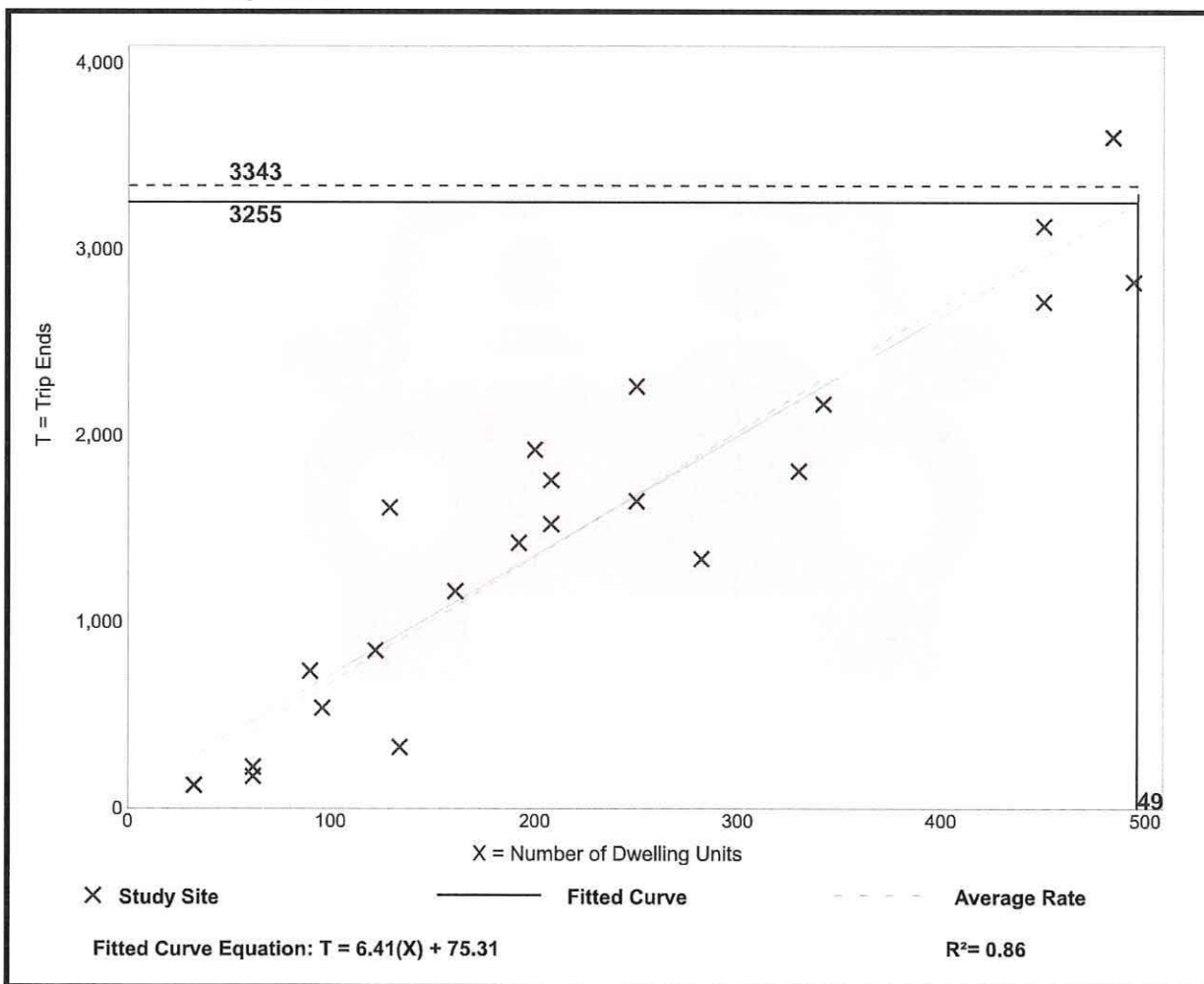
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



CONCURRENCY & TRAFFIC REPORT

- Florida Traffic Online's Historical AADT Values
- 2016 Link-Specific Service Volumes.



JUNE, 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)				
						A	B	C	D	E
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040
	TERRY ST	OLD 41	8	2.3	6LD	0	2,580	3,040	3,040	3,040
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	480	2,940	2,940	2,940	2,940
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0034 - SR 45/US 41, NW OF SANIBEL BOULEVARD

LC424

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2021	50500 C	N	25000	S	25500	9.00	53.10	5.30
2020	42500 C	N	21000	S	21500	9.00	52.80	5.30
2019	54000 C	N	26500	S	27500	9.00	53.30	3.70
2018	49000 C	N	24500	S	24500	9.00	53.30	5.00
2017	48000 C	N	23500	S	24500	9.00	53.20	4.00
2016	48500 C	N	24500	S	24000	9.00	56.20	4.00
2015	45000 C	N	22500	S	22500	9.00	54.50	4.00
2014	42000 C	N	21000	S	21000	9.00	54.60	3.50
2013	39500 C	N	19500	S	20000	9.00	59.70	4.20
2012	41000 C	N	20500	S	20500	9.00	54.30	3.40
2011	40000 C	N	20000	S	20000	9.00	55.00	3.30
2010	38500 C	N	19000	S	19500	10.32	57.60	3.30
2009	41000 C	N	20500	S	20500	10.24	54.47	3.90
2008	44500 C	N	22500	S	22000	10.37	58.94	4.60
2007	53500 F	N	26500	S	27000	10.16	54.76	3.80
2006	50500 C	N	25000	S	25500	10.23	54.38	3.80

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

BABCOCK - US 41 PROJECT
LISTED SPECIES

FLUCCS	Common Name	Scientific Name	Status	Observed
1411	N/A	N/A	N/A	N/A
190	N/A	N/A	N/A	N/A
411	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	LCP	N
	Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST LCP	N
	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FE LCP	N
	Florida Coontie	<i>Zamia floridana</i>	LCP	N
	Fakahatchee burmannia	<i>Burmannia flava</i>	LCP	N
	Florida Black Bear	<i>Ursus americanus floridanus</i>	LCP	N
	Florida Bonneted Bat	<i>Eumops floridanus</i>	FE SFDE LCP	N
	Florida panther	<i>Felis concolor coryi</i>	FE LCP	N
	Gopher Frog	<i>Rana areolata</i>	ST LSCC	N
411 cont.	Gopher tortoise	<i>Gopherus polyphemus</i>	ST LCP	N
	Satinleaf	<i>Chrysophyllum olivaeforme</i>	LCP	N
	Red-cockaded woodpecker	<i>Picoides borealis</i>	FE LCP	N
	Southeastern American Kestrel	<i>Falco sparverius paulus</i>		N
742	N/A	N/A	N/A	N/A
743	Gopher tortoise	<i>Gopherus polyphemus</i>	ST LCP	
8145	N/A	N/A	N/A	N/A

[illegible]

NOTES:
<ul style="list-style-type: none"> - THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.

STRAP #s

07-46-25-00-00009.001A
08-45-25-00-01005.0010
07-46-25-00-00010.0010
08-46-25-00-01006.0000
08-46-25-00-01005.0000
07-46-25-00-00011.0020
08-46-25-00-01007.0000
08-46-25-01-00000.001B
08-46-25-01-00000.0010
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17-46-25-00-01001.009C
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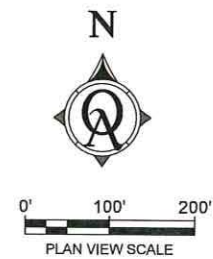
PROPERTY LINE

SUBJECT PROPERTY

S. TAMiami TRAIL
ARTERIAL ROAD STATE MAINTAINED
VARIES ROW / 50 MPH MAX SPEED LIMIT

PROPERTY LINE

CONSTITUTION BLVD.
MAJOR COLLECTOR
COUNTY MAINTAINED
VARIES ROW / 30 MPH MAX SPEED LIMIT



**BABCOCK- US 41
EXHIBITS**

ACCESS UNDETERMINED
FORT MYERS, FL 33967

Quattrone & Associates, Inc.
— Engineers, Planners, & Development Consultants —
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number 9493

ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
APPROVED BY: Gabriela
APPROVED ON: 10/21/22

SHEET

AERIAL MAP

12/2021 Projects\210505 SAN CARLOS MF ALAN FREEMAN-ACTIVE\01-CADD FILES\01-QAI CADD - VERSION A\210505-EXHIBIT

FEMA MAP WITH PROPERTY BOUNDARIES



P:\2021 Projects\125124 SAN CARLOS MF ALAN FREEMAN\ACTIVE\01-CADD FILES\01-01 DADD - VERSION A\210505-EXHIBIT

FEMA		SAVED BY: SAVED ON:		ALFRED QUATRONE, P.E. FL REG #52741 <small>VALID ONLY WITH STAMPED SEAL</small>	
Quatrone & Associates, Inc.		BABCOCK- US 41		DATE	
Engineers, Planners, & Development Consultants 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222 <small>Certificate of Authorization Number 9465</small>		ACCESS UNDETERMINED FORT MYERS, FL 33987		REVISION	
				REV	



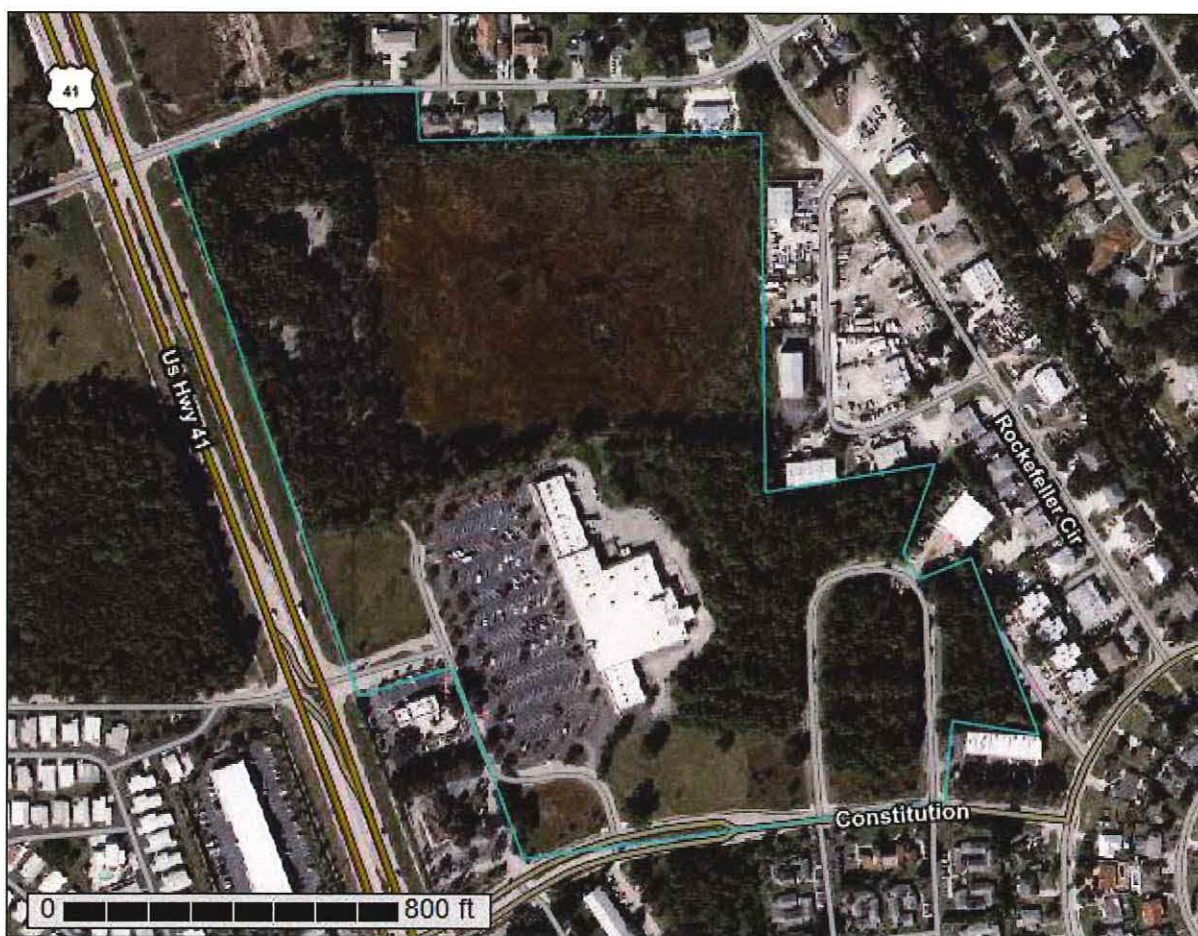
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Lee County, Florida**



October 5, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map






































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features			
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot	Transportation	
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp	Background	
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 20, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	7.9	15.5%
64	Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes	9.4	18.4%
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes	33.1	64.8%
141	Cocoa fine sand-Urban land complex, 0 to 2 percent slopes	0.6	1.3%
Totals for Area of Interest		51.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

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was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lee County, Florida

36—Immokalee sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9c1
Elevation: 0 to 150 feet
Mean annual precipitation: 42 to 68 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee and similar soils: 43 percent
Urban land: 35 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 9 inches: sand
E - 9 to 36 inches: sand
Bh - 36 to 55 inches: sand
C - 55 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)

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Hydric soil rating: No

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Basinger

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pomello

Percent of map unit: 4 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluvial, side slope, riser
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Satellite

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear

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Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)

Hydric soil rating: No

Felda

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Immokalee

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Brynwood

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Jenada

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear

Across-slope shape: Concave, linear

Other vegetative classification: Slough (R155XY011FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)

Hydric soil rating: Yes

64—Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlf

Elevation: 0 to 80 feet

Mean annual precipitation: 42 to 70 inches

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Mean annual air temperature: 70 to 79 degrees F

Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 45 percent

Urban land: 33 percent

Minor components: 22 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 2 inches: fine sand

Eg - 2 to 7 inches: fine sand

Bw - 7 to 12 inches: fine sand

2R - 12 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 2 to 20 inches to lithic bedrock

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 5.95 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

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Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Cypress lake

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Jenada

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Dania

Percent of map unit: 3 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156AY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Clewiston

Percent of map unit: 2 percent
Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear

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Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL),
Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pompano

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of
mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

102—Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldz
Elevation: 0 to 70 feet
Mean annual precipitation: 42 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake and similar soils: 42 percent
Urban land: 36 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Cypress Lake

Setting

Landform: Drainageways on marine terraces, flatwoods on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Concave, linear

Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 3 inches: fine sand

E - 3 to 14 inches: fine sand

E/B - 14 to 25 inches: fine sand

Btg - 25 to 30 inches: fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 8 to 40 inches to lithic bedrock

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 4 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned
(G155XB999FL)

Hydric soil rating: Unranked

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Minor Components

Brynwood

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Ft. drum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

141—Cocoa fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9dh

Elevation: 0 to 20 feet

Mean annual precipitation: 45 to 54 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cocoa and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cocoa

Setting

Landform: Rises on marine terraces, flatwoods on marine terraces

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 3 inches: fine sand

E - 3 to 13 inches: fine sand

Bw - 13 to 27 inches: fine sand

Bt - 27 to 31 inches: fine sand

2R - 31 to 41 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

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Hydrologic Soil Group: A

Forage suitability group: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G155XB521FL)

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL), Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G155XB521FL)

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: Unranked

Minor Components

Cypress lake

Percent of map unit: 8 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Concave, linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Brynwood

Percent of map unit: 7 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

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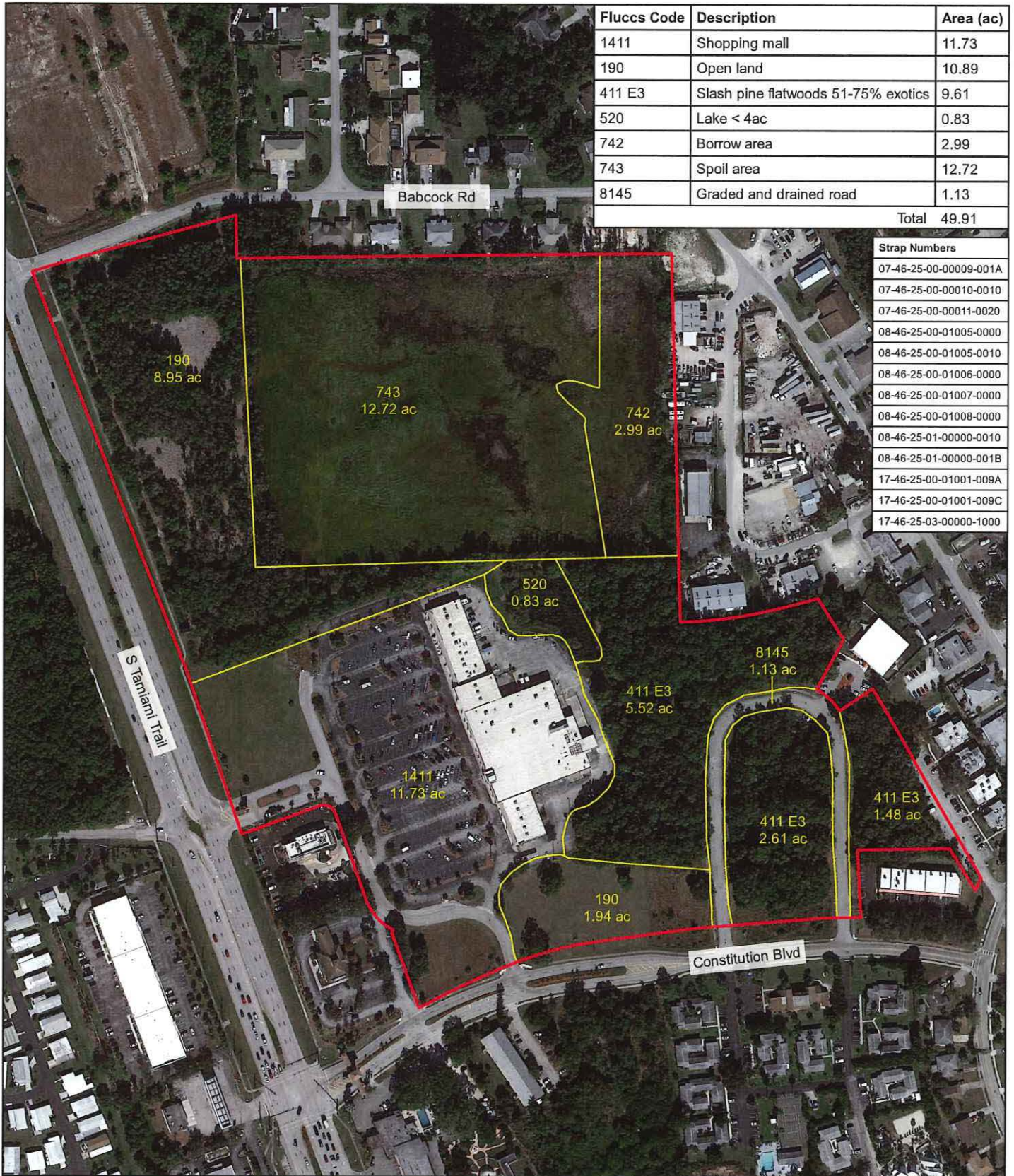
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Fluccs Code	Description	Area (ac)
1411	Shopping mall	11.73
190	Open land	10.89
411 E3	Slash pine flatwoods 51-75% exotics	9.61
520	Lake < 4ac	0.83
742	Borrow area	2.99
743	Spoil area	12.72
8145	Graded and drained road	1.13
Total		49.91

Strap Numbers
07-46-25-00-00009-001A
07-46-25-00-00010-0010
07-46-25-00-00011-0020
08-46-25-00-01005-0000
08-46-25-00-01005-0010
08-46-25-00-01006-0000
08-46-25-00-01007-0000
08-46-25-00-01008-0000
08-46-25-01-00000-0010
08-46-25-01-00000-001B
17-46-25-00-01001-009A
17-46-25-00-01001-009C
17-46-25-03-00000-1000



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

PROJECT: Babcock shopping mall - Fluccs map

DATE: April 14, 2023

DRAWN BY: NW

