



CPA2023-00005  
**APPLICATION FOR A COMPREHENSIVE  
PLAN AMENDMENT - MAP**

**Project Name:** Pugliese Multifamily

**Project Description:** The application is requesting a map Amendment to change the 13.2-acre site from Suburban to Urban Community

**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:** Land America, LLC-Chris King

Address: 101 Pugliese's Way, Suite 200

City, State, Zip: Delray Beach, FL 33444

Phone Number: 561-454-1606

E-mail: cking@puglieseco.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@gainc.net

3. **Owner(s) of Record:** GP Investments, LLC

Address: 11321 Compass Point Dr

City, State, Zip: Fort Myers, FL 33908

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

4. **Property Location:**

1. Site Address: Access Undetermined (S. Tamimai Trail)

2. STRAP(s): 01-46-24-00-00004.2020; 01-46-24-00-00004.2000

5. **Property Information:**

Total Acreage of Property: 13.2 ac

Total Acreage Included in Request: 13.2 ac

Total Uplands: 8.94 ac

Total Wetlands: 4.26 ac

Current Zoning: C-1

Current Future Land Use Category(ies): Suburban

Area in Each Future Land Use Category: 13.2

Existing Land Use: vacant

6. **Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 6 du/ac,

max of 8du/ac through greater Pine Island TDUs

Commercial Intensity: 100,000 to

400,000 sf

Industrial Intensity: Per "LDC"

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 6 du/ac

max of 10du/ac with affordable housing bonus

Commercial Intensity: 100,000 to

400,000 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, Robert H Goodman, 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] 3/1/23  
Signature of Applicant Date

Robert H Goodman  
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 3/1/23 (date) by Robert H Goodman

(name of person providing oath or affirmation), who is personally known to me or who has produced [Signature] (type of identification) as identification.

[Signature]  
Signature of Notary Public

Megan Shaw  
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Robert H. Goodman, 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 01-46-24-00-00004.2000, 01-46-24-00-00004.2020 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	0%



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

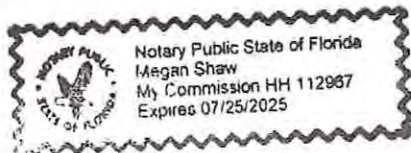
Robert H. Goodman  
Print Name

\*\*\*\*\*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 3/1/23 (date) by Robert H Goodman-Manager GP Investments, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



  
\_\_\_\_\_  
Signature of Notary Public



Date of Report: March 03, 2023

Buffer Distance: 500 feet

Parcels Affected: 121

Subject Parcels: **01-46-24-00-00004.2000, 01-46-24-00-00004.2020**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
OLD 41 HOLDINGS LLC 12010 LUCCA ST #202 FORT MYERS FL 33966	36-45-24-00-00011.0050 15989 OLD US 41 FORT MYERS FL 33912	PARL IN SW 1/4 OF SE 1/4 AS DESC IN OR 1500 PG 1510	1
EICH PROPERTIES OF JONATHANS 203 EAST PITT ST STE 101 BEDFORD PA 15522	36-45-24-00-00012.0030 6080 JONATHANS BAY DR FORT MYERS FL 33908	PARCEL IN SW 1/4 AS DESC IN INST#2006-203449 LESS INST #2010000008439	2
JONATHANS BAY CONDO ASSN SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779	36-45-24-10-00000.00CE JONATHANS BAY C/E FORT MYERS FL 33908	JONATHANS BAY CONDO DESC IN INST#2006-21492 + 77821 + 77822 + 143390 + 143389 + 146644 + 123453 + 146643 + 227209 + 227210 + 271707 + 271708 COMMON ELEMENTS	3
FOREST COUNTRY CLUB MEMBERSHIP 6100 CLUB BLVD SW FORT MYERS FL 33908	01-46-24-00-00001.0000 6227 DEER RUN FORT MYERS FL 33908	PARL DESC OR 2042 PG 4511 SEC 1 + 2 FOREST GOLF COURSE	4



FORESTY PROPERTY OWNERS 5990 FOREST BLVD FORT MYERS FL 33908	<b>01-46-24-00-00001.00CE</b> FOREST C/E FORT MYERS FL 33908	PARL IN SW 1/4 OF NE 1/4 DESC OR 2058 PG 4449 TR B + C COMMON ELEMENT	5
FORESTY PROPERTY OWNERS 5990 FOREST BLVD FORT MYERS FL 33908	<b>01-46-24-00-00001.50CE</b> FOREST C/E FORT MYERS FL 33908	PARL IN SW 1/4 OF NE 1/4 DESC OR 1906 PG 1103 LYING N OF R/W	6
FOREST PROPERTY OWNERS ASSN 5990 FOREST BLVD FORT MYERS FL 33908	<b>01-46-24-00-00002.00CE</b> 5990 FOREST BLVD FORT MYERS FL 33908	THE FOREST IDD CANAL ESMTS TRACTS S T + ALL PRIVATE R/W + OR 2058 PG 4447 COMMON ELEMENT	7
16090 S TAMiami TRAIL LLC 1455 RAIL HEAD BLVD UT 1 NAPLES FL 34110	<b>01-46-24-00-00004.1000</b> 16080/090 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 LESS PARCELS 4.101-4.102 + LESS IONA DRAINAGE CANAL K	8
P F HOLDINGS FLORIDA LLC 308 SPIDER LILY LN NAPLES FL 34119	<b>01-46-24-00-00004.1010</b> 16050 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 AS DESC IN OR 1812 PG 0249 LESS US 41 + RW OR 1804 PG 2735	9
PELICAN COAST CARS LLC 8152 PENNSYLVANIA BLVD FORT MYERS FL 33967	<b>01-46-24-00-00004.1020</b> 16070 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 AS DESC OR 1998 PG 932	10
WILES MARK T TR 7851 SUPPLY DR FORT MYERS FL 33912	<b>01-46-24-00-00004.2010</b> 16240 S TAMiami TRL FORT MYERS FL 33908	PARL IN N W 1/4 OF N E 1/4 SEC 01 TWP 46 R 24 DESC IN OR 1293 PG 1636 LESS OR 3564 PG 1630	11
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	<b>01-46-24-00-00010.0000</b> 16203 S TAMiami TRL FORT MYERS FL 33908	BEG NE COR OF SW1/4 OF NE1/4 RUN S84FT POINT ON ON US 41 N31D W 78FT N62D E 32FT N89D E 11.62FT TO POB	12
SWOR DORIS TR 16621 BOBCAT CT SW FORT MYERS FL 33908	<b>01-46-24-00-00011.0000</b> ACCESS UNDETERMINED FORT MYERS FL	PAR DESC IN PETITION FOR VACATE OR 3030 PG 802	13
HIGHWAY 41 HOLDINGS LLC THOMAS M WEGGE 23132 SANABRIA LOOP BONITA SPRINGS FL 34135	<b>01-46-24-01-0000A.0010</b> 16065 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 1	14
HIGHWAY 41 HOLDINGS LLC THOMAS M WEGGE 23132 SANABRIA LOOP BONITA SPRINGS FL 34135	<b>01-46-24-01-0000A.0020</b> 16081 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 2	15
MILBERG SVEN & KERSTIN 1045 WYOMI DR FORT MYERS FL 33919	<b>01-46-24-01-0000A.0030</b> 16101 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 3	16
WALTCO ENTERPRISES INC + 1943 MARAVILLA AVE FORT MYERS FL 33901	<b>01-46-24-01-0000A.0040</b> 16133 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLKA PB30PG95 LTS4 5+6+ NLY50FT LT7 +BLK B LOT 2	17
SOUTH 16165 LLC 16165 S TAMiami TRL STE 101 FORT MYERS FL 33908	<b>01-46-24-01-0000A.0080</b> 16165 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 8 + S 50 FT OF LOT 7	18
COLAS BERNARD TR 17627 BOAT CLUB DR FORT MYERS FL 33908	<b>01-46-24-01-0000A.0090</b> 16179 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 9	19
COLOS BERNARD TR 17627 BOAT CLUB DR FORT MYERS FL 33908	<b>01-46-24-01-0000A.0100</b> 16191 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 10	20
MILLER KEITH A TR 15070 INTRACOASTAL CT FORT MYERS FL 33908	<b>01-46-24-01-0000A.0110</b> 16205 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 11 + 12	21
MAST DALE M 16101 OLD US 41 FORT MYERS FL 33912	<b>01-46-24-01-0000C.0010</b> 16051 OLD US 41 FORT MYERS FL 33912	LEE CO INDUSTRIAL PARK BLK C PB 30 PG 95 LOT 1	22

FORTUNE MACHINERY CO INC 401K 16530 TIMBERLAKES DR FORT MYERS FL 33908	<b>01-46-24-04-00012.0010</b> 16530 TIMBERLAKES DR FORT MYERS FL 33908	FOREST UNIT 2 BLK 12 PB 34 PG 22 LOT 1	23
DOVE HOLLOW CONDO ASSOC INC SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779	<b>01-46-24-05-00000.00CE</b> 16440 TIMBERLAKES DR FORT MYERS FL 33908	DOVE HOLLOW CONDO DESC OR 1569/2023 + 1586/56 CP 7 PG 216 COMMON ELEMENTS	24
DOVES NEST CONDO ASSOC INC SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779	<b>01-46-24-10-00000.00CE</b> 16474 TIMBERLAKE DR FORT MYERS FL 33908	DOVES NEST CONDO DESC OR 1701 PG 0283 COMMON ELEMENTS	25
PIRIE GEORGE W 50 NICHOLS ST CRANSTON RI 02920	<b>01-46-24-05-00001.1010</b> 16424 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 101	26
STAPLETON ROBERT P & 16424 TIMBERLAKES DR #102 FORT MYERS FL 33908	<b>01-46-24-05-00001.1020</b> 16424 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 102	26
BECKHAM KEITH J 251 STRATHMOOR WAY O FALLON MO 63368	<b>01-46-24-05-00001.1030</b> 16424 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 103	26
RENAUD KEVIN G & SHARON A 16424 TIMBERLAKES DR #104 FORT MYERS FL 33908	<b>01-46-24-05-00001.1040</b> 16424 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 104	26
CERNUGEL WILLIAM J TR 8111 LAKE RIDGE DR BURR RIDGE IL 60527	<b>01-46-24-05-00001.2010</b> 16424 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 201	26
BRENNER TODD 16424 TIMBERLAKES DR #202 FORT MYERS FL 33908	<b>01-46-24-05-00001.2020</b> 16424 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 202	26
GREENE BENJAMIN TR 16424 TIMBERLAKES DR #203 FORT MYERS FL 33908	<b>01-46-24-05-00001.2030</b> 16424 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 203	26
ONEILL TIMOTHY P TR 7214 2ND ST LAKEPORT MI 48059	<b>01-46-24-05-00001.2040</b> 16424 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 204	26
MARTIN GORDON T & FAIRLIE L 35 ANNDAL RD SCARBOROUGH ON MIN 1C6 CANADA	<b>01-46-24-05-00002.1010</b> 16430 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 101	27
COBB MARY ELEANOR DANIEL 2213 CHICKERING LN NASHVILLE TN 37215	<b>01-46-24-05-00002.1020</b> 16430 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 102	27
GIETTER LONNIE SCOTT & 16430 TIMBERLAKES DR #103 FORT MYERS FL 33908	<b>01-46-24-05-00002.1030</b> 16430 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 103	27
BRODERICK STEPHEN L + 188 BLESSING DR TALLMADGE OH 44278	<b>01-46-24-05-00002.1040</b> 16430 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 104	27
MONOCCHIO JOSEPH R TR 19939 S MALLORY DR FRANKFORT IL 60423	<b>01-46-24-05-00002.2010</b> 16430 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 201	27
ASPINWALL JASON D & 2450 MINTON RD HAMILTON OH 45013	<b>01-46-24-05-00002.2020</b> 16430 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 202	27
GERMER AMY B L/E 16430 TIMBERLAKES DR # 203 FORT MYERS FL 33908	<b>01-46-24-05-00002.2030</b> 16430 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 203	27
M W THOMPSON ENTERPRISES LLC 9770 MAINSAIL CT	<b>01-46-24-05-00002.2040</b> 16430 TIMBERLAKES DR #204	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023	27



FORT MYERS FL 33919	FORT MYERS FL 33908	UNIT 204	
BRYANT JOAN ELAINE 609 NORTH MERIDIAN ST LEBANON IN 46052	<b>01-46-24-05-00003.1010</b> 16436 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 101	28
COY DALE E + JACQUELINE S 16436 TIMBERLAKES DR #102 FORT MYERS FL 33908	<b>01-46-24-05-00003.1020</b> 16436 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 102	28
PERKINSON CYNTHIA R & 13323 POINT RIDER LN HERNDON VA 20171	<b>01-46-24-05-00003.1030</b> 16436 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 103	28
PETERSEN WILLIAM 16436 TIMBERLAKES DR #104 FORT MYERS FL 33908	<b>01-46-24-05-00003.1040</b> 16436 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 104	28
JOHNSON KENNETH E & LINDA L 5153 NOTRE DAME DR OMRO WI 54963	<b>01-46-24-05-00003.2010</b> 16436 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 201	28
KUMM ERVIN E TR 3105 MERIDIAN DR CHAMPAIGN IL 61822	<b>01-46-24-05-00003.2020</b> 16436 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 202	28
SMALL MICHAEL P TR 16436 TIMBERLAKES DR # 203 FORT MYERS FL 33908	<b>01-46-24-05-00003.2030</b> 16436 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 203	28
KUMM KARL G TR N115W20363 WOODLAND DR GERMANTOWN WI 53022	<b>01-46-24-05-00003.2040</b> 16436 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 204	28
MCLARY JAMES J & SANDRA L 17419 FOUR SEASONS DR DUMFRIES VA 22025	<b>01-46-24-05-00004.1010</b> 16442 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 101	29
CURREY ALLAN R & KRISTINE L TR 16442 TIMBERLAKES DR #102 FORT MYERS FL 33908	<b>01-46-24-05-00004.1020</b> 16442 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 102	29
HURT HOMER R & MARY K 16442 TIMBERLAKES DR # 103 FORT MYERS FL 33908	<b>01-46-24-05-00004.1030</b> 16442 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 103	29
SUTTON RICHARD J 5618 SW 5TH AVE CAPE CORAL FL 33914	<b>01-46-24-05-00004.1040</b> 16442 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 104	29
ANDREACCHIO RONALD J 16442 TIMBERLAKES DR # 201 FORT MYERS FL 33908	<b>01-46-24-05-00004.2010</b> 16442 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 201	29
SORRENTINO WILLIAM C & 524 ILEXBERRY LN TOMS RIVER NJ 08753	<b>01-46-24-05-00004.2020</b> 16442 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 202	29
MW THOMPSON ENTERPRISES LLC 9770 MAINSAIL CT FORT MYERS FL 33919	<b>01-46-24-05-00004.2030</b> 16442 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 203	29
WALDRON BONNIE 304 WEXFORD PL GALLATIN TN 37066	<b>01-46-24-05-00004.2040</b> 16442 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 204	29
WACHSBERG MICHAEL M & SUSAN 2901 RIDGE RD WHITE LAKE MI 48383	<b>01-46-24-05-00005.1010</b> 16448 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 101	30
CAPRIO JOSEPH M TR 7195 RAMBLING BROOK RD HAMILTON NY 13346	<b>01-46-24-05-00005.1020</b> 16448 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 102	30
MANN RENEE 16448 TIMBERLAKES DR #103 FORT MYERS FL 33908	<b>01-46-24-05-00005.1030</b> 16448 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 103	30

DUFFY FAMILY TRUST 3520 BANKVIEW DR JOLIET IL 60431	<b>01-46-24-05-00005.1040</b> 16448 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 104	30
SPEIR DAVID + 16448 TIMBERLAKES DR #201 FORT MYERS FL 33908	<b>01-46-24-05-00005.2010</b> 16448 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 201	30
IRVIN JENNIFER A + 16448 TIMBERLAKES DR #202 FORT MYERS FL 33908	<b>01-46-24-05-00005.2020</b> 16448 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 202	30
BERNZOTT JOHN & CINDY 244 N FAIRWAY DR CONNERSVILLE IN 47331	<b>01-46-24-05-00005.2030</b> 16448 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 203	30
REIMET ELAINE R & RICHARD 16448 TIMBERLAKES DR #204 FORT MYERS FL 33908	<b>01-46-24-05-00005.2040</b> 16448 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 204	30
MANTERIS WILLIAM A & 2506 CLUBHOUSE DR WEXFORD PA 15090	<b>01-46-24-05-00006.1010</b> 16454 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 101	31
MYER TIFFANY & KEVIN 104 CATHERINE ST NEW HAMBURG ON N3A 0B3 CANADA	<b>01-46-24-05-00006.1020</b> 16454 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 102	31
GARANT RICHARD & 16454 TIMBERLAKES DR #103 FORT MYERS FL 33908	<b>01-46-24-05-00006.1030</b> 16454 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 103	31
HARBOUR MICHAEL MARTIN & 16454 TIMBERLAKES DR # 104 FORT MYERS FL 33908	<b>01-46-24-05-00006.1040</b> 16454 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 104	31
HUNTER HOWARD JOSEPH & 10 MOUNTAIN LAURELS DRIVE # 302 NASHUA NH 03062	<b>01-46-24-05-00006.2010</b> 16454 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 201	31
RHINE PAUL & DIANE 6 MAGNOLIA LN TOMS RIVER NJ 08753	<b>01-46-24-05-00006.2020</b> 16454 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 202	31
VASSE PIERRE & DOMINIQUE 16454 TIMBERLAKES DR # 203 FORT MYERS FL 33908	<b>01-46-24-05-00006.2030</b> 16454 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 203	31
SCHROEDER LAWRENCE D & 2035 SPENCER CT OSHKOSH WI 54904	<b>01-46-24-05-00006.2040</b> 16454 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 204	31
DUPERRE PAUL W & CAROLE B 16460 TIMBERLAKES DR 101 FORT MYERS FL 33908	<b>01-46-24-10-00001.1010</b> 16460 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 101	32
DEFORD TERENCE M & 3409 VINSON DR LEWIS CENTER OH 43035	<b>01-46-24-10-00001.1020</b> 16460 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 102	32
FORTUNE MACHINERY CO INC 16530 TIMBERLAKES DR FORT MYERS FL 33908	<b>01-46-24-10-00001.1030</b> 16460 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 103	32
MESSORE CONSTANCE L + 16460 TIMBERLAKES DR APT 104 FORT MYERS FL 33908	<b>01-46-24-10-00001.1040</b> 16460 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 104	32
JONES STEPHEN C & KATHLEEN 16460 TIMBERLAKES DR #201 FORT MYERS FL 33908	<b>01-46-24-10-00001.2010</b> 16460 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 201	32
HEDMAN TROY & 17925 HIGH ST STILWELL KS 66085	<b>01-46-24-10-00001.2020</b> 16460 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 202	32



DUNN ED JOSEPH & TONYA 1500 NOTTINGHAM DR SAINT JOSEPH IL 61873	<b>01-46-24-10-00001.2030</b> 16460 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 203	32
MOSBERGER SCHERLI H & 16460 TIMBERLAKES DR #204 FORT MYERS FL 33908	<b>01-46-24-10-00001.2040</b> 16460 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 204	32
CHURCH THOMAS G & JOAN B 16466 TIMBERLAKES DR # 101 FORT MYERS FL 33908	<b>01-46-24-10-00002.1010</b> 16466 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 101	33
ROSS KENNETH 16466 TIMBERLAKES DR #102 FORT MYERS FL 33908	<b>01-46-24-10-00002.1020</b> 16466 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 102	33
SUTTON RICHARD J 5618 SW 5TH AVE CAPE CORAL FL 33914	<b>01-46-24-10-00002.1030</b> 16466 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 103	33
WALSH MARION W TR 1041 RIDGE RD UNIT 211 WILMETTE IL 60091	<b>01-46-24-10-00002.1040</b> 16466 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 104	33
KELMAR REALTY LLC 170 JAMESTOWN ROAD LEOMINSTER MA 01453	<b>01-46-24-10-00002.2010</b> 16466 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 201	33
MORRIS PATRICK J & SANDRA L 4211 MILLCROFT PK DR #15 BURLINGTON ON L7M 3Y9 CANADA	<b>01-46-24-10-00002.2020</b> 16466 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 202	33
LYDEN MICHAEL J 20 FORESIDE RD CUMBERLAND FORESIDE ME 04110	<b>01-46-24-10-00002.2030</b> 16466 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 203	33
WALSH MARION W TR 1041 RIDGE ROAD UNIT 211 WILMETTE IL 60091	<b>01-46-24-10-00002.2040</b> 16466 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 204	33
LEEDER JOHN EDWARD & 24 GOLF VALLEY LN TORONTO ON M9C 2K3 CANADA	<b>01-46-24-10-00003.1010</b> 16472 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 101	34
FOREST RE INVESTMENTS LLC 16905 TIMBERLAKES DR FORT MYERS FL 33908	<b>01-46-24-10-00003.1020</b> 16472 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 102	34
PROVENZA JUDITH A 16472 TIMBERLAKES DR #103 FORT MYERS FL 33908	<b>01-46-24-10-00003.1030</b> 16472 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 103	34
GALLIN CHRISTOPHER & NANCY 423 WESTCHESTER AVE YONKERS NY 10707	<b>01-46-24-10-00003.1040</b> 16472 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 104	34
GRAHAM S ASHBY TRUST + 1488 RIVIERA AVE S LAKELAND MN 55043	<b>01-46-24-10-00003.2010</b> 16472 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 201	34
COBB RICHARD J JR & 200 HILL RD WILLOWBROOK IL 60527	<b>01-46-24-10-00003.2020</b> 16472 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 202	34
HAMLIN DOROTHY M TR 16472 TIMBERLAKES DR #203 FORT MYERS FL 33908	<b>01-46-24-10-00003.2030</b> 16472 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 203	34
MONDRO MARK & 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	<b>01-46-24-10-00003.2040</b> 16472 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 204	34
TUCKER DARCY + 265 YONGE BLVD	<b>01-46-24-10-00004.1010</b> 16478 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 101	35

TORONTO ON M5M 3J1 CANADA			
HABICH MARK P & DIANE L 16478 TIMBERLAKES DR #102 FORT MYERS FL 33908	<b>01-46-24-10-00004.1020</b> 16478 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 102	35
BRICKELL LYNDA COLLEN + 62 MILLDOCK DR TORONTO ON M1C 4L3 CANADA	<b>01-46-24-10-00004.1030</b> 16478 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 103	35
MCEWEN BRUCE & DEBRA 20 HILLOCK PL TORONTO ON M1J 2Y7 CANADA	<b>01-46-24-10-00004.1040</b> 16478 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 104	35
MESSORE MICHAEL B III & 12 LAUREL LN BARRINGTON RI 02806	<b>01-46-24-10-00004.2010</b> 16478 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 201	35
MOSSBURG MARC W & 16478 TIMBERLAKES DR #202 FORT MYERS FL 33908	<b>01-46-24-10-00004.2020</b> 16478 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 202	35
NANCY P RADOSTA TRUST 5424 HACIENDA PL ORDWAY CO 81034	<b>01-46-24-10-00004.2030</b> 16478 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 203	35
KOCHER JOHN J + KATHLEEN M 17552 MULBERRY AVE TINLEY PARK IL 60487	<b>01-46-24-10-00004.2040</b> 16478 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 204	35
MONDRO MARK & 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	<b>01-46-24-10-00005.1010</b> 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 101	36
DUPERRE STEPHEN & JENNIFER 1824 BAYBROOK CT NAPERVILLE IL 60564	<b>01-46-24-10-00005.1020</b> 16484 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 102	36
GAIGER KAREN L/E 16484 TIMBERLAKES DR #103 FORT MYERS FL 33908	<b>01-46-24-10-00005.1030</b> 16484 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 103	36
TRUE JAMES L 143 PINELOCH DR PORTLAND ME 04103	<b>01-46-24-10-00005.1040</b> 16484 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1710 PG 283 UNIT 104	36
MARINI STEPHEN & 59 VIRGINIA DR ROCHDALE MA 01542	<b>01-46-24-10-00005.2010</b> 16484 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 201	36
MORRELL MICHAEL & DEBORAH 16484 TIMBERLAKES DR #202 FORT MYERS FL 33908	<b>01-46-24-10-00005.2020</b> 16484 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 202	36
BAUMGARTNER GARY F TR 811 ATLANTA CT NAPERVILLE IL 60540	<b>01-46-24-10-00005.2030</b> 16484 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 203	36
BAUMGARTNER GARY F TR 811 ATLANTA CT NAPERVILLE IL 60540	<b>01-46-24-10-00005.2040</b> 16484 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 204	36
HOMENICK JASON T & DIANE C 3837 EDGECLIFFE RUN MISSISSAUGA ON L5M 6N6 CANADA	<b>01-46-24-10-00006.1010</b> 16490 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 101	37
KIDNIE PETER 11 MARK WOOD CRES ETOBICOKE ON M9C 1L1 CANADA	<b>01-46-24-10-00006.1020</b> 16490 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 102	37
MULHOLLAND ANNE P C TR 16490 TIMBERLAKES DR APT 6-103	<b>01-46-24-10-00006.1030</b> 16490 TIMBERLAKES DR #103	DOVE NEST CONDO BLDG 6 OR 1701 PG 283	37



FORT MYERS FL 33908	FORT MYERS FL 33908	UNIT 103	
TOUGAS LORRAINE M TR 66 HERBERT ST EAST GREENWICH RI 02818	<b>01-46-24-10-00006.1040</b> 16490 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 104	37
PRESTON GARY W & JOAN C 16490 TIMBERLAKES DR #201 FORT MYERS FL 33908	<b>01-46-24-10-00006.2010</b> 16490 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 201	37
MONTEIRO MICHAEL S 16490 TIMBERLAKES DR #202 FORT MYERS FL 33908	<b>01-46-24-10-00006.2020</b> 16490 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 202	37
MONTFORD WAYNE NORMAND 16490 TIMBERLAKES DR #203 FORT MYERS FL 33908	<b>01-46-24-10-00006.2030</b> 16490 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 203	37
PRIMAVERA JOSEPH + 140 LINCOLN BLVD MERRICK NY 11566	<b>01-46-24-10-00006.2040</b> 16490 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 204	37

OLD 41 HOLDINGS LLC  
12010 LUCCA ST #202  
FORT MYERS FL 33966

EICH PROPERTIES OF JONATHANS  
203 EAST PITT ST STE 101  
BEDFORD PA 15522

JONATHANS BAY CONDO ASSN  
SENTRY MANAGEMENT INC  
2180 W SR 434 STE 5000  
LONGWOOD FL 32779

FOREST COUNTRY CLUB MEMBERSHIP  
6100 CLUB BLVD SW  
FORT MYERS FL 33908

FORESTY PROPERTY OWNERS  
5990 FOREST BLVD  
FORT MYERS FL 33908

FORESTY PROPERTY OWNERS  
5990 FOREST BLVD  
FORT MYERS FL 33908

FOREST PROPERTY OWNERS ASSN  
5990 FOREST BLVD  
FORT MYERS FL 33908

16090 S TAMiami TRAIL LLC  
1455 RAIL HEAD BLVD UT 1  
NAPLES FL 34110

P F HOLDINGS FLORIDA LLC  
308 SPIDER LILY LN  
NAPLES FL 34119

PELICAN COAST CARS LLC  
8152 PENNSYLVANIA BLVD  
FORT MYERS FL 33967

WILES MARK T TR  
7851 SUPPLY DR  
FORT MYERS FL 33912

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

SWOR DORIS TR  
16621 BOBCAT CT SW  
FORT MYERS FL 33908

HIGHWAY 41 HOLDINGS LLC  
THOMAS M WEGGE  
23132 SANABRIA LOOP  
BONITA SPRINGS FL 34135

HIGHWAY 41 HOLDINGS LLC  
THOMAS M WEGGE  
23132 SANABRIA LOOP  
BONITA SPRINGS FL 34135

MILBERG SVEN & KERSTIN  
1045 WYOMI DR  
FORT MYERS FL 33919

WALTCO ENTERPRISES INC +  
1943 MARAVILLA AVE  
FORT MYERS FL 33901

SOUTH 16165 LLC  
16165 S TAMiami TRL STE 101  
FORT MYERS FL 33908

COLAS BERNARD TR  
17627 BOAT CLUB DR  
FORT MYERS FL 33908

COLOS BERNARD TR  
17627 BOAT CLUB DR  
FORT MYERS FL 33908



MILLER KEITH A TR  
15070 INTRACOASTAL CT  
FORT MYERS FL 33908

MAST DALE M  
16101 OLD US 41  
FORT MYERS FL 33912

FORTUNE MACHINERY CO INC 401K  
16530 TIMBERLAKES DR  
FORT MYERS FL 33908

DOVE HOLLOW CONDO ASSOC INC  
SENTRY MANAGEMENT INC  
2180 W SR 434 STE 5000  
LONGWOOD FL 32779

DOVES NEST CONDO ASSOC INC  
SENTRY MANAGEMENT INC  
2180 W SR 434 STE 5000  
LONGWOOD FL 32779

PIRIE GEORGE W  
50 NICHOLS ST  
CRANSTON RI 02920

STAPLETON ROBERT P &  
16424 TIMBERLAKES DR #102  
FORT MYERS FL 33908

BECKHAM KEITH J  
251 STRATHMOOR WAY  
O FALLON MO 63368

RENAUD KEVIN G & SHARON A  
16424 TIMBERLAKES DR #104  
FORT MYERS FL 33908

CERNUGEL WILLIAM J TR  
8111 LAKE RIDGE DR  
BURR RIDGE IL 60527

BRENNER TODD  
16424 TIMBERLAKES DR #202  
FORT MYERS FL 33908

GREENE BENJAMIN TR  
16424 TIMBERLAKES DR #203  
FORT MYERS FL 33908

ONEILL TIMOTHY P TR  
7214 2ND ST  
LAKEPORT MI 48059

MARTIN GORDON T & FAIRLIE L  
35 ANNDAL RD  
SCARBOROUGH ON M1N 1C6  
CANADA

COBB MARY ELEANOR DANIEL  
2213 CHICKERING LN  
NASHVILLE TN 37215

GIETTER LONNIE SCOTT &  
16430 TIMBERLAKES DR #103  
FORT MYERS FL 33908

BRODERICK STEPHEN L +  
188 BLESSING DR  
TALLMADGE OH 44278

MONOCCHIO JOSEPH R TR  
19939 S MALLORY DR  
FRANKFORT IL 60423

ASPINWALL JASON D &  
2450 MINTON RD  
HAMILTON OH 45013

GERMER AMY B L/E  
16430 TIMBERLAKES DR # 203  
FORT MYERS FL 33908

M W THOMPSON ENTERPRISES LLC  
9770 MAINSAIL CT  
FORT MYERS FL 33919

BRYANT JOAN ELAINE  
609 NORTH MERIDIAN ST  
LEBANON IN 46052

COY DALE E + JACQUELINE S  
16436 TIMBERLAKES DR #102  
FORT MYERS FL 33908

PERKINSON CYNTHIA R &  
13323 POINT RIDER LN  
HERNDON VA 20171

PETERSEN WILLIAM  
16436 TIMBERLAKES DR #104  
FORT MYERS FL 33908

JOHNSON KENNETH E & LINDA L  
5153 NOTRE DAME DR  
OMRO WI 54963

KUMMERVIN E TR  
3105 MERIDIAN DR  
CHAMPAIGN IL 61822

SMALL MICHAEL P TR  
16436 TIMBERLAKES DR # 203  
FORT MYERS FL 33908

KUMM KARL G TR  
N115W20363 WOODLAND DR  
GERMANTOWN WI 53022

MCLARY JAMES J & SANDRA L  
17419 FOUR SEASONS DR  
DUMFRIES VA 22025

CURREY ALLAN R & KRISTINE L TR  
16442 TIMBERLAKES DR #102  
FORT MYERS FL 33908

HURT HOMER R & MARY K  
16442 TIMBERLAKES DR # 103  
FORT MYERS FL 33908

SUTTON RICHARD J  
5618 SW 5TH AVE  
CAPE CORAL FL 33914

ANDREACCHIO RONALD J  
16442 TIMBERLAKES DR # 201  
FORT MYERS FL 33908

SORRENTINO WILLIAM C &  
524 ILEXBERRY LN  
TOMS RIVER NJ 08753

MW THOMPSON ENTERPRISES LLC  
9770 MAINSAIL CT  
FORT MYERS FL 33919

WALDRON BONNIE  
304 WEXFORD PL  
GALLATIN TN 37066

WACHSBERG MICHAEL M & SUSAN  
2901 RIDGE RD  
WHITE LAKE MI 48383

CAPRIO JOSEPH M TR  
7195 RAMBLING BROOK RD  
HAMILTON NY 13346

MANN RENEE  
16448 TIMBERLAKES DR #103  
FORT MYERS FL 33908



DUFFY FAMILY TRUST  
3520 BANKVIEW DR  
JOLIET IL 60431

SPEIR DAVID +  
16448 TIMBERLAKES DR #201  
FORT MYERS FL 33908

IRVIN JENNIFER A +  
16448 TIMBERLAKES DR #202  
FORT MYERS FL 33908

BERNZOTT JOHN & CINDY  
244 N FAIRWAY DR  
CONNERSVILLE IN 47331

REIMET ELAINE R & RICHARD  
16448 TIMBERLAKES DR #204  
FORT MYERS FL 33908

MANTERIS WILLIAM A &  
2506 CLUBHOUSE DR  
WEXFORD PA 15090

MYER TIFFANY & KEVIN  
104 CATHERINE ST  
NEW HAMBURG ON N3A 0B3  
CANADA

GARANT RICHARD &  
16454 TIMBERLAKES DR #103  
FORT MYERS FL 33908

HARBOUR MICHAEL MARTIN &  
16454 TIMBERLAKES DR # 104  
FORT MYERS FL 33908

HUNTER HOWARD JOSEPH &  
10 MOUNTAIN LAURELS DRIVE # 302  
NASHUA NH 03062

RHINE PAUL & DIANE  
6 MAGNOLIA LN  
TOMS RIVER NJ 08753

VASSE PIERRE & DOMINIQUE  
16454 TIMBERLAKES DR # 203  
FORT MYERS FL 33908

SCHROEDER LAWRENCE D &  
2035 SPENCER CT  
OSHKOSH WI 54904

DUPERRE PAUL W & CAROLE B  
16460 TIMBERLAKES DR 101  
FORT MYERS FL 33908

DEFORD TERENCE M &  
3409 VINSON DR  
LEWIS CENTER OH 43035

FORTUNE MACHINERY CO INC  
16530 TIMBERLAKES DR  
FORT MYERS FL 33908

MESSORE CONSTANCE L +  
16460 TIMBERLAKES DR APT 104  
FORT MYERS FL 33908

JONES STEPHEN C & KATHLEEN  
16460 TIMBERLAKES DR #201  
FORT MYERS FL 33908

HEDMAN TROY &  
17925 HIGH ST  
STILWELL KS 66085

DUNN ED JOSEPH & TONYA  
1500 NOTTINGHAM DR  
SAINT JOSEPH IL 61873

MOSBERGER SCHERLI H &  
16460 TIMBERLAKES DR #204  
FORT MYERS FL 33908

CHURCH THOMAS G & JOAN B  
16466 TIMBERLAKES DR # 101  
FORT MYERS FL 33908

ROSS KENNETH  
16466 TIMBERLAKES DR #102  
FORT MYERS FL 33908

SUTTON RICHARD J  
5618 SW 5TH AVE  
CAPE CORAL FL 33914

WALSH MARION W TR  
1041 RIDGE RD UNIT 211  
WILMETTE IL 60091

KELMAR REALTY LLC  
170 JAMESTOWN ROAD  
LEOMINSTER MA 01453

MORRIS PATRICK J & SANDRA L  
4211 MILLCROFT PK DR #15  
BURLINGTON ON L7M 3Y9  
CANADA

LYDEN MICHAEL J  
20 FORESIDE RD  
CUMBERLAND FORESIDE ME 04110

WALSH MARION W TR  
1041 RIDGE ROAD UNIT 211  
WILMETTE IL 60091

LEEDER JOHN EDWARD &  
24 GOLF VALLEY LN  
TORONTO ON M9C 2K3  
CANADA

FOREST RE INVESTMENTS LLC  
16905 TIMBERLAKES DR  
FORT MYERS FL 33908

PROVENZA JUDITH A  
16472 TIMBERLAKES DR #103  
FORT MYERS FL 33908

GALLIN CHRISTOPHER & NANCY  
423 WESTCHESTER AVE  
YONKERS NY 10707

GRAHAM S ASHBY TRUST +  
1488 RIVIERA AVE S  
LAKELAND MN 55043

COBB RICHARD J JR &  
200 HILL RD  
WILLOWBROOK IL 60527

HAMLIN DOROTHY M TR  
16472 TIMBERLAKES DR #203  
FORT MYERS FL 33908

MONDRO MARK &  
16484 TIMBERLAKES DR #101  
FORT MYERS FL 33908

TUCKER DARCY +  
265 YONGE BLVD  
TORONTO ON M5M 3J1  
CANADA

HABICH MARK P & DIANE L  
16478 TIMBERLAKES DR #102  
FORT MYERS FL 33908

BRICKELL LYNDIA COLLEN +  
62 MILLDOCK DR  
TORONTO ON M1C 4L3  
CANADA



MCEWEN BRUCE & DEBRA  
20 HILLOCK PL  
TORONTO ON M1J 2Y7  
CANADA

MESSORE MICHAEL B III &  
12 LAUREL LN  
BARRINGTON RI 02806

MOSSBURG MARC W &  
16478 TIMBERLAKES DR #202  
FORT MYERS FL 33908

NANCY P RADOSTA TRUST  
5424 HACIENDA PL  
ORDWAY CO 81034

KOCHER JOHN J + KATHLEEN M  
17552 MULBERRY AVE  
TINLEY PARK IL 60487

MONDRO MARK &  
16484 TIMBERLAKES DR #101  
FORT MYERS FL 33908

DUPERRE STEPHEN & JENNIFER  
1824 BAYBROOK CT  
NAPERVILLE IL 60564

GAIGER KAREN L/E  
16484 TIMBERLAKES DR #103  
FORT MYERS FL 33908

TRUE JAMES L  
143 PINELOCH DR  
PORTLAND ME 04103

MARINI STEPHEN &  
59 VIRGINIA DR  
ROCHDALE MA 01542

MORRELL MICHAEL & DEBORAH  
16484 TIMBERLAKES DR #202  
FORT MYERS FL 33908

BAUMGARTNER GARY F TR  
811 ATLANTA CT  
NAPERVILLE IL 60540

BAUMGARTNER GARY F TR  
811 ATLANTA CT  
NAPERVILLE IL 60540

HOMENICK JASON T & DIANE C  
3837 EDGECLIFFE RUN  
MISSISSAUGA ON L5M 6N6  
CANADA

KIDNIE PETER  
11 MARKWOOD CRES  
ETOBICOKE ON M9C 1L1  
CANADA

MULHOLLAND ANNE P C TR  
16490 TIMBERLAKES DR APT 6-103  
FORT MYERS FL 33908

TOUGAS LORRAINE M TR  
66 HERBERT ST  
EAST GREENWICH RI 02818

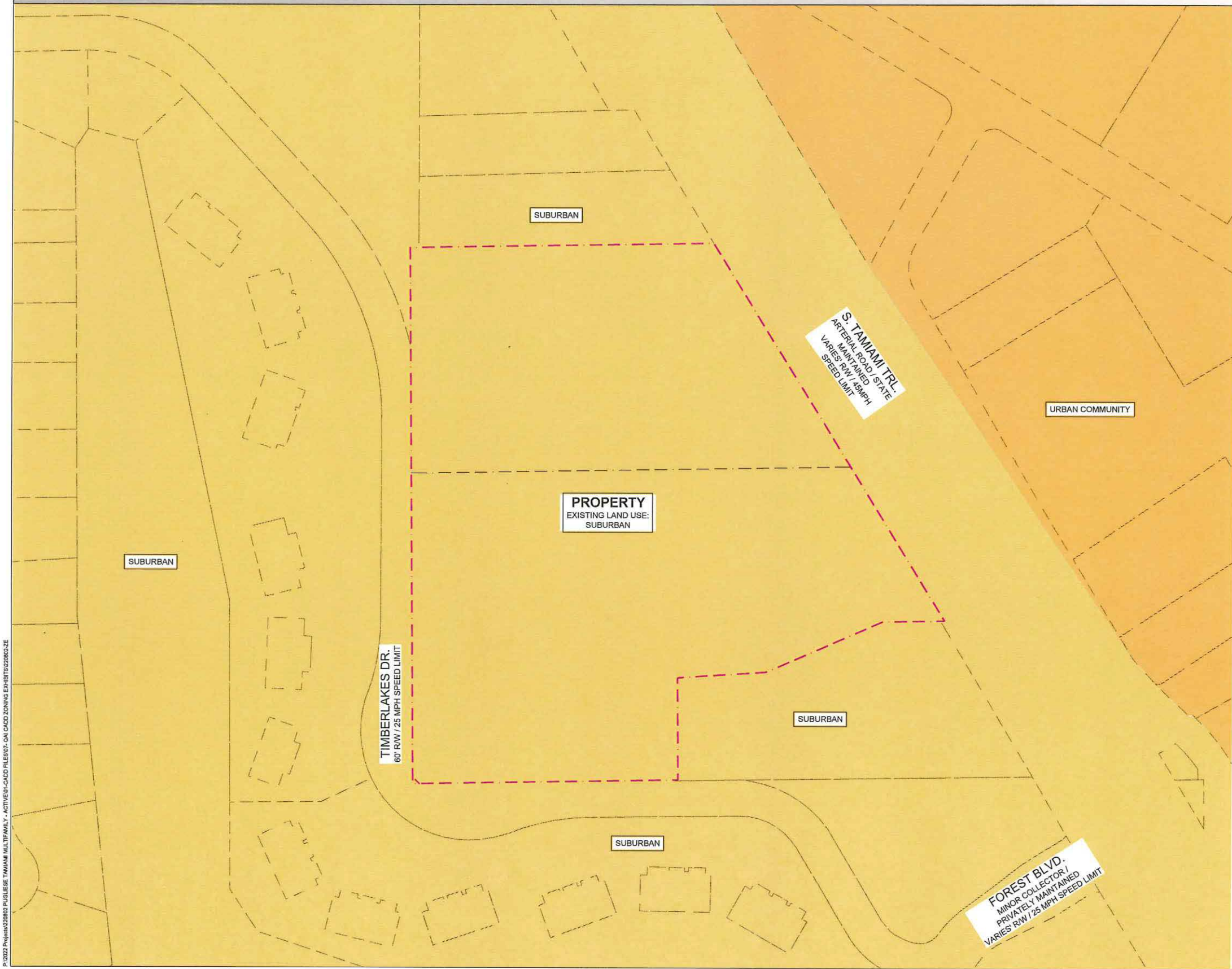
PRESTON GARY W & JOAN C  
16490 TIMBERLAKES DR #201  
FORT MYERS FL 33908

MONTEIRO MICHAEL S  
16490 TIMBERLAKES DR #202  
FORT MYERS FL 33908

MONTFORD WAYNE NORMAND  
16490 TIMBERLAKES DR #203  
FORT MYERS FL 33908

PRIMAVERA JOSEPH +  
140 LINCOLN BLVD  
MERRICK NY 11566

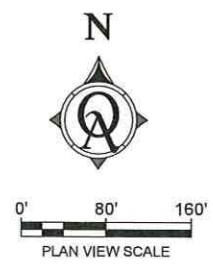
EXHIBIT M-4 FUTURE LAND USE - EXISTING



- Future Urban Areas**
- Intensive Development
  - Central Urban
  - Urban Community
  - Suburban
  - Outlying Suburban
  - Sub-Outlying Suburban
  - Commercial
  - Industrial
  - Public Facilities
  - University Community
  - Burnt Store Marina Village
  - Destination Resort Mixed Use Water Dependent
- Special Urban Areas**
- Industrial Interchange
  - General Interchange
  - General Commercial Interchange
  - Industrial Commercial Interchange
  - University Village Interchange
  - New Community
  - Tradeport
  - Airport
- Non-Urban Areas**
- Rural
  - Rural Community Preserve
  - Coastal Rural
  - Outer Island
  - Open Lands
  - Density Reduction/Groundwater Resource
  - Conservation Lands - Upland
  - Wetlands
  - Conservation Lands - Wetland

**NOTES:**

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.



PUGLIESE TAMAMI MULTIFAMILY  
FUTURE LAND USE MAP - EXISTING  
ACCESS UNDETERMINED  
FORT MYERS, FL 33908

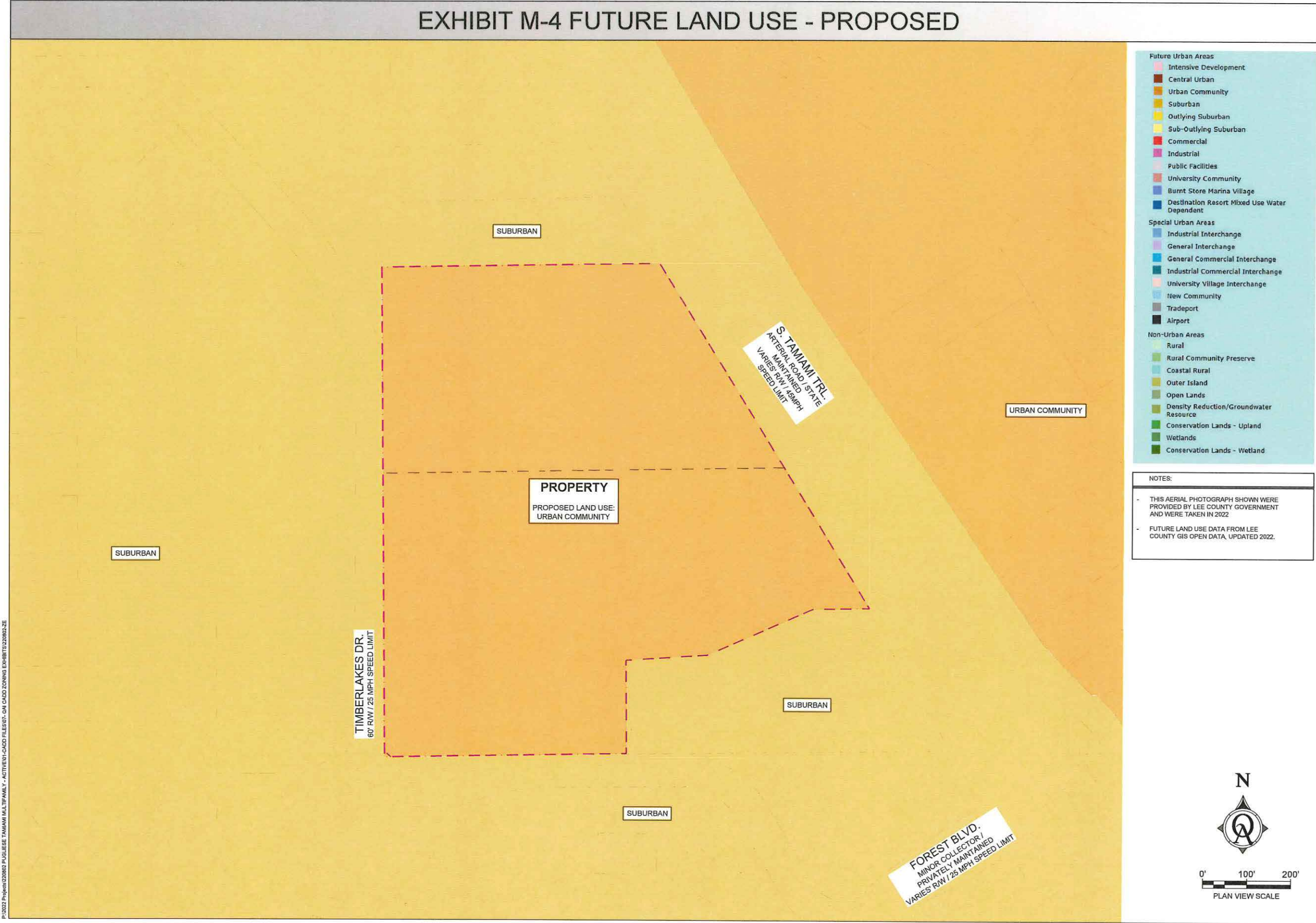
**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-4222  
Certificate of Authorization Number: 9463

ALFRED QUATTRONE, P.E.  
FL REG #62741  
VALID ONLY WHEN SIGNED AND SEALED  
SAVED BY: Gabriela  
SAVED ON: 3/2/23  
**SHEET M-4**  
FUTURE LAND USE EXISTING

P:\2022 Projects\220603 PUGLIESE TAMAMI MULTIFAMILY - ACTIVE\01-CADD FILES\07-04 CADD ZONING EXHIBITS\220602-ZE



EXHIBIT M-4 FUTURE LAND USE - PROPOSED



PUGLIESE TAMAMI MULTIFAMILY  
FUTURE LAND USE MAP - PROPOSED  
ACCESS UNDETERMINED  
FORT MYERS, FL 33908

**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-3222  
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.  
FL REG #52741  
JULY 2011 WITH EXPIRATION 2024  
SAVED BY: Gabriela  
SAVED ON: 3/22/23

SHEET  
**M-4**  
FUTURE LAND  
USE PROPOSED

P:\2022 Projects\220602 PUGLIESE TAMAMI M.U. MULTIFAMILY - ACTIVE\01-CADD FILES\07-QA CADD ZONING EXHIBITS\220602-2E



**SUBJECT PROPERTY**  
STRAP #s  
01-46-24-00-00004.2000  
01-46-24-00-00004.2020

**Q Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222  
Certificate of Authorization Number: 9465

SHEET  
M-5  
EXISTING  
LAND USE



**EXHIBIT M-6 ZONING LAND USE**

The map shows a large central property site outlined in red, labeled "SITE" and "ZONING: C-1". Surrounding the site are various other properties with different zoning designations:

- ZONING: C-1**: Multiple areas, including a large parcel to the north and several smaller parcels to the east and south.
- ZONING: RM-2**: Residential Medium Density, located to the west and south of the central site.

Key roads and infrastructure include:

- S. TAMAMI TRL**: Arterial Road / State Maintained / Varies RW / 45MPH Speed Limit.
- TIMBERLAKES DR.**: 60' RW / 25 MPH Speed Limit.
- FOREST BLVD.**: Minor Collector / Privately Maintained / Varies RW / 25 MPH Speed Limit.

Other labels include "PROPERTY LINE" and "ZONING: C-1" repeated in several locations.

P:\2022 Projects\20220602 PLU\LEISE TAMAMI MULTIFAMILY - ACTIVE\CH-CADD FILES\2022-06-02 CH-CADD ZONING EXHIBITS\20220602-ZE

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.

PUGLIESE TAMAMI MULTIFAMILY  
ZONING LAND USE MAP  
ACCESS UNDETERMINED  
FORT MYERS, FL 33908

**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
 4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222  
 Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.  
 FL. REG #52741  
 VALID ONLY WITH STAMPED SEAL  
 SAVED BY: Gabriela  
 SAVED ON: 3/2/23

SHEET  
M-6

--

1



VICINITY MAP  
(NOT TO SCALE)

Description: (Per Title Commitment Number 1250611)

**PARCEL 1:**  
The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County Florida, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

PARCEL 2:  
A tract or parcel of land being the Southerly  $516.13$  feet (as measured perpendicular to the South line of the North  $1/2$  of the Northeast  $1/4$ ) of the Northwest  $1/4$  of the Northeast  $1/4$  lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

**LESS AND EXCEPT:**  
A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described below:  
Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 447.1 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.90 feet to the intersection with the Westerly right-of-way of U.S. 41 (SR 45) Tamiami Trail; thence N51°32'00"W along said Westery right-of-way for 300.03 feet, thence leaving said right-of-way, run S89°08'15"W for 102.94 feet, thence S66°29'41"W for 210.69 feet; thence S80°19'07"W for 148.24 feet, thence S00°21'25"E for 169.66 feet to the point of beginning.

SURVEY LEGEND	SURVEY ABBREVIATIONS
◆ FOUND NAIL & DISK	CMP CORRUGATED METAL PIPE
◆ FOUND IRON ROD & CAP	CPC CORRUGATED PLASTIC PIPE
◆ SET 5" IRON ROD & CAP (LB 2610)	CDR DITCHES DREDGE
▲ SET NAIL & DISK (LB 2810)	DDE DRAINAGE EASEMENT
◆ CATCH BASIN	EP DIME OF PAVEMENT
f CENTERLINE	ELEV ELEVATION
◆ CLEARCUT	LS DISTURMENT NUMBER
◆ ELECTRIC BOX	ES DISTANCES MEASURED
◆ FIBER OPTIC CABLE MARKER	OK OPTICAL RECORD BOOK
◆ FIRE HYDRANT	OHV OVERHEAD POWER LINES
◆ GUY ANCHOR	(P) DISTANCES PLAT
◆ IRRIGATION CONTROL VALVE	PG PAGE
◆ LIGHT POLE	PE PLAT BOOK
◆ POWER POLE (WOOD OR CONC.)	P.O.B. POINT OF BEGINNING
◆ SANITARY MANHOLE	P.O.C. POINT OF COMMENCEMENT
◆ STORM MANHOLE	P.C. POLYETHYLENE CHLORIDE PIPE
◆ UTILITY RISER	P.E. PUBLIC UTILITY EASEMENT
◆ VAULT BOX	R/W RIGHT OF WAY
◆ WATER METER	RCF REINFORCED CONCRETE PIPE
◆ WATER VALVE	S.N. STRAP NUMBER
◆ WELL	SD+ STORM DRAIN NUMBER
	TOE TOE OF SLOPE
	TOT TOP OF BANK

SURVEY NOTES:

1. SURVEY BASED ON PLAT FOR THE FOREST (PLAT BOOK 34, PAGES 20-22), RIGHT OF WAY MAPS FOR STATE ROAD NO. 45, RECORDED DEEDS, HISTORIC SURVEYS AND FIELD LOCATED MONUMENTS AND TITLE COMMITMENT LISTED BELOW.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER (P.E.S.A.).
6. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK (BMA 4), STATE ROAD PROJECT 129014-1561.
7. THE NATIONAL FLOOD INSURANCE INFORMATION:
- COMMUNITY NUMBER: 121524
- PANEL NUMBER: 12071 C 0434
- SUFFIX: G
- EFFECTIVE DATE: 08/28/2008
- FIRM ZONE: A6
- BASE FLOOD ELEVATION: 10' (N.A.V.D.88)
- (THEM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF ALL FLOOD RELATED INFORMATION.)
8. HEARINGS ARE BASED ON THE FLORIDA STATE STATE PLANE COORDINATE SYSTEM (ZONE 6902/NAD 83/2011) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. 41 (STATE ROAD NO. 40) BEING 531°39'06".
9. RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
10. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
11. COPYRIGHT 2012, ARDURA GROUP, INC., ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURA GROUP, INC.
12. SEPTIC TANKS AND DRAIN FIELDS WERE NOT EXPOSED AT TIME OF SURVEY, LOCATIONS, IF SHOWN HEREON, ARE DETERMINED BY AERIAL PHOTOGRAPHY AND AERIAL PHOTOGRAPHIC SURFACE PHOTOGRAPHY.
13. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA STATE STATE PLANE COORDINATE SYSTEM (ZONE 6902/NAD 83/2011) AND DETERMINED USING THE FDOT PERFORMANCE REFERENCE STATION NETWORK (PPRS).
14. NO CURVES, NO IRREGULAR MONUMENTS, NO GAPS OR GORES, PROPERTY MATHEMATICALY CLOSING, AND NO EARTH MOVING WORK.

SCHEDULE B II NOTES TO AMERICAN LAND TITLE ASSOCIATION COMMITMENT. (OF A SURVEY NATURE)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 1250611  
ISSUING OFFICE FILE NUMBER: 1564-075  
COMMITMENT DATE: MARCH 31, 2022 at 11:00 PM

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- |   |   |
|---|---|
| 5 | RESERVATION OF OIL, GAS AND MINERAL RIGHTS (U R 018, Pg 026) - RELEASED BY RELEASE OF OIL, GAS AND MINERAL RIGHTS RECORDED IN (U R 232, Pg 414)                                     |
| 7 | NOTICE OF LOT SPLIT APPROVAL (U R 358, Pg 1710) - PARCEL DESCRIBED AS PARENT PARCEL: INCLUDES PARCEL 2 AND 1/25 PART OF PARCEL 3 FROM OVERALL PARCEL 1710 UNDER THE SAME COMMITMENT |
| 9 | MEMORANDUM AND NOTICE OF LEASE AGREEMENT (I.N. 241000125310) - DESCRIPTION IN DOCUMENT DESCRIBES PARCEL 2   |
| 9 | MEMORANDUM OF BILL BOARD LEASE PURCHASE AGREEMENT (I.N. 241000191800) DESCRIPTION IN DOCUMENT DESCRIBES PARCEL 2  |

**CERTIFICATIONS:**

TO:  
Land America, LLC  
Old Republic National Title Insurance Company  
Doug Marek, P.A.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7, 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on June 29th, 2022.

Date of Plat or Msp: June 30th, 2022

DAVID KEITH CRAMER (FOR THE FIRM)  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6655  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR  
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



324 Nicholas Parkway W, Unit A  
Cape Coral, Florida 33991  
Phone: (239) 673-9541  
www.Arduya.com  
License #1B-2610



ARDURRA  
COLLABORATE. INNOVATE. CREATE.

[illegible]

ALTA/NSPS Survey  
of a Parcel of land lying in Section 01, Township 46  
South, Range 24 East, Lee County, Florida.

SECTION 01, TOWNSHIP 46S, RANGE 24E	Prepared for, Land America, LLC
-------------------------------------	---------------------------------

David K. Cramer

FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. 6653

JOB NO:	2022-0724-00.0001.00
FIELD BOOK:	395:35,55
DATE:	06-29-2022
SCALE:	AS SHOWN

1 of 1

DRAWN BY  
D.K.C.



RU  
DR  
1/5/06

Prepared by and return to:

DENIS H. NOAH

Attorney at Law

HENDERSON, FRANKLIN, STARNES & HOLT, P.A. (Fort Myers)

1715 Monroe St. P. O. Box 280

Fort Myers, FL 33902

239-344-1100

File Number: DHN STACY GP

Will Call No.: 35

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 5th day of January, 2006 between Robert R. Stacy and Brenda B. Stacy, husband and wife whose post office address is 21200 NE 38th Avenue #2805, Miami, FL 33180-4083, grantor, and GP INVESTMENTS, LLC, a Florida limited liability company whose post office address is 11241 Marblehead Manor Court, Fort Myers, FL 33908, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witneseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

### PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

### PARCEL 2:

A tract or parcel of land being the Southerly 516.13 feet (as measured perpendicular to the South line of the North 1/2 of the Northeast 1/4) of the Northwest 1/4 of the Northeast 1/4 lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

### LESS AND EXCEPT:

A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 441.71 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.00 feet to the intersection with the Westerly right-of-way of U.S. 41 (S.R. 45) Tamiami Trail; thence N31°32'00"W along the said Westerly right-of-way for 300.03 feet; thence, leaving said right-of-way, run S89°08'15"W for 102.94 feet; thence S66°29'41"W for 210.69 feet; thence S86°19'07"W for 148.24 feet; thence S00°21'23"E for 169.66 feet to the point of beginning.

Parcel Identification Number: 01-46-24-00-0004.2000  
01-46-24-00-0004.2020

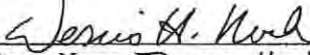
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

  
Witness Name: Denis H. Noah

 (Seal)  
ROBERT R. STACY


  
Witness Name: Sandra A. Patterson

 (Seal)  
BRENDA B. STACY

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 5th day of January, 2006 by ROBERT R. STACY and BRENDA B. STACY, who ☒ are personally known or ☐ have produced a \_\_\_\_\_ driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Sandra A. Patterson**  
Commission # DD470980  
Expires September 30, 2009  
Bonded Troy Farm - Insurance, Inc. 800-365-7019





EXHIBIT M-9 AERIAL MAP

NOTES:  
- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.

SUBJECT PROPERTY  
STRAP #'s  
01-46-24-00-00004.2000  
01-46-24-00-00004.2020

PUGLIESE TAMAMI MULTIFAMILY  
AERIAL MAP  
ACCESS UNDETERMINED  
FORT MYERS, FL 33908

Quattrone & Associates, Inc.  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-3222  
Certificate of Authorization Number: 9463

ALFRED QUATTRONE, P.E.  
FL REG #52741  
ISSUED ONLY WITH EXPIRATION DATE  
SAVED BY: Gabriela  
SAVED ON: 3/2/23

SHEET  
M9  
AERIAL MAP



0' 80' 160'  
PLAN VIEW SCALE

P:\2022 Projects\220002 PUGLIESE TAMAMI MULTIFAMILY - ACTIVE\01-CADD FILES\07-ON CADD ZONING EXHIBITS\220002-2E




LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

ADDRESS Undetermined

STRAP NUMBER 01-46-24-00-00004.2000. 01-46-24-00-00004.2020

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

  
Owner / Authorized Representative

Robert H. Goodman-Manager

Printed Name

GP Investments, LLC

Name of Company / LLC /

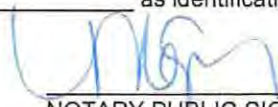
STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_ online notarization on this 1st day of March, 2023, by Robert H Goodman-Manager who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Notary Seal)



  
NOTARY PUBLIC SIGNATURE ABOVE

NOTARY NAME: Megan Shaw

COMMISSION NO.: HH 112987

COMMISSION EXP. DATE: 7/25/25

**US 41 Pugliese Multifamily**

Lee Plan Analysis  
Exhibit M12

**Request**

The proposed Lee Plan Map Amendment is to re-designate the subject property from the Suburban Future Land Use category to the Urban Community Future Land Use category. The property is located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. (see figure 1) The overall site is 13.20 ± acres consisting of two parcels, including straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020, as demonstrated in the aerial below.



**Figure 1. Subject Property Location Map**

**Existing and Surrounding Conditions**

The subject property is located within the San Carlos Planning Community. It is vacant and almost entirely vegetated. It consists of two parcels zoned Commercial (C-1). The surrounding area has been mostly developed with a mixture of Residential and Commercial uses. Future Land Use designations, zoning and current use of adjacent parcels are identified in the table below.





	Future Land Use	Zoning	Use
Subject Property (±13.20ac)	Suburban	C-1	Vacant Commercial
North	Suburban	C-1	Best Home Services (Air Cond, Repair Svc)
East	Urban Community	C-1	RV Superstore, RV Palm (RV/Car Sales Center) Habitat for Humanity (Retail Thrift Store) PCC Tile (Retail- Tile Store)
South	Suburban	C-1	Wayne Wiles Floor Covering (Retail-Flooring Store)
West	Suburban	RM-2	Forrest County Club (M/F-SF Golf Community)

#### **Extension of and Compatibility with Existing Development Patterns and Surrounding Uses:**

The proposed amendment will allow greater density on the subject property which will in turn facilitate the development of a multi-family rental community and affordable housing units at a maximum density of 10 dwelling units per acre.

The subject property is located in an area of the county that is substantially developed with urban level densities and intensities and represents infill development in an area with adequate public services and infrastructure. To the north of the property, the area surrounding the US 41 and Gladiolus intersection is designated Central Urban. The lands across the subject property and to the east of US41 are within the Urban Community category. To the south within approximately half a mile from the subject property, lands on both sides of US 41 are designated Urban Community.

The proposed amendment represents a suitable land use change and a natural extension of more intensive uses surrounding the subject property. This amendment will allow a multi-family residential project, which will provide housing diversity and help address the county's affordable housing needs. According to the 2022 Shimberg Center Rental Market Study 28% of renters in Florida are paying at least 40% of their income to rent. This highlights a statewide housing affordability challenge but as we know this issue is even more pronounced in southwest Florida and has been exacerbated in the last few years. Moreover, the need for housing is even more prevalent in the coastal area of Lee County. The recently developed and very popular Spectrum apartment community located approximately 1.5 miles south of the subject property demonstrates the strong demand for multi-family rental units in this area. Similar to the proposed project, Spectrum is on the west side of US 41 and has a net density of 10.5 units per acre according to DOS 2015-00024. Similar to Spectrum, the proposed rental community will be compatible with the surrounding properties and will offer rental housing options that are limited in this general area.

Moreover, the subject property abuts US 41 (S. Tamiami Trail), a major roadway connecting employment and activity centers to the north and south. The existing uses along US41 are diverse including residential, commercial and industrial uses. The roadway has sufficient capacity to serve the



subject property and represents a major transit corridor. The proposed amendment is consistent with sound planning practices promoting infill and allowing intensification along major corridors to ensure an efficient use of public infrastructure.

As discussed further below, the proposed land use change is compatible with and complementary to the surrounding land uses and is consistent with the intensity of uses and the land development pattern in the surrounding area.

### **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 Future Land Use 2023 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 proposed FLU designation of Urban Community is appropriate for the area and is consistent with existing land uses and evolving development in the vicinity. The subject property is located along US 41, near public transit, and where there is adequate existing public services and infrastructure available to support the requested change to Urban Community. The Urban Community designation is a natural extension of urban development patterns and consistent with Future Land Use designations across US 41, see figure 2 below. Changing the property to Urban Community will allow densities that will make the development of a multi-family rental community feasible. The Urban Community designation allows for densities up to 10 du/ac through the provision of affordable housing. The affordable housing component will help Lee County meet their housing goals and will benefit Lee County residents by improving housing diversity and affordability in the coastal area.**



Figure 2. FLUM-Proximately to Urban Community Designated Areas

*POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows: 1. For each Planning District the County will maintain a parcel based database of existing land use. 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District. 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)*

**The acreage allocation table shows a 1,318 acres within the San Carlos district allocated for Urban Community which is more than sufficient to accommodate the 13.2 acre subject property.**



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
<b>Intensive Development</b>	-	-	-	-	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	-	2,565	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	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unincorporated County Total Residential</b>	<b>2,964</b>	<b>4,650</b>	<b>4,024</b>	<b>-</b>	<b>5,982</b>	<b>3,322</b>	<b>24,440</b>	<b>4,750</b>	<b>10,035</b>	<b>3,748</b>	<b>90</b>	<b>6,125</b>
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
<b>Non Regulatory Allocations</b>												
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	41,038	1,607	382	1,465	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
<b>Total</b>	<b>8,221</b>	<b>20,374</b>	<b>14,114</b>	<b>-</b>	<b>14,658</b>	<b>29,047</b>	<b>61,791</b>	<b>81,003</b>	<b>24,649</b>	<b>10,684</b>	<b>2,362</b>	<b>14,523</b>
<b>Population Distribution (unincorporated Lee County)</b>	<b>14,322</b>	<b>44,132</b>	<b>54,615</b>	<b>-</b>	<b>76,582</b>	<b>13,431</b>	<b>162,245</b>	<b>17,369</b>	<b>110,722</b>	<b>5,951</b>	<b>741</b>	<b>8,653</b>

**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.

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 proposed map change will help contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where suitable development lands in the urbanized area are by-passed in favor of more distant lands. The



requested Urban Community FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but is 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 via US 41 (S. Tamiami Trail). A secondary access can be provided to US 41 Service Rd., north of the property. 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. The attached Public Facilities Analysis (Exhibit M14) and letters of determination (Exhibit M17) of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools, and Utilities) further emphasize the adequacy of timing and support in place for the purposed development. Letters of adequacy of service providers are included in the application packet.**

**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*





**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 Urban Community FLU map designation. Development of the site with residential uses will not burden any existing public facilities.**

**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 Lee County Utilities. 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.**

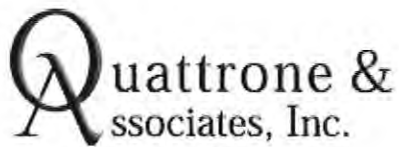
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service 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 Forest Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided from Lee County Utilities. 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 not negatively impact environmental protection policies and standards. Whether the site is developed under the Urban Community FLU designation or the Suburban FLU designation the same environmental protection regulations will apply. 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 5.1.3:** 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)

**According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 829,300 in 2025 to 1,038,500 by 2045. This influx of 209,200 residents stresses the need for development that improves housing diversity and affordability in coastal Lee County. There are existing commercial developments offering employment and shopping opportunities along S. Tamiami Trail/US 41 including restaurants, businesses, and shopping centers. These uses include a Walmart (2.3 miles north), Publix, CVS pharmacy (1.9 Miles south) and Home Depot and Lowes (2.7 mile north). Rayma C Page Elementary School is 1.5± miles from the site, Three Oaks Middle School is 5.1± miles from the site and Island Park High School is 0.6± miles from the site. Lakes Park is within 2.7± miles, San Carlos Community Pool is 4.8± miles, Three Oaks Park is within 6.7± miles, and Koreshan State Park is within 6.5± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stop #1156, ±0.1 mile to the south and bus stop # 11560, ±.33 mile to the north. 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 is 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 map change, which will allow increased density through the provision of affordable housing, will result in a multi-family rental project that will improve housing options in the area and complement the surrounding mix of uses. The proposed project will offer multi-family rental in an area and in a configuration similar to the Spectrum rental community to the south of the subject property. The eventual project will have access along US 41 and will be buffered from adjacent properties to the south and west. Therefore, the additional units will not negatively impact the character and integrity of the residential environment and the eventual rezoning of the property will be consistent with Policy 5.1.5

**POLICY 5.1.6:** *Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)*

**POLICY 5.1.8:** *Provide for adequate locations of low- and moderate-income housing through the rezoning process, the provision of public facilities and services, and the elimination of unnecessary administrative and legal barriers.*

**The proposed map change and eventual multi-family rental community is needed in the coastal area of Lee County to improve housing options, and affordability. The proposed project will be interconnected by a network of sidewalks and connected open space and recreational amenities. The community will offer housing diversity, and a range of prices including housing that is affordable to a specific workforce population.**

**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 adjacent roads. As discussed in the attached traffic analysis, the change in land use, and resulting residential project, will not substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. The subject property is currently zoned for commercial uses which could generate substantial trips. The resulting 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.*

**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)*



**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)

**POLICY 61.3.13:** Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness. (Ord. No. 00-22)

The proposed amendment and resulting multi-family project are consistent with Lee County's efforts to address development and potential impacts to watersheds. A stormwater management system will be provided for the subject property and will benefit the public through clearly defining stormwater treatment methods, establishing maintenance accountability, and providing runoff attenuation. The property is within FEMA flood zone AE 11.00. 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, 61.3.5 and 61.3.13.

**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).

Development of the subject property will require the Applicant to obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3 of the Lee Plan.

- a. Sanitary Sewer – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements.
- b. Potable Water – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements.





**c. Surface Water/Drainage Basins – The property will include controlled discharge into the Hendry 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 101: COASTAL AREAS.** *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise. (Ord. No. 94-30, 18-28)*

**POLICY 101.1.1:** *Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28)*

**POLICY 101.1.2:** *Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds. (Ord. No. 00-22, 18-28)*

**The proposed residential development will meet or exceed indigenous preserve requirements, will provide a state-of-the-art water management system that will meet all SFWMD requirements and will ensure that development elevations meet FEMA requirements to protect against flooding.**

**POLICY 101.1.4:** *Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.: 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities. (Ord. No. 09-17, 16-07, 18-28, 21-09)*

**The proposed project will provide a Hurricane Evacuation Plan at time of Development Order demonstrating compliance with hurricane evacuation criteria.**

**OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS.** *Protect human life and property from natural and man-made disasters. (Ord. No. 92-35, 93-25, 94-30, 00-22, 18-28)*

**POLICY 101.3.2:** *Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)*



*The development proposed in the CHHA areas will be limited to uplands or mitigated wetlands that will need to be permitted through the issuance of an Environmental Resource Permit (ERP) by the South Florida Water Management District (SFWMD).*

**POLICY 101.3.7:** Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area. (Ord. No. 18-28)

*Consistent with policy 101.3.7, the maximum density of 10 dwelling units per acre will be achieved by providing site built affordable housing as required by the Urban Community designation.*

**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)

**POLICY 125.1.2:** New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)

**POLICY 125.1.3:** The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)

*Consistent with Goal 125 and policies 125.1.2 and 125.1.3, development on the subject property will provide an enhanced stormwater management system. The stormwater management system will be consistent with the SFWMD Environmental Resource Permitting requirements and provide a detention system to meet water quality standards and discharge along the natural surface water flow of the site.*

**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)

*Consistent with Policy 126.1.4, development of the subject property 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 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 will not only maintain, but potentially improve existing water resource conditions.*





### **Conclusion**

The Future Land Use change from Suburban to Urban Community will allow for an infill residential community with affordable housing. The property is located within a developed area of Lee County as evidenced by surrounding land uses, densities, and intensities. The site is proximate to goods, services, recreation, and existing public infrastructure. The development intent is to build a multi-family rental community; however, the proposed map change will not provide for additional intensity, nor cause any new or additional impacts to public health, safety or welfare. The Urban Community designation will be subject to the same environmental and natural resources protection measures as it would under the Suburban designation, and future development on the property will need to be compliant with the Land Development Code. The proposed amendment is consistent with sound planning principles and will contribute to the reduction of urban sprawl, provide housing options and affordability, and result in an efficient use of public infrastructure. This narrative demonstrates that the proposed request from Suburban to Urban Community is consistent with the Lee Plan, compatible with surrounding uses and represents an appropriate area for urban residential uses and densities when providing affordable housing.

# **16260 S Tamiami Trail**

Section 1, Township 46 South, Range 24 East  
Lee County, Florida

## **Environmental Assessment Report**

**February 2023**

Prepared for:

**Land America, LLC  
101 Pugliese's Way, Suite 200  
Delray Beach, FL 33444**

Prepared by:



**ENVIRONMENTAL CONSULTING, LLC  
15957 Tropical Breeze Drive, Fort Myers, FL 33908  
(239) 994-9007**



## Introduction

The 12.97± acre property consists of Strap Numbers 01-46-24-00-00004.2000, and 01-46-24-00-00004.2020. The property is located in Fort Myers within a portion of Section 1, Township 46 South, Range 24 East (Exhibit A). The site is undeveloped forested uplands and wetlands infested with exotic vegetation.

## Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on 2022 digital color 1" = 200' scale aerial photography. The approximate property boundary was obtained from Lee County Property Appraiser and inserted into the digital aerial. The property boundaries were not staked in the field at the time of our site inspection and were, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by property and FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
450	Mixed Exotic Upland Forest	8.94
*619M	Hydric Melaleuca	4.26
	<b>Upland Subtotal</b>	<b>8.94</b>
	<b>Wetland Subtotal</b>	<b>4.26</b>
	<b>Total</b>	<b>13.20</b>

\* Potential jurisdictional wetland

## Surrounding Land

Based on a review of the Lee County Property Appraiser's website, South Tamiami Trail borders the property to the east. The south and west edge of the property border Timberlakes Drive. The north edge is adjacent to a commercial building. See Exhibit C for the Surrounding Land Map.

## Soils

The Soil Survey of Lee County, Florida depicts one soil type as occurring on the Tamiami Trail property. The soil type is considered to be non-hydric (upland) soil by the Hydric Soils of Florida Handbook. Under native conditions the soil survey describes the as typically occurring in pine flatwoods. This soils information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Lee County, Florida has not been confirmed.

**36-Immokalee-Urban land complex.** This map unit consists of nearly level Immokalee fine sand and areas of Urban land. The areas of the Immokalee soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. About 55 to 75 percent of each mapped area consists of nearly level Immokalee soil or Immokalee soil that has been reworked or reshaped. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. About 15 to 50 percent of each mapped area is Urban land. Houses, streets, driveways, buildings, and parking lots cover the surface. Areas that have been modified by grading and shaping are not as extensive in the older communities as in the newer ones. Most areas have drainage ditches that alter the depth to the seasonal high water table. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry seasons. Myakka, Pompano, and Smyrna soils make up as much as 15 percent of the land not covered by urban facilities. In a few areas, Urban land makes up as much as 70 percent of the areas or as little as 10 percent. Present land use precludes the use of this complex for cultivated crops, citrus, or improved pasture.

Please see Exhibit D for the Soils Map.

## **FEMA Flood Narrative – For the Project Engineer**

### **Exhibit E**

#### **Wetlands**

Areas mapped as FLUCCS Codes 619M are likely to be claimed as jurisdictional wetland by SFWMD (Exhibit F). It appears that the potential wetlands and other are not connected to Waters of the United States and therefore not subject to FDEP regulation.

The wetland area on site is very low quality (FLUCCS Codes 619) as it was excavated from uplands several years ago and is dominated by exotic vegetation. The short term effects of Hurricane Ian on the wetland communities includes loss of trees and shrubs and stripping of leaves. Long term it is expected that invasive exotic vegetation will spread further across this habitat.

#### **Listed Species**

The property has been evaluated for the potential presence of listed species. Prior to inspecting the site, the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence data base (updated June 2022) was reviewed to determine the known occurrences of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern or regulated by FWS in the project



area. According to those data bases, no species listed by either the FWS or the FWC were observed on the site during the protected species survey (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
450	none	
619M	none	

ST – State designated Threatened

SE – State designated Endangered

FT – Federally designated Threatened

FE – Federally designated Endangered

According to the FWC listed species occurrence data base the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) (RCW) are listed as endangered by both the FWC and the FWS. The FWS has developed a survey protocol for determining if RCW are nesting or foraging on a particular site. This consists of a cavity tree survey and a nesting season (April 15<sup>th</sup> – June 15<sup>th</sup>) and non-nesting season (October 15<sup>th</sup> – December 15<sup>th</sup>) foraging survey. Each foraging survey consists of 14 days of morning surveys. There is no RCW foraging or nesting habitat onsite.

According to the FWC listed species occurrence data base the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Myrcteria americana*) is listed as threatened by both the FWC and the FWS. In the event that a COE permit is required for the development of this project, the FWS will require that the quality of wood stork foraging habitat to be impacted is evaluated using their evaluation matrix and that suitable in-kind compensation is provided.

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and Focal Area for this species. The subject parcel is located within the overall Consultation Area and Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Scattered dead trees containing potential cavities entrances were observed during our cursory inspection. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags)

was observed. Therefore, the Florida bonneted bat is not likely to be a significant issue for this project. However, the FWS may require that a cavity tree roost survey and/or multi-night acoustic survey be conducted to verify the absence of this species on-site.

The wetlands onsite may provide opportunistic foraging habitat for a variety of listed and non-listed wading birds. Periodic foraging by these species on-site is not likely to be a significant issue in the future potential development of the property.



## **Exhibit A Location Map**

## **Exhibit B**

### **Vegetation Map**

**Exhibit C**  
**Surrounding Land Map**



## **Exhibit D Soils Map**

## **Exhibit E**

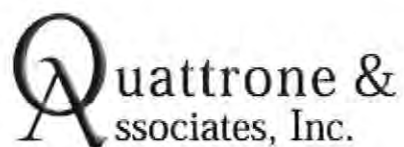
### **FEMA Map**

## **Exhibit F**

### **Wetland Map**



**Exhibit G**  
**Protected Species Map**



### **US 41 Pugliese Multifamily**

Environmental Analysis Exhibit M13
---------------------------------------

The total site area is  $\pm 13.20$  ac which consists of undisturbed land. The site is bordered by roadways, commercial and residential development.

The existing vegetation for the property was identified as Mixed Exotic Upland Forest and Hydric Melaleuca. The 4.26 isolated wetland will be protected through the design and conservation easement. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

The change in land use from Suburban to Urban Community will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

# **16260 S Tamiami Trail**

Section 1, Township 46 South, Range 24 East  
Lee County, Florida

## **Protected Species Survey & Florida Bonneted Bat Roost Survey**

**February 2023**

Prepared for:

**Land America, LLC  
101 Pugliese's Way, Suite 200  
Delray Beach, FL 33444**

Prepared by:



**ENVIRONMENTAL CONSULTING, LLC**  
15957 Tropical Breeze Drive, Fort Myers, FL 33908  
(239) 994-9007



## INTRODUCTION

The 13.20± acre project is located within a portion of Section 1, Township 46 South, Range 24 East, Lee County, Florida (Figure 1). The parcel is bordered to the east by South Tamiami Trail. The south and west edge of the property border Timberlakes Drive. The north edge is adjacent to a commercial building.

## SITE CONDITIONS

The site is made up of upland and hydric forested areas heavily invaded by exotic species (Figure 2).

## VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2022 digital 1" = 150' scale aerial photography. The property boundary was obtained from the Lee County Property Appraiser and inserted into the digital aerial. The property boundary is surveyed and was obtained from Alta Survey, February 2023. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
450	Mixed Exotic Upland Forest	8.94
*619M	Hydric Melaleuca	4.26
Total		13.20

\*Potential jurisdictional wetland

### FLUCCS Code 450, Mixed Exotic Upland Forest

This upland area contains earleaf acacia (*Acacia auriculiformis*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), java plum (*Syzygium cumini*), Senegal date palm (*Phoenix reclinata*), carrotwood (*Cupaniopsis anacardioides*), laurel oak (*Quercus laurifolia*), and melaleuca (*Melaleuca quinquenervia*) in the canopy. The midstory is relatively open and includes Brazilian pepper (*Schinus terebinthifolius*), sea-grape (*Coccoloba uvifera*), saw palmetto (*Serenoa repens*), and rusty lyonia (*Lyonia ferruginea*). Vines include greenbrier (*Smilax* sp.), and grape vine (*Vitis* sp.). This area contains many small soil disturbances with excavated and filled areas.

### FLUCCS Code 619M, Hydric Melaleuca

This wetland is dominated by melaleuca with broomsedge (*Andropogon* sp.), mermaid weed (*Proserpinaca palustris*), stinkweed (*Pluchea* sp.), beakrush (*Rhynchospora* sp.),

red ludwigia (*Ludwigia repens*), redroot (*Lachnanthes caroliniana*) present, and Brazilian pepper present on the fringe.

## **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. A Florida bonneted bat (*Eumops floridanus*) cavity survey has also been conducted. The transects for that survey were spaced approximately 50 feet apart. All live trees and snags were inspected for the evidence of cavities. The 1" =150' scale aerial Protected Species Assessment map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of February 14, 2023. During the survey the weather was hot and humid.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 13.20± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2022) was conducted to determine the known occurrence of listed species in the project area.

### **Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method**

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed

across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence was gathered through both direct observation and through observation of signs such as potential roost cavities, bat sounds, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey. The roost survey was conducted on February 14, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
450	80	None		
619M	80	None		

## SURVEY RESULTS

### Florida Bonneted Bat

Seven dead trees containing cavities that could potentially be utilized as roosting/nesting cavities by the Florida bonneted bat were observed. No evidence of Florida bonneted bats or their guano was observed in or around the base of any of the potential roost cavity trees on-site.

No additional species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database (updated in June 2022) revealed no known protected species within or immediately adjacent to the project limits.



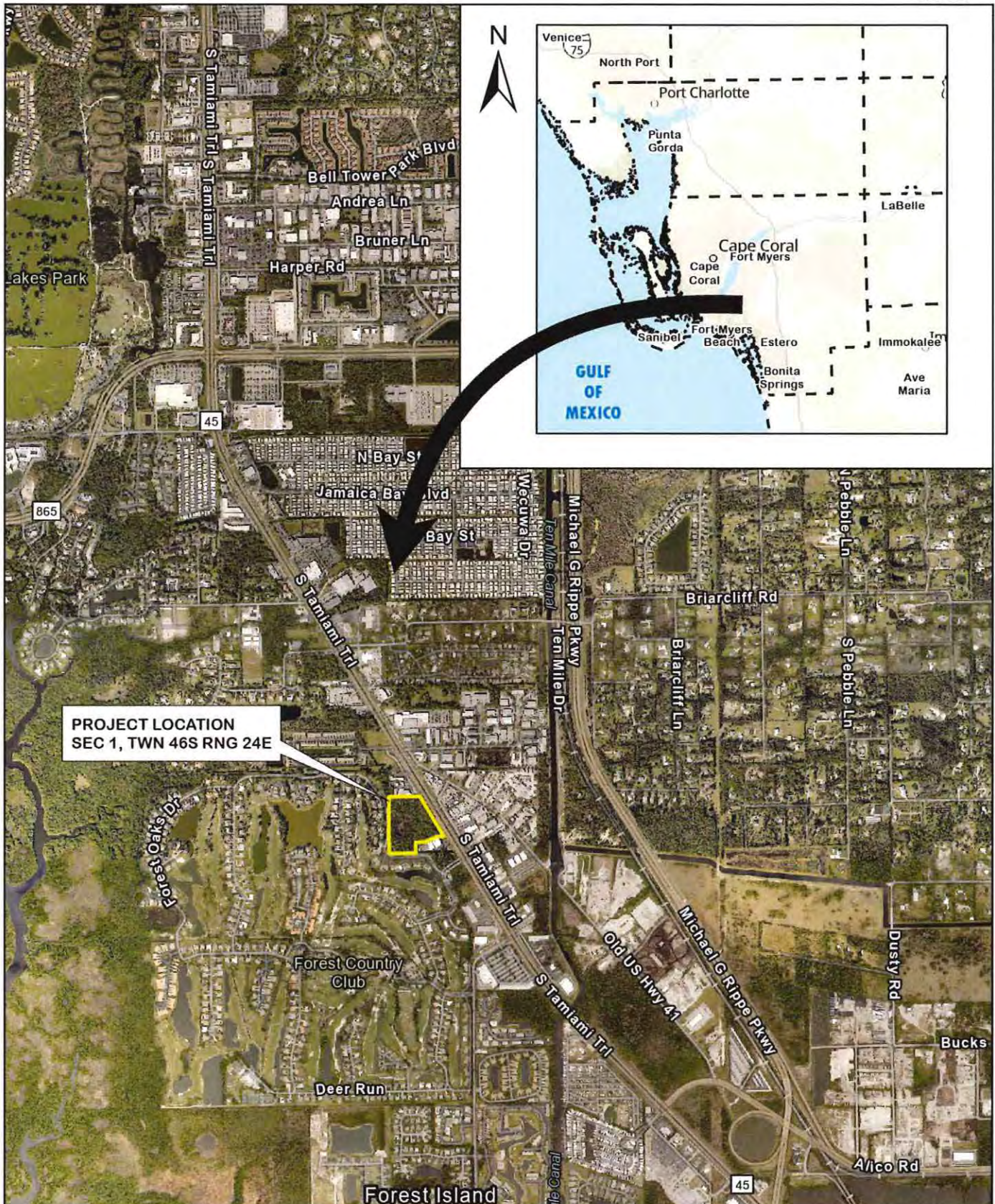


Figure 1. Project Location Map



# 16260 South Tamiami Trail



## Notes:

1. For conceptual planning purposes.
2. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
3. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.94 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
Total		13.20 Ac.±
* Potential Jurisdictional Wetlands		

22-027

Figure 2. Vegetation Map

**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-694-9007



# 16260 South Tamiami Trail



— Approximate Pedestrian Survey Transects

⊗ Potential FBB Cavity Snag (7)

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.94 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
Total		13.20 Ac.±
* Potential Jurisdictional Wetlands		

## Notes:

1. For conceptual planning purposes.
2. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
3. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-027

Figure 3. Protected Species Survey Map

**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-684-8007



## Sharon Hrabak

---

**From:** Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>  
**Sent:** Monday, March 6, 2023 12:23 PM  
**To:** Sharon Hrabak  
**Subject:** RE: Pugliese  
**Attachments:** Template\_102.pdf

---

### EXTERNAL SENDER

Completed; no cultural resources detected  
Kind regards,

Eman M. Vovsi, Ph.D. (he/him/his)  
Sr. Data Base Analyst – Florida Department of State  
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone:  
850.245.6377 – e-mail: [Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)

“Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time.”

**From:** Sharon Hrabak <Sharon@qainc.net>  
**Sent:** Monday, March 6, 2023 11:58 AM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Cc:** Tobias, Jennifer L. <Jennifer.Tobias@dos.myflorida.com>  
**Subject:** Pugliese

---

### EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

---

To Whom it May Concern,

Can you please send us a list of any known historical resources located on Address undetermined, straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020?

Thank you,

*Sharon Hrabak*

The logo for Quattrone & Associates, Inc. features a stylized 'Q' in blue and gold, followed by the text 'Quattrone & Associates, Inc.' in a serif font.

4301 Veronica Shoemaker Blvd.  
Fort Myers, Florida 33916  
P: 239-936-5222 | F: 239-936-7228  
[sharon@gainc.net](mailto:sharon@gainc.net) | [www.gainc.net](http://www.gainc.net)

**US 41 Pugliese Multifamily**

Historical Resources Impact Analysis  
Exhibit M14

**Florida Master Site File**

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

**Archaeological Sensitivity Map**

A site  $\pm$  360 ft Southwest of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below, map depicts in lower left corner shaded light green.







### **US 41 Pugliese Multifamily**

Existing and Future Public Facilities Impacts Analysis  
Exhibit M15

#### **Potable Water and Sanitary Sewer**

The subject property is within Lee County Utilities (LCU) and Forest Utilities

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 4A and 4B of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. Green Meadows Treatment Plant will provide potable water service to the proposed development while Forest Utilities will provide wastewater service.

Lee County utilities has sufficient capacity to provide water service and Forest Utilities has sufficient capacity to provide sewer service at buildout for both the existing Suburban land use as well as the proposed Urban Community land use to include multi-family residential units. As similar uses could be developed in both land use categories, the difference in the expected water and sewer demand would be only due to the addition of the residential units and is summarized below.

Per F.A.C. 64E-6, residential/commercial:

Residential:

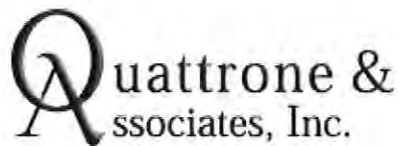
- 100 gallons per day per 1-bedroom unit (750 sf or less of building area)
- 200 gallons per day per 2-bedroom unit (751-1200 or less of building area)
- 300 gallons per day per 3-bedroom unit (1201-2250 sf or less of building area)
- 400 gallons per day per 4- bedroom unit (2251-3300 sf or less of building area)

(132) 2-bedroom multi-family residential units = 26,400 gpd. The proposed project can expect an average potable water and sanitary sewer demand of 26,400 GPD.

Water and sewer demand for the balance of the property would remain unchanged whether in the Suburban or Urban Community land use.

According to the 2022 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 52.9 million gallons per day (MGPO) and is projected planned future to operate at 54.3 MGPO. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

According to the 2022 Lee County Concurrency Report LCU's / CFM combined wastewater Water Reclamation Facility is permitted with a capacity of 43.4 million gallons per day (MGPD) and is projected to operate at 49.4, by 2023/2024. Therefore, there is sufficient capacity within the existing plant to serve the increase in demand to the wastewater system from the project at build-out.



### **Surface Water/Drainage Basins**

The existing site consists of vacant undisturbed parcels. There is an existing stormwater swale along ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the south into Hendry Creek flow way. The property has is permitted SFWMD with existing Master System Environmental Resource Permit # 36-00161-S (application# 080804-3) serving the combined 13.20-acre parcel.

The subject site is currently in a FEMA Zone AE-EL11 per map panel 12071C0438H, which has an established base flood elevation of 11" NAVD.

The Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

The 2022 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The US41 Pugliese Multi-family project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

The change in land use from Suburban to Urban Community will change the developable area. The proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

The change in land use will have no impacts on the design or function of the surface water management system, drainage basin, discharge rates, nutrient loadings, water quality or flood zone.

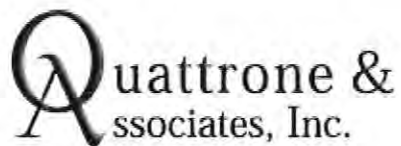
### **Parks, Recreation and Open Space**

#### **Regional Parks:**

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 7,066 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$923,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,538 \text{ acres}$$

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by



County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000 for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

#### Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 670.1 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

$384,000 \text{ [permanent unincorporated county population]} \times (0.8 \text{ ac/1,000 population}) = 307 \text{ ac}$

The existing inventory of community parks within Lee County meets the community park level of-service standard in the County for the year 2020 and will continue to do so at least through the next five years. The level of service standard increased from 285 acres in 2019 to 295 acres in 2021 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

#### Public Schools

The subject property is within the South Zone, Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2022, the South Zone showed an available capacity of 638 elementary school seats, 337 middle school seats, and 347 high school seats. The letter of review and recommendation has been requested from the School District of Lee County.



## MEMORANDUM

TO: Mr. Chris King  
Land America, LLC

FROM: Yury Bykau, P.E.  
Senior Project Manager

DATE: February 24, 2023

RE: Pugliese Multifamily  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 13.2 acres of property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based on the discussion with the Developer, approximately 13.2 of property will be subject to a Map Amendment that will change the land use designation from Suburban to Urban Community.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Suburban Future Land Use Category (FLU), approximately 13.2 acres of property can be developed with up to 79 multi-family residential dwelling units at a density of 6 dwelling units per acre.

The Applicant is proposing a Map Amendment on approximately 13.2 acres of property to change the land use designation from Suburban to Urban Community to permit up to 132 multi-family residential dwelling units at a density of 10 dwelling units per acre. **Table 1** summarizes the residential intensity that could be developed under the existing land use designation and residential intensity under the proposed land use designation.

**Table 1**  
**Land Uses**  
**Pugliese Multifamily CPA**

<b>Existing/ Proposed</b>	<b>Land Use Category</b>	<b>Intensity</b>
Existing	Suburban	79 Multi-Family Dwelling Units,
Proposed	Urban Community	132 Multi-Family Dwelling Units

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11<sup>th</sup> Edition. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation for the without and with the proposed amendment scenarios, respectively. The trip generation equations utilized are attached to this Memorandum for reference.

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

<b>Land Use</b>	<b>Weekday A.M. Peak Hour</b>			<b>Weekday P.M. Peak Hour</b>			<b>Daily (2-way)</b>
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	
Multi-Family Housing Low-Rise (79 Dwelling Units)	11	36	47	34	21	55	582

**Table 3**  
**Trip Generation**  
**Based on Proposed Map Amendment**

<b>Land Use</b>	<b>Weekday A.M. Peak Hour</b>			<b>Weekday P.M. Peak Hour</b>			<b>Daily (2-way)</b>
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	
Multi-Family Housing Low-Rise (132 Dwelling Units)	15	49	64	49	28	77	921

**Table 4** indicates the trip generation change between the proposed and existing land use category (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be increased in the AM and PM peak hour conditions as a result of the proposed amendment.



**Table 4**  
**Trip Generation – Resultant Trip Change (Table 2 vs Table 3)**  
**Pugliese Multifamily CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation	15	49	64	49	28	77	921
Existing Land Use Designation	-11	-36	-47	-34	-21	-55	-582
<b>Resultant Trip Change</b>	<b>+4</b>	<b>+13</b>	<b>+17</b>	<b>+15</b>	<b>+7</b>	<b>+22</b>	<b>+339</b>

**Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

**Short Term Impacts Analysis (2028)**

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan and the 2022-2026 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements in the vicinity of the subject site.



**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2028 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2028 without the proposed amendment and year 2028 with the proposed amendment. Traffic data obtained from the aforementioned FDOT resource is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2028 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek a local Development Order approval.

### **Conclusion**

The proposed Comprehensive Plan Amendment is for a property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - PUGLIESE MULTIFAMILY CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Alico Rd	6LD	Arterial	0	0	3,087	3,171	3,171
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	2,006	2,100	2,100
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

- Denotes the LOS Standard for each roadway segment

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

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



**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**PUGLIESE MULTIFAMILY CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 77 VPH      IN= 49      OUT= 28

ROADWAY	ROADWAY SEGMENT	2045										2045 BACKGROUND PLUS PROJ			
		2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION		
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS	TRAFFIC			PM PROJ	TRAFFIC VOLUMES & LOS	
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS	
US 41	N. of Daniels Pkwy	59,367	125041	59,367	0.090	5,343	0.531	NORTH	2,837	C	10%	5	2,842	C	
	N. of Six Mile Cypress Pkwy	49,304	120037	49,304	0.090	4,437	0.531	NORTH	2,356	C	25%	12	2,368	C	
	N. of Site	63,948	120025	63,948	0.090	5,755	0.531	NORTH	3,056	C	50%	25	3,081	C	
	S. of Site	62,169	120098	62,169	0.090	5,595	0.531	NORTH	2,971	C	50%	25	2,996	C	
	S. of Alico Rd	50,161	120066	50,161	0.090	4,514	0.531	NORTH	2,397	C	30%	15	2,412	C	
Alico Rd	E. of US 41	45,128	124177	45,128	0.090	4,062	0.535	WEST	1,889	C	20%	10	1,899	C	
Gladiolus Dr	W. of US 41	59,546	126046	59,546	0.090	5,359	0.535	EAST	2,867	D	15%	7	2,874	D	
	W. of Summerlin Rd	34,633	126039	34,633	0.090	3,117	0.535	WEST	1,449	C	5%	2	1,451	C	
	W. of Winkler Rd	38,658	126039	38,658	0.090	3,479	0.535	WEST	1,618	C	5%	2	1,620	C	
Summerlin Rd	S. of Gladiolus Dr	46,095	126019	46,095	0.090	4,149	0.535	NORTH	2,220	C	10%	5	2,225	C	
	S. of Winkler Rd	41,924	126019	41,924	0.090	3,773	0.535	NORTH	2,019	C	10%	5	2,024	C	
Six Mile Cypress Pkwy	E. of US 41	31,400	125054	31,400	0.090	2,826	0.526	EAST	1,486	C	10%	5	1,491	C	
	E. of Metro Pkwy	29,968	124387	29,968	0.090	2,697	0.570	EAST	1,537	C	7%	3	1,540	C	
Metro Pkwy	N. of Six Mile Cypress Pkwy	27,160	125055	27,160	0.090	2,444	0.526	SOUTH	1,158	C	3%	1	1,159	C	
Cypress Lake Dr	W. of US 41	43,755	124257	43,755	0.090	3,938	0.535	WEST	1,831	C	5%	2	1,833	C	
Daniels Pkwy	E. of US 41	51,307	126030	51,307	0.090	4,618	0.570	WEST	1,986	C	5%	2	1,988	C	

\* The K-100 and D factors were obtained from Florida Traffic Online resource.

**TABLES 3A & 4A**  
**5-YEAR LOS ANALYSIS**

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
PUGLIESE MULTIFAMILY CPA**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Alico Rd	6LD	Arterial	0	0	3,087	3,171	3,171
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	2,006	2,100	2,100
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

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

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



**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
PUGLIESE MULTIFAMILY CPA**

TOTAL PROJECT TRAFFIC AM = 64 VPH IN = 15 OUT= 49  
TOTAL PROJECT TRAFFIC PM = 77 VPH IN= 49 OUT= 28

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR	2021 ADT	YRS OF GROWTH <sup>1</sup>	ANNUAL RATE	2021 PK HR	2028 PK HR	2028 PK SEASON	PEAK DIRECTION	LOS	V/C	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND			2028 BCKGRND		
																+ AM PROJ VOLUME	LOS	Ratio	+ PM PROJ VOLUME	LOS	Ratio
US 41	N. of Daniels Pkwy	125041	70,500	63,000	15	2.00%	2,598	2,984	C	0.94	10%	5	5	2,989	C	0.94	2,989	C	0.94		
	N. of Six Mile Cypress Pkwy	120037	55,000	52,500	15	2.00%	2,509	2,882	C	0.91	25%	12	12	2,894	C	0.91	2,894	C	0.91		
	N. of Site	120025	69,000	65,500	15	2.00%	3,002	3,448	F	1.09	50%	25	25	3,473	F	1.10	3,473	F	1.10		
	S. of Site	120098	67,500	56,500	15	2.00%	2,576	2,959	C	0.93	50%	25	25	2,984	C	0.94	2,984	C	0.94		
	S. of Alico Rd	120066	50,000	55,000	15	2.00%	2,576	2,959	C	0.93	30%	15	15	2,974	C	0.94	2,974	C	0.94		
Alico Rd	E. of US 41	124177	21,500	25,000	10	2.00%	1,171	1,345	C	0.46	20%	10	10	1,355	C	0.46	1,355	C	0.46		
Gladiolus Dr	W. of US 41	126046	35,331	41,500	13	2.00%	2,227	2,558	C	0.87	15%	7	7	2,565	C	0.87	2,565	C	0.87		
	W. of Summerlin Rd	126039	19,599	23,500	8	2.29%	1,149	1,347	C	0.46	5%	2	2	1,349	C	0.46	1,349	C	0.46		
	W. of Winkler Rd	126039	19,599	23,500	8	2.29%	1,149	1,347	C	0.46	5%	2	2	1,349	C	0.46	1,349	C	0.46		
Summerlin Rd	S. of Gladiolus Dr	126019	30,141	35,000	11	2.00%	1,928	2,215	C	0.70	10%	5	5	2,220	C	0.70	2,220	C	0.70		
	S. of Winkler Rd	126019	30,141	35,000	11	2.00%	1,928	2,215	C	0.70	10%	5	5	2,220	C	0.70	2,220	C	0.70		
Six Mile Cypress Pkwy	E. of US 41	125054	35,500	41,000	15	2.00%	1,941	2,230	F	1.06	10%	5	5	2,234	F	1.06	2,234	F	1.06		
	E. of Metro Pkwy	124387	26,000	32,500	13	2.00%	1,371	1,575	C	0.75	7%	3	3	1,578	C	0.75	1,578	C	0.75		
Metro Pkwy	N. of Six Mile Cypress Pkwy	125055	10,900	24,000	15	5.40%	1,136	1,642	C	0.52	3%	1	1	1,643	C	0.52	1,643	C	0.52		
Cypress Lake Dr	W. of US 41	124257	27,500	27,500	13	2.00%	2,085	2,395	C	0.81	5%	2	2	2,397	C	0.82	2,397	C	0.82		
Daniels Pkwy	E. of US 41	126030	41,252	48,500	13	2.00%	2,288	2,628	C	0.83	5%	2	2	2,631	C	0.83	2,631	C	0.83		

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

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**

c:\input5

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

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

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

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

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

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



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

TABLE 7

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

January 2020

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

**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	55000 C	N	27500	S 27500	9.00	53.10	5.30
2020	43500 C	N	21500	S 22000	9.00	52.80	5.80
2019	52500 C	N	26000	S 26500	9.00	53.30	4.40
2018	50500 C	N	25000	S 25500	9.00	53.30	5.10
2017	49500 C	N	24500	S 25000	9.00	53.20	4.00
2016	50000 C	N	25000	S 25000	9.00	56.20	4.60
2015	48000 C	N	24000	S 24000	9.00	54.50	4.30
2014	43000 C	N	21500	S 21500	9.00	54.60	3.50
2013	41000 C	N	20500	S 20500	9.00	59.70	4.50
2012	41000 C	N	20500	S 20500	9.00	54.30	5.10
2011	43000 C	N	21000	S 22000	9.00	55.00	3.90
2010	42500 C	N	21000	S 21500	10.32	57.60	3.60
2009	42500 C	N	21000	S 21500	10.24	54.47	4.40
2008	46500 C	N	23000	S 23500	10.37	58.94	4.80
2007	53000 F	N	26500	S 26500	10.16	54.76	4.60
2006	50000 C	N	25000	S 25000	10.23	54.38	4.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 ~ LEE

SITE: 0098 - SR 45/US 41, NORTHWEST OF ISLAND PARK ROAD LC434

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	56500 C	N 28000	S 28500	9.00	53.10	5.10
2020	47000 C	N 23500	S 23500	9.00	52.80	6.00
2019	56000 C	N 28000	S 28000	9.00	53.30	4.40
2018	54000 C	N 26500	S 27500	9.00	53.30	5.30
2017	56500 C	N 29000	S 27500	9.00	53.20	3.30
2016	58500 C	N 29000	S 29500	9.00	56.20	3.30
2015	58000 C	N 29000	S 29000	9.00	54.50	3.30
2014	54000 C	N 26500	S 27500	9.00	54.60	3.50
2013	51500 C	N 25500	S 26000	9.00	59.70	4.40
2012	60500 C	N 30000	S 30500	9.00	54.30	4.30
2011	61000 C	N 30500	S 30500	9.00	55.00	4.20
2010	59500 C	N 30000	S 29500	10.32	57.60	4.00
2009	60500 C	N 31000	S 29500	10.24	54.47	3.90
2008	60500 C	N 31500	S 29000	10.37	58.94	4.40
2007	67000 C	N 34000	S 33000	10.16	54.76	4.80
2006	67500 C	N 34500	S 33000	10.23	54.38	6.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0025 - SR45/US41, S OF GLADIOLUS/SR 865/6-MI TURNOUT LC435

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2021	65500	C	N	32500	S	33000	9.00	53.10	4.70
2020	50000	C	N	25000	S	25000	9.00	52.80	5.50
2019	62500	C	N	31500	S	31000	9.00	53.30	4.30
2018	59500	F	N	29500	S	30000	9.00	53.30	4.20
2017	59500	C	N	29500	S	30000	9.00	53.20	4.20
2016	65500	C	N	33000	S	32500	9.00	56.20	4.50
2015	60500	C	N	30500	S	30000	9.00	54.50	4.70
2014	57500	F	N	29000	S	28500	9.00	54.60	4.00
2013	57500	C	N	29000	S	28500	9.00	59.70	4.00
2012	70000	C	N	35500	S	34500	9.00	54.30	4.00
2011	72000	C	N	36500	S	35500	9.00	55.00	3.90
2010	70500	C	N	35000	S	35500	10.32	57.60	4.10
2009	68500	C	N	34500	S	34000	10.24	54.47	4.60
2008	73000	C	N	36500	S	36500	10.37	58.94	5.30
2007	71500	C	N	36500	S	35000	10.16	54.76	3.70
2006	69000	C	N	35500	S	33500	10.23	54.38	3.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
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\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0037 - SR45/US41, N OF SR865/6-MI CYPRESS PKWY/CR865 LC418

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	52500 C	N 26500	S 26000	9.00	53.10	3.90
2020	43500 C	N 22000	S 21500	9.00	52.80	4.40
2019	52500 C	N 26500	S 26000	9.00	53.30	3.70
2018	50500 C	N 25000	S 25500	9.00	53.30	4.00
2017	48500 C	N 24000	S 24500	9.00	53.20	4.10
2016	55500 C	N 27500	S 28000	9.00	56.20	3.90
2015	54000 C	N 26500	S 27500	9.00	54.50	4.00
2014	54000 C	N 26500	S 27500	9.00	54.60	4.30
2013	50000 C	N 25000	S 25000	9.00	59.70	3.40
2012	55000 C	N 28000	S 27000	9.00	54.30	3.10
2011	55000 C	N 27500	S 27500	9.00	55.00	3.00
2010	54000 C	N 27000	S 27000	10.32	57.60	3.10
2009	53000 C	N 26500	S 26500	10.24	54.47	3.90
2008	55000 C	N 27500	S 27500	10.37	58.94	3.70
2007	57000 C	N 29000	S 28000	10.16	54.76	3.10
2006	55000 C	N 28000	S 27000	10.23	54.38	3.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5041 - SR45/US41, N OF CYPRESS LAKE DR/DANIELS PKWY LC426

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	63000 C	N 31500	S 31500	9.00	53.10	2.70
2020	57000 C	N 28500	S 28500	9.00	52.80	3.70
2019	61500 C	N 32000	S 29500	9.00	53.30	3.50
2018	62500 C	N 30500	S 32000	9.00	53.30	3.80
2017	68000 C	N 34500	S 33500	9.00	53.20	3.50
2016	58000 C	N 28000	S 30000	9.00	56.20	3.50
2015	63500 C	N 31500	S 32000	9.00	54.50	3.50
2014	67000 C	N 33000	S 34000	9.00	54.60	2.90
2013	65000 C	N 31500	S 33500	9.00	59.70	3.10
2012	67000 C	N 34000	S 33000	9.00	54.30	3.10
2011	64500 C	N 31500	S 33000	9.00	55.00	3.00
2010	65000 C	N 31500	S 33500	10.32	57.60	2.40
2009	66000 C	N 32500	S 33500	10.24	54.47	2.50
2008	56500 C	N 28000	S 28500	10.37	58.94	3.10
2007	67000 C	N 33500	S 33500	10.16	54.76	3.30
2006	70500 C	N 34500	S 36000	10.23	54.38	3.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4177 - ALICO ROAD, EAST OF S.R. 45 / U.S. 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	25000 T	E 13000	W 12000	9.00	53.50	5.10
2020	24000 S	E 12500	W 11500	9.00	53.80	9.60
2019	24000 F	E 12500	W 11500	9.00	54.90	9.60
2018	23000 C	E 12000	W 11000	9.00	55.20	9.60
2017	22500 T	E 11500	W 11000	9.00	54.90	4.40
2016	21500 S	E 11000	W 10500	9.00	54.80	8.30
2015	20500 F	E 10500	W 10000	9.00	55.50	8.30
2014	19700 C	E 10000	W 9700	9.00	55.20	8.30
2013	21500 S	E 10500	W 11000	9.00	55.00	4.00
2012	21500 F	E 10500	W 11000	9.00	55.30	4.20
2011	21500 C	E 10500	W 11000	9.00	55.20	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6046 - GLADIOLUS DR, W OF SR 45/US 41, PTMS 2046, LCPR 46

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	41500 T	0	0	9.00	53.50	4.20
2020	41000 S	0	0	9.00	53.40	3.40
2019	42000 F	0	0	9.00	53.80	3.70
2018	41365 C	0	0	9.00	56.80	4.10
2017	41500 F	0	0	9.00	56.80	4.00
2016	42094 C	E 23728	W 18366	9.00	56.80	2.80
2015	40184 C	E 22830	W 17354	9.00	57.20	2.90
2014	38568 C	E 21879	W 16689	9.00	57.00	2.30
2013	37516 C	E 21240	W 16276	9.00	57.60	4.00
2012	35633 C	E 19908	W 15725	9.00	52.60	3.50
2011	39432 C	E 21173	W 18259	9.00	52.60	3.20
2010	39139 C	E 20396	W 18743	9.97	52.58	2.40
2009	35852 C	E 19866	W 15986	10.19	55.36	2.70
2008	35331 C	E 19603	W 15728	10.12	54.30	5.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6039 - GLADIOLUS DR, W OF BASS RD, PTMS 2039, LCPR 39

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	23500 T	0	0	9.00	53.50	4.20
2020	23000 S	0	0	9.00	59.30	3.40
2019	23500 F	0	0	9.00	59.60	3.70
2018	22612 C	0	0	9.00	53.30	4.10
2017	22000 X	0	0	9.00	59.80	4.00
2016	21500 E	0	0	9.00	55.70	2.80
2015	20500 E	0	0	9.00	52.80	2.90
2014	19900 F			9.00	52.80	3.70
2013	19599 C	E 9739	W 9860	9.00	52.80	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6019 - SUMMERLIN RD, 1200' E OF PINE RIDGE RD, PTMS 2019, LCPR 19

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	35000 T	0	0	9.00	53.50	4.50
2020	34500 S	0	0	9.00	53.40	4.30
2019	35500 F	0	0	9.00	53.80	4.10
2018	35033 C	0	0	9.00	53.30	4.80
2017	34000 F	0	0	9.00	55.20	4.70
2016	34034 C	E 16959	W 17075	9.00	55.70	4.60
2015	33656 C	E 16730	W 16926	9.00	52.30	4.70
2014	33571 C	E 16729	W 16842	9.00	52.30	4.30
2013	31791 C	E 15974	W 15817	9.00	52.30	4.30
2012	25766 C	E 12481	W 13285	9.00	52.00	3.50
2011	30026 C	E 14826	W 15200	9.00	51.90	4.60
2010	30141 C	E 14934	W 15207	11.54	51.89	3.10

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5054 - SR 865/6-MILE CYPRESS PKWY, EAST OF US 41 LC386

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	41000 C	E 20000	W 21000	9.00	52.60	6.70
2020	32500 C	E 15500	W 17000	9.00	51.70	6.60
2019	38000 C	E 18500	W 19500	9.00	52.00	5.10
2018	36500 C	E 18000	W 18500	9.00	52.30	7.00
2017	36500 C	E 18000	W 18500	9.00	53.20	6.40
2016	36500 C	E 18500	W 18000	9.00	57.90	5.30
2015	35500 C	E 18000	W 17500	9.00	58.40	5.00
2014	33000 F	E 16500	W 16500	9.00	56.40	5.20
2013	31000 C	E 15500	W 15500	9.00	64.00	5.20
2012	33000 C	E 16500	W 16500	9.00	63.40	7.30
2011	32000 F	E 16000	W 16000	9.00	62.50	5.70
2010	33000 C	E 16500	W 16500	11.16	63.35	5.70
2009	29500 C	E 14500	W 15000	11.00	63.18	4.60
2008	35500 C	E 18000	W 17500	11.56	68.04	8.60
2007	34000 C	E 17000	W 17000	9.62	58.02	8.60
2006	35500 C	E 18000	W 17500	8.81	55.95	8.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4387 - SIX MILE CYPRESS/CR 865, E OF METRO PKWY/SR 739 LC 387

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	32500 S	E 16000	W 16500	9.00	57.00	5.10
2020	32500 F	E 16000	W 16500	9.00	52.80	5.10
2019	33500 C	E 16500	W 17000	9.00	53.30	5.10
2018	34000 C	E 17000	W 17000	9.00	53.30	5.00
2017	34500 C	E 17500	W 17000	9.00	53.20	5.00
2016	33000 S	E 16500	W 16500	9.00	56.10	6.10
2015	32000 F	E 16000	W 16000	9.00	52.00	6.10
2014	30000 C	E 15000	W 15000	9.00	52.30	6.10
2013	26500 S	E 13500	W 13000	9.00	55.70	6.80
2012	26500 F	E 13500	W 13000	9.00	52.10	6.80
2011	27500 C	E 14000	W 13500	9.00	51.60	6.80
2010	26000 S	E 13500	W 12500	10.36	54.31	4.40
2009	26000 F	E 13500	W 12500	9.94	54.56	4.40
2008	26000 C	E 13500	W 12500	10.07	55.20	4.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5055 - SR739/METRO PKWY, N OF SR865/6-MI CYPRESS PKW LC337

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	24000 C	N	12000	S 12000	9.00	52.60	7.50
2020	21000 C	N	10500	S 10500	9.00	51.70	5.10
2019	24000 C	N	12500	S 11500	9.00	52.00	5.90
2018	23500 C	N	12000	S 11500	9.00	52.30	6.40
2017	23500 C	N	12000	S 11500	9.00	53.20	6.20
2016	23000 C	N	11500	S 11500	9.00	57.90	6.20
2015	21500 C	N	11000	S 10500	9.00	58.40	6.20
2014	21000 C	N	10500	S 10500	9.00	56.40	5.20
2013	29000 C	N	15000	S 14000	9.00	64.00	5.50
2012	24000 C	N	12000	S 12000	9.00	63.40	4.30
2011	8300 F	N	3700	S 4600	9.00	62.50	7.00
2010	8500 C	N	3800	S 4700	11.16	63.35	7.00
2009	9100 F	N	4200	S 4900	11.00	63.18	7.80
2008	9100 C	N	4200	S 4900	11.56	68.04	7.80
2007	8700 C	N	4100	S 4600	9.62	58.02	8.90
2006	10900 C	N	5000	S 5900	8.81	55.95	8.30

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4257 - CYPRESS LAKE DR, EAST OF SOUTH POINTE BLVD LC 257

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	27500 X	0	0	9.00	53.50	2.80
2020	26000 E	0	0	9.00	54.00	2.80
2019	26000 C	E 0	W 0	9.00	56.00	2.80
2018	23500 C	E 11000	W 12500	9.00	53.30	3.00
2017	28500 T			9.00	55.40	7.40
2016	27500 S	E 13000	W 14500	9.00	55.70	2.50
2015	26500 F	E 12500	W 14000	9.00	55.00	2.50
2014	25500 C	E 12000	W 13500	9.00	55.40	2.50
2013	27500 S	E 13500	W 14000	9.00	55.30	2.40
2012	27500 F	E 13500	W 14000	9.00	55.40	2.40
2011	28000 C	E 13500	W 14500	9.00	54.40	2.40
2010	27500 S	E 13500	W 14000	10.68	53.94	2.80
2009	27500 F	E 13500	W 14000	10.43	55.23	2.80
2008	27500 C	E 13500	W 14000	10.78	55.36	2.80

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6030 - DANIELS PKWY, 100? FT E OF PONDEROSA WY, PTMS 2030, LCPR 30

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	48500 T	0	0	9.00	57.00	7.70
2020	47500 S	0	0	9.00	52.80	4.80
2019	49500 F	0	0	9.00	53.30	3.40
2018	49596 C	0	0	9.00	53.30	3.40
2017	50500 F	0	0	9.00	52.00	4.30
2016	48893 C	E 24096	W 24797	9.00	52.00	4.90
2015	47979 C	E 23545	W 24434	9.00	52.00	5.20
2014	46931 C	E 23035	W 23896	9.00	52.30	3.00
2013	45780 C	E 22521	W 23259	9.00	51.70	4.20
2012	40796 C	E 18683	W 22113	9.00	51.70	3.90
2011	43054 C	E 21269	W 21785	9.00	51.60	3.10
2010	43618 C	E 21560	W 22058	10.20	51.56	3.40
2009	44040 C	E 21818	W 22222	9.83	53.02	4.30
2008	41252 C	E 20499	W 20753	9.63	52.53	2.80

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

**LEE COUNTY PUBLIC FACILITIES  
LEVEL OF SERVICE AND  
CONCURRENCY REPORT**



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

Table 21 b) 1 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)																
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes		
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C			
		FROM	TO													
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	Shadow Lakes		
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28			
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37			
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.60			
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66			
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	Alico Business Park Three Oaks Regional Center		
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52			
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48			
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86			
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48			
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*		
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20			
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	162	0.19	old count old count projection(2009)		
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14			
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	564	0.32	C	822	0.46			
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99			
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87		2,152	1.02			
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	State	4LD	D	2,100	C	1,222	0.58	C	1,441	0.69			
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	State	2LN	D	924	C	741	0.80		941	1.02			
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80		941	1.02			
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,763	0.88			
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,430	0.72			
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	P. Art	6LD	E	3,000	A	1,123	0.37	A	1,215	0.41			
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	Controlled xs	4LD	E	1,980	A	980	0.49	A	1,030	0.52			
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	Maj. Col	2LN	E	860	C	340	0.40	C	565	0.66			
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	P. Art	4LD	E	1,900	C	736	0.39	C	774	0.41	Constrained In City Plan *		
02500	BONITA BEACH RD	VANDERBILT DR	US 41	P. Art	4LD	E	1,900	C	1,433	0.75	C	1,506	0.79			
02600	BONITA BEACH RD	US 41	OLD 41	P. Art	4LD	E	1,860	C	1,427	0.77	C	1,500	0.81	Constrained, old count projection(2010)		
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	P. Art	6LD	E	2,800	C	1,908	0.68	C	2,005	0.72			
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	P. Art	6LD	E	2,800	C	2,091	0.75	C	2,197	0.78	Constrained In City Plan(2010)		
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33			
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan		
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	Maj. Col	2LN	E	860	D	692	0.80	E	782	0.91			
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	old count projection(2009)		
03300	BRANTLEY RD	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	287	0.33	C	302	0.35			
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	Maj. Col	2LN	E	860	C	158	0.18	C	166	0.19			
03500	BROADWAY RD (ALVA)	SR 90	North RIVER RD	Maj. Col	2LN	E	860	C	280	0.33	C	294	0.34	old count projection(2009)		
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	P. Art	2LN	E	990	D	491	0.50	D	516	0.52			
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	P. Art	2LN	E	990	C	395	0.40	C	415	0.42			
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	P. Art	2LN	E	990	D	644	0.65		1,057	1.07	Buckingham 345 & Portico		
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29			
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55			
04200	BUS 41 (N TAMAMI TR, (CITY LIMITS (N END EDISON BRG)		PONDELLA RD	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66			
04300	BUS 41 (N TAMAMI TR, (PONDELLA RD		SR 78	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66			
04400	BUS 41 (N TAMAMI TR, (SR 78		LITTLETON RD	State	4LD	D	2,100	C	994	0.47	C	1,245	0.59			
04500	BUS 41 (N TAMAMI TR, (LITTLETON RD		US 41	State	4LD	D	2,100	C	596	0.28	C	796	0.38			
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81			
04700	CAPTIVA DR	BUND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)		

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

Table 21 b) 2 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO											
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained Escero maintains to east *
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	P. Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P. Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	D	3,049	1.07	D	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	E	860	C	22	0.03	C	226	0.26	old count, added VA clinic(2009)
06600	CORUSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORUSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	D	2,129	1.12	D	2,368	1.25	Escero Crossing
06800	CORUSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORUSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,398	0.71	
07000	CORUSCREW RD	ALICO RD	COUNTY LINE	P. Art	2LN	E	1,140	C	464	0.41	D	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	360	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	P. Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	D	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	D	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	D	2,163	1.00	D	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	D	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M. Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M. Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M. Art	2LN	E	671	D	716	1.07	D	779	1.16	Constrained, old count(2010)
00007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Maintd

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

Table 21 b) 3 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	M. Art	4LD	E	2,000	B	629	0.31	B	661	0.33	*
10200	EVERGREEN RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	100	0.12	C	116	0.13	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	Maj. Col	2LN	E	860	C	340	0.40	C	358	0.42	
10400	FOWLER ST	US 41	N AIRPORT RD	P. Art	6LD	E	2,300	D	1,308	0.57	D	1,375	0.60	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	P. Art	6LD	E	2,300	D	1,565	0.68	D	1,644	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	Maj. Col	2LN	E	860	C	231	0.27	C	258	0.30	Constrained*
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	M. Art	2LN	E	860	C	505	0.59	C	531	0.62	Old Count
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	M. Art	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	P. Art	4LD	E	1,840	C	528	0.29	C	555	0.30	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	P. Art	4LD	E	1,840	C	1,149	0.62	C	1,284	0.70	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	P. Art	6LD	E	2,780	C	1,149	0.41	C	1,208	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	P. Art	6LD	E	2,780	B	1,149	0.41	B	1,208	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,780	C	2,227	0.80	C	2,340	0.84	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	Min. Col	2LN	E	860	C	72	0.08	C	76	0.09	*
11500	GUNNERY RD	SR 82	LEE BLVD	P. Art	4LD	E	1,920	B	1,427	0.74	B	1,522	0.79	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	P. Art	2LN	E	1,020	C	777	0.76	C	912	0.89	
11700	HANCOCK BRIDGE PKWY DEL PRADO BLVD		NE 24TH AVE	P. Art	4LD	E	1,880	B	1,082	0.58	B	1,138	0.61	
11800	HANCOCK BRIDGE PKWY NE 24TH AVE		ORANGE GROVE BLVD	P. Art	4LD	E	1,880	B	1,362	0.72	B	1,432	0.76	
11900	HANCOCK BRIDGE PKWY ORANGE GROVE BLVD		MOODY RD	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12000	HANCOCK BRIDGE PKWY MOODY RD		US 41	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12100	HART RD	SR 78	TUCKER LANE	Min. Col	2LN	E	860	C	337	0.39	C	354	0.41	*
12200	HICKORY BLVD	BONITA BEACH RD	MCLAUGHLIN BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12300	HICKORY BLVD	MCLAUGHLIN BLVD	MELODY LANE	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	M. Art	4LN	E	1,960	C	517	0.26	C	687	0.35	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	M. Art	4LN	E	1,960	D	1,249	0.64	D	1,345	0.69	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	State	6LF	D	5,620	D	5,608	1.00	D	6,308	1.16	
31900	I-75	CORKSCREW RD	ALICO RD	State	6LF	D	5,620	E	5,816	1.03	E	6,656	1.18	State Performance Standard is D
32000	I-75	ALICO RD	DANIELS PKWY	State	6LF	D	5,620	E	6,038	0.91	E	6,636	1.00	State Performance Standard is D
32100	I-75	DANIELS PKWY	COLONIAL BLVD	State	6LF	D	5,620	D	5,063	0.90	E	5,849	1.04	State Performance Standard is D
32300	I-75	MLLK(SR 82)	LUCKETT RD	State	6LF	D	5,620	D	5,297	0.94	E	5,947	1.06	State Performance Standard is D
32400	I-75	LUCKETT RD	SR 80	State	6LF	D	5,620	C	5,063	0.76	C	5,627	0.85	
32500	I-75	SR 80	SR 78	State	6LF	D	5,620	B	3,557	0.54	B	3,993	0.60	
32600	I-75	SR 78	COUNTY LINE	State	6LF	C	4,670	B	3,241	0.69	C	3,572	0.76	
	I-75	COLONIAL BLVD	MLLK(SR 82)	State	6LF	D	5,620	C	4,788	0.85	D	4,936	0.88	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	Maj. Col	2LN	E	860	C	201	0.23	C	212	0.25	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	State	6LD	D	3,171	C	1,892	0.60	C	2,444	0.77	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	State	6LD	D	3,171	C	1,362	0.43	C	1,779	0.56	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	State	6LD	D	4,920	B	1,326	0.27	B	1,619	0.33	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	State	4LD	D	3,280	B	750	0.23	B	926	0.28	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	State	4LD	D	3,280	B	707	0.22	B	871	0.27	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	P. Art	4LD	E	1,920	B	1,080	0.56	B	1,135	0.59	
13550	IMPERIAL PKWY	ETERRY ST	COCONUT RD	Controlled xs	4LD	E	1,920	B	730	0.38	B	767	0.40	
13600	IONA RD	DAVIS RD	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	384	0.45	C	453	0.54	*
13700	ISLAND PARK RD	PARK RD	US 41	Maj. Col	2LN	E	860	C	79	0.09	C	210	0.24	
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	P. Art	4LN	E	2,120	B	614	0.29	B	824	0.39	Joel Blvd CPD

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County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO											
13900	JOEL BLVD	18TH ST	SR 80	P. Art	2LN	E	1,010	C	482	0.48	D	506	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	Min. Col	2LN	E	860	C	62	0.07	C	72	0.38	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	ICONA RD	Maj. Col	2LN	E	860	C	256	0.30	C	269	0.31	*
14200	KELLY RD	MCGREGOR BLVD	SAN CARLOS BLVD	Maj. Col	2LN	E	860	C	264	0.31	C	277	0.32	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	E	860	C	106	0.12	C	120	0.14	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	Maj. Col	2LN	E	860	C	384	0.45	C	404	0.47	
14600	LEE BLVD	SR 82	ALVIN AVE	P. Art	6LD	E	2,840	B	2,084	0.73	B	2,190	0.77	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	B	1,957	0.69	B	2,136	0.75	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	B	2,093	0.74	B	2,200	0.77	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	B	898	0.45	B	943	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	P. Art	2LN	E	1,020	C	898	0.88	C	943	0.92	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	544	0.63	D	614	0.71	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	B	832	0.46	B	867	0.48	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	M. Art	2LN	E	860	D	763	0.89	D	819	0.95	
15300	LITTLETON RD	CORBETT RD	US 41	Maj. Col	2LN	E	860	C	528	0.61	C	555	0.65	
15400	LITTLETON RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	437	0.51	C	459	0.53	
15500	LUCKETT RD	ORTIZ AVE	I-75	M. Art	2LN	E	880	B	317	0.36	B	392	0.45	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	Maj. Col	2LN	E	860	B	285	0.33	C	299	0.35	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	Min. Col	2LN	E	860	C	77	0.09	C	89	0.10	old count projection
15800	MCGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	P. Art	4LD	E	1,960	B	1,173	0.60	B	1,233	0.63	
15900	MCGREGOR BLVD	HARBOR DR	SUMMERLIN RD	P. Art	4LD	E	1,960	B	1,180	0.60	B	1,240	0.63	
16000	MCGREGOR BLVD	SUMMERLIN RD	KELLY RD	M. Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
16100	MCGREGOR BLVD	KELLY RD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
16200	MCGREGOR BLVD (SR 86; OLD MCGREGOR / GLADIOLUS DR	KONA LOOP RD		State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16300	MCGREGOR BLVD (SR 86; KONA LOOP RD	PINE RIDGE RD		State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16400	MCGREGOR BLVD (SR 86; PINE RIDGE RD	CYPRESS LAKE DR		State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16500	MCGREGOR BLVD (SR 86; CYPRESS LAKE DR	COLLEGE PKWY		State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	MCGREGOR BLVD (SR 86; COLLEGE PKWY	WINKLER RD		State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	MCGREGOR BLVD (SR 86; WINKLER RD	TANGLEWOOD BLVD		State	2LN	D	970	1,039	1.07		1,143	1.18	Constrained	
16800	MCGREGOR BLVD (SR 86; TANGLEWOOD BLVD	COLONIAL BLVD		State	2LN	D	970	1,039	1.07		1,143	1.18	Constrained	
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	1,136	0.36	C	1,492	0.47	
17000	METRO PKWY (SR 739)	DANIELS PKWY		State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
17100	METRO PKWY (SR 739)	CRYSTAL DR		State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
17200	METRO PKWY (SR 739)	DANLEY DR		State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
	MICHAEL RIPPE PKWY	US41		State	6LD	D	3,171	C	1,397	0.44	C	1,875	0.59	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	Maj. Col	2LN	E	860	C	168	0.20	C	176	0.20	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	168	0.20	C	181	0.21	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	2LN	E	860	C	182	0.21	C	206	0.24	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	Min. Col	2LN	E	860	C	69	0.08	C	72	0.08	
18000	NALLE RD	SR 78	NALLE GRADE RD	Min. Col	2LN	E	860	C	128	0.15	C	147	0.17	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	C	130	0.15	C	137	0.16	*
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	M. Art	2LN	E	1,140	A	145	0.13	B	264	0.23	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	145	0.13	B	286	0.25	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M. Art	2LN	E	1,140	A	100	0.09	A	133	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	Min. Col	2LN	E	860	C	82	0.10	C	95	0.11	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min. Col	2LN	E	860	C	393	0.46	C	488	0.57	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	4LN	E	1,790	C	528	0.29	C	555	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	502	0.50	

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County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	511	0.51	
19500	ORACLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8) PROSPECT AVE		ORTIZ AVE	State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8) ORTIZ AVE		I-75	State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8) I-75		SR 31	State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8) SR 31		BUCKINGHAM RD	State	4LD	D	2,100	D	2,043	0.97		2,495	1.19	
20300	PALM BEACH BLVD (SR 8) BUCKINGHAM RD		WERNER DR	State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8) WERNER DR		JOEL BLVD	State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8) JOEL BLVD		HENDRY CO. LINE	State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	143	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	C	2,171	1.03	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	257	0.31	C	359	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	DOLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	DOLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.33	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.78	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stonybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	DOLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.05	C	52	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 8) MANTANZAS PASS BL		MAIN ST	State	2LD	D	970		1,051	1.08		1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 8) MAIN ST		SUMMERLIN RD	State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 8) SUMMERLIN RD		KELLY RD	State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 8) KELLY RD		GLADIOLUS DR	State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,087	0.91	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,051	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	State	4LD	D	2,100	C	1,941	0.92		2,243	1.07	
24000	SLATER RD	SR 78	NALLE GRADE RD	M. Art	2LN	E	1,010	C	376	0.37	C	395	0.39	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	Maj. Col	2LD	E	910	D	602	0.66	D	633	0.70	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	State	2LN	D	970	C	763	0.79		989	1.02	PD&E/SEIR Study

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County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

Table 21 b) 6 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)															
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes	
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C		
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	State	2LN	C	820	C	655	0.80	B	889	0.40	Future Capacity 2210 (for V/C as well)	
24400	STALEY RD	TICE	ORANGE RIVER BLVD	Maj. Col	2LN	E	860	C	197	0.23	C	207	0.24		*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	M. Art	2LN	E	1,060	B	315	0.30	C	445	0.42		Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	M. Art	2LN	E	1,060	B	315	0.30	C	448	0.42		Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	M. Art	2LN	E	1,060	D	730	0.69	E	831	0.78	Constrained	
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	M. Art	2LN	E	1,060	D	730	0.69	E	827	0.78		
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,158	0.72	Unincorporated Lee county	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	Controlled xs	4LD	E	1,900	C	1,530	0.81	C	1,631	0.86	Unincorporated Lee county	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	Controlled xs	6LD	E	2,880	B	1,808	0.63	B	1,900	0.66	Unincorporated Lee county	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66		
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66		
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	42	0.05	C	53	0.06	Old Count	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*	
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*	
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	P. Art	2LN	E	1,010	D	651	0.64	D	684	0.68	*	
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	Maj. Col	2LN	E	860	D	602	0.70	D	633	0.74		
26500	THREE OAKS PKWY	COCOWUT RD	ESTERO PKWY	P. Art	4LD	E	1,940	B	1,560	0.80	B	1,743	0.90		
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	P. Art	4LD	E	1,940	B	707	0.36	B	816	0.42		
26700	THREE OAKS PKWY	SAN CARLOS BLVD	AUCO RD	P. Art	4LD	E	1,940	B	707	0.36	B	743	0.38		
26800	TICE ST	SR 80	ORTIZ AVE	Maj. Col	2LN	E	860	C	199	0.23	C	209	0.24		
26900	TICE ST	ORTIZ AVE	STALEY RD	Maj. Col	2LN	E	860	C	207	0.24	C	243	0.28	Elementry U	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	Controlled xs	4LD	E	1,980	A	1,050	0.53	A	1,288	0.65	Harley Davidson	
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42		
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42		
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	State	6LD	D	3,171	C	2,588	0.82	C	2,904	0.92	SR 739 6 in DES & ROW Progrmd	
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH RD	State	6LD	D	3,171	C	2,588	0.82	C	2,904	0.92	SR 739 6 in DES & ROW Progrmd	
30700	US 41 (CLEVELAND AVE)	SOUTH RD	BOY SCOUT RD	State	6LD	D	3,171	C	2,588	0.82	C	2,904	0.92	SR 739 6 in DES & ROW Progrmd	
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	State	6LD	D	3,171	C	2,588	0.82	C	2,904	0.92	SR 739 6 in DES & ROW Progrmd	
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	State	6LD	D	3,171	C	2,418	0.76	C	2,704	0.85		
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	State	4LD	D	2,100	C	1,996	0.95		2,240	1.07		
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	State	4LD	D	2,100	C	1,996	0.95		2,240	1.07		
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	State	4LD	D	2,100	C	1,996	0.95		2,240	1.07		
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	State	4LD	D	2,100	C	1,962	0.65	C	1,523	0.73		
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	State	4LD	D	2,100	C	1,362	0.65	C	1,523	0.73		
31400	US 41 (N TAMIAAMI TR)	LITTLETON RD	BUS 41	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60		
31500	US 41 (N TAMIAAMI TR)	BUS 41	DEL PRADO BLVD	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60		
31600	US 41 (N TAMIAAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	State	4LD	D	2,100	C	1,577	0.75	C	1,885	0.90		
29800	US 41 (S TAMIAAMI TR)	OLD 41	CORKSCREW RD	State	6LD	D	3,171	C	2,342	0.74	C	2,615	0.82		
29900	US 41 (S TAMIAAMI TR)	CORKSCREW RD	SANIBEL BLVD	State	6LD	D	3,171	C	2,294	0.72	C	2,767	0.87		
30000	US 41 (S TAMIAAMI TR)	SANIBEL BLVD	AUCO RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95		
30100	US 41 (S TAMIAAMI TR)	AUCO RD	ISLAND PARK RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95		
30200	US 41 (S TAMIAAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	State	6LD	D	3,171	C	3,002	0.95		3,356	1.06		

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Aterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County



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

Table 21 b) 7 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
30300	US 41 (S TAMPAH TR)	BRIARCLIFF RD	SIX MILE PKWY	State	BLD	D	3,171	C	3,002	0.95		3,356	1.06	
30400	US 41 (S TAMPAH TR)	SIX MILE PKWY	DANIELS PKWY	State	BLD	D	3,171	C	2,509	0.79	C	2,807	0.89	
27200	VETERANS MEM. PKWY	SR 78	CHUQUITA	Controlled xs	4LD	D	2,040	A	1,000	0.49	A	1,051	0.52	
27300	VETERANS MEM. PKWY	CHUQUITA	SKYLINE	Xprswy	4LD	D	2,040	A	1,195	0.59	A	1,256	0.62	
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	Xprswy	BLD	D	3,080	A	2,103	0.68	B	2,210	0.72	*
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	Xprswy	BLD	D	3,080	B	2,968	0.96		3,119	1.01	
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	Xprswy	BLD	D	3,080	B	2,772	0.90	B	2,913	0.95	
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	MCGREGOR BLVD	Xprswy	4LB	D	4,000	D	2,964	0.74	D	3,115	0.78	
29100	W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	Maj. Col	2LN	E	860	C	230	0.27	C	241	0.28	*
29200	W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	Maj. Col	2LN	E	860	C	76	0.09	C	168	0.20	old count projection(2010)
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	92	0.11	C	104	0.12	old count projection(2010)
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	Maj. Col	2LN	E	860	C	43	0.05	C	54	0.06	old count projection(2010)
29000	W. 6TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	181	0.21	C	190	0.22	
26400	W23RD ST	GUNNERY RD	SUNSHINE BLVD	M. Art	2LN	E	860	D	763	0.89	D	802	0.93	
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	M. Art	2LN	E	860	D	567	0.66	D	623	0.72	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28000	WHISKEY CREEK DR	SAUTERN DR	MCGREGOR BLVD	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	Maj. Col	2LN	E	860	D	747	0.87	D	785	0.91	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	Maj. Col	2LN	E	860	C	461	0.54	C	557	0.62	old count(2010)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	M. Art	4LD	E	1,520	C	276	0.18	C	290	0.19	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	M. Art	2LN	E	880	B	593	0.67	B	625	0.71	Year 2010 data
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	M. Art	2LN	E	880	B	418	0.48	B	439	0.50	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	M. Art	4LD	E	1,780	D	746	0.42	D	784	0.44	
28800	WINKLER RD	COLLEGE PKWY	MCGREGOR BLVD	M. Art	2LN	E	800	B	350	0.44	B	395	0.49	old count projection(Year 2010)
28900	WOODLAND BLVD	US 41	AUSTIN ST	Maj. Col	2LN	E	860	C	266	0.31	C	300	0.35	old count projection(2010)

\* Previous Year Data

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

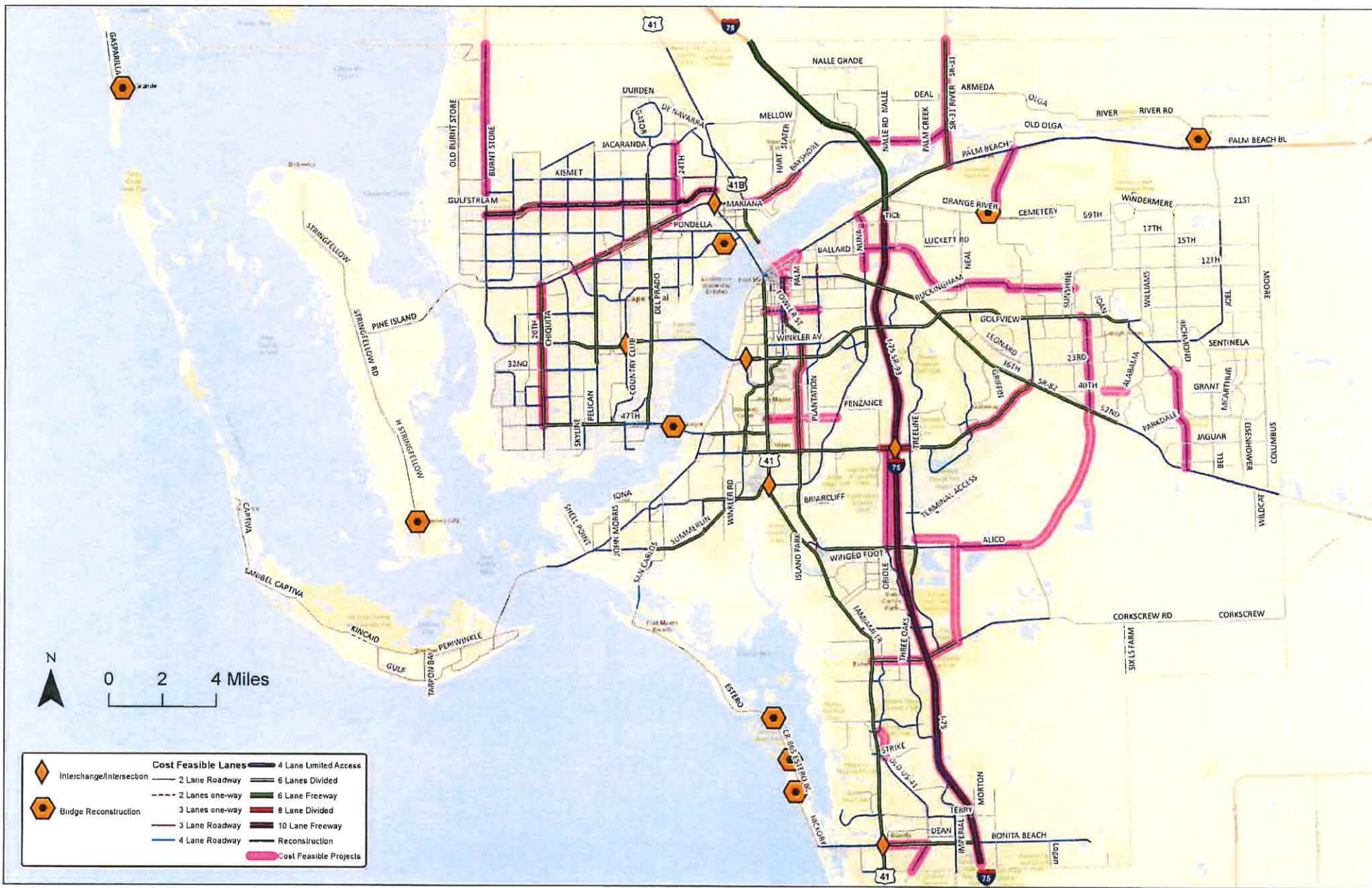
County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

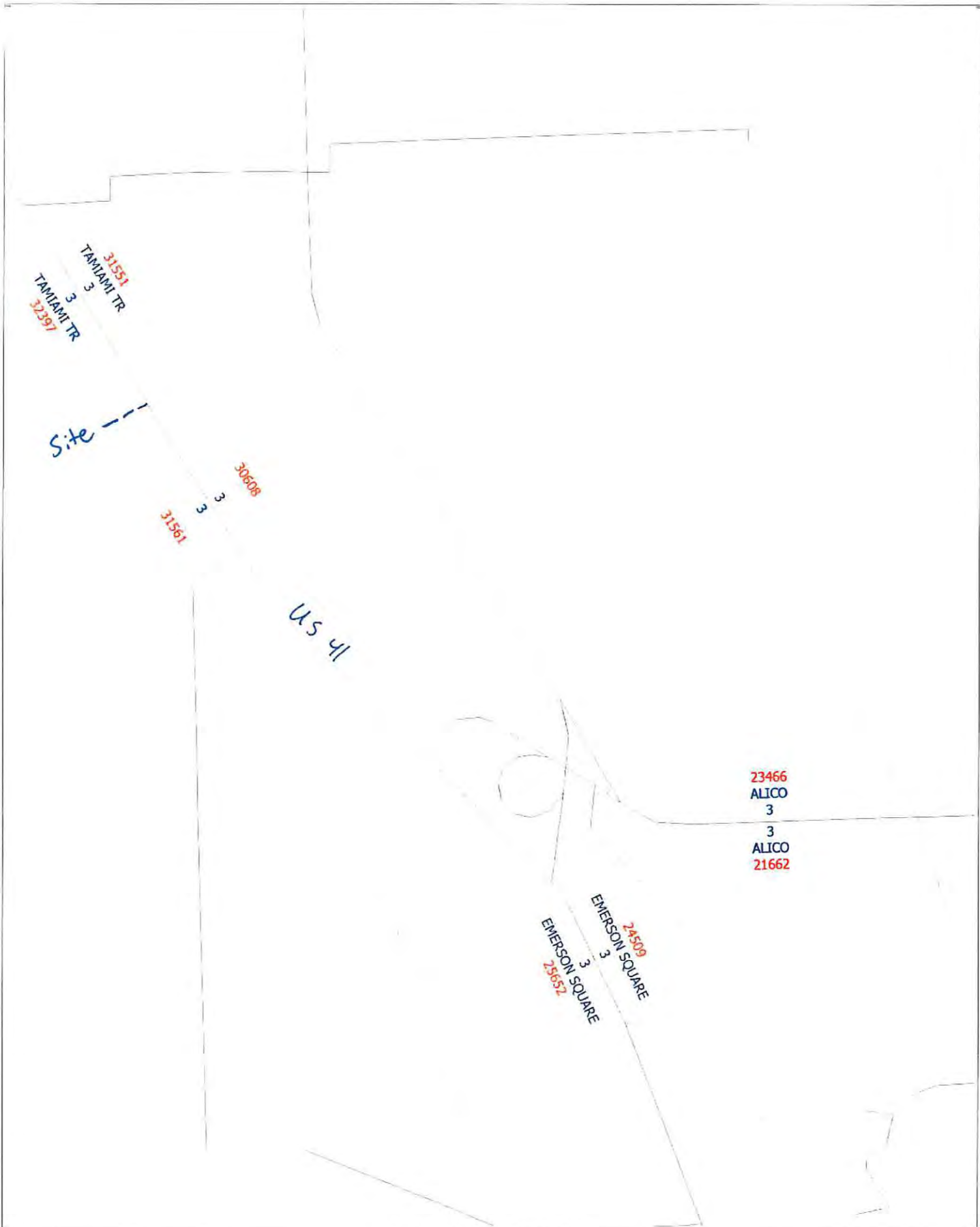
County-Maintained Arterial Roadway - Incorporated Lee County

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





## **2045 E+C NETWORK VOLUMES**



2045 AADT VOLUMES

24531  
3  
3  
24773

US 41

15828  
SR-865 6-MILE CYPRESS P  
2  
2  
SR-865 6-MILE CYPRESS P  
15572

29822  
GLADIOLUS DR  
3  
3  
GLADIOLUS DR  
29724

2045 AADT VOLUMES





Michael G. Rippe Pkwy

METRO PKWY  
3  
13710  
3  
13450

Six Mile Cypress Pkwy  $\frac{2}{2}$   
14679  
15289

2045 AADT VOLUMES

US-41 SR-45  
29354  
3  
US-41 SR-45  
30013

SR-45 CYPRESS LAKE DR  
22180  
3  
SR-45 CYPRESS LAKE DR  
21575

SR-45 DANIELS PKWY  
25747  
3  
SR-45 DANIELS PKWY  
25560

2045 AADT VOLUMES



# **TRIP GENERATION EQUATIONS**

# 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

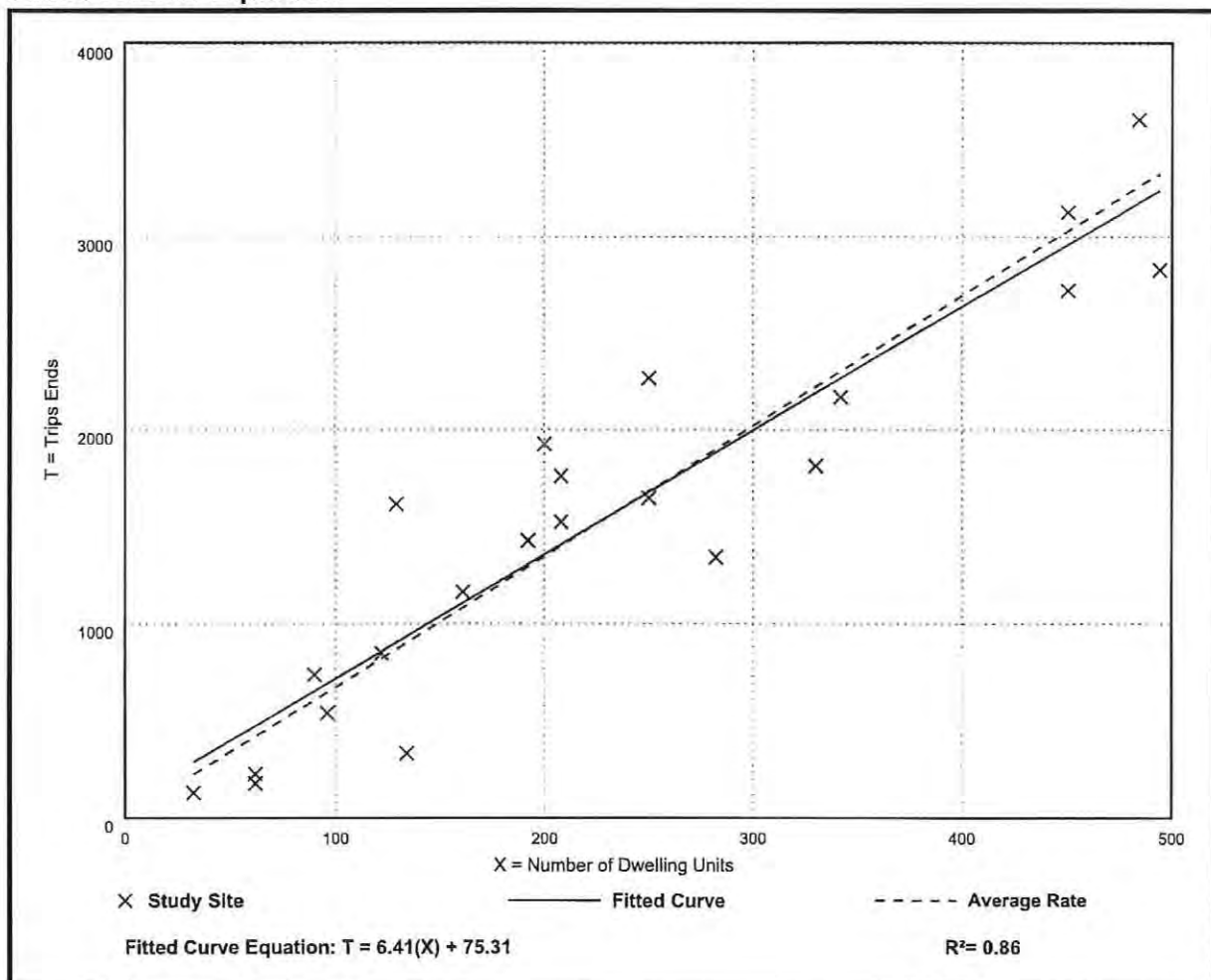
Avg. Num. of Dwelling Units: 229

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



## 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

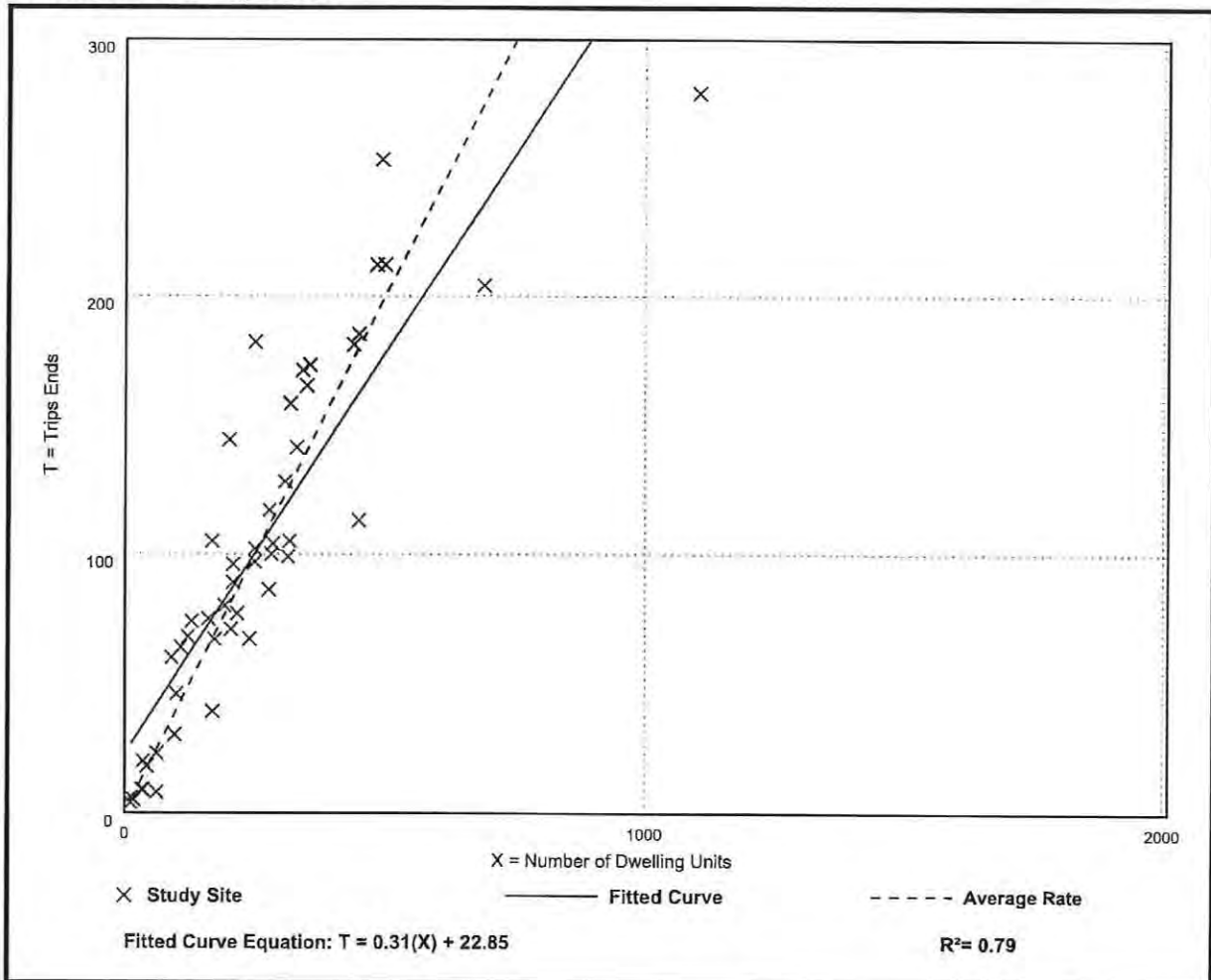
Avg. Num. of Dwelling Units: 249

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

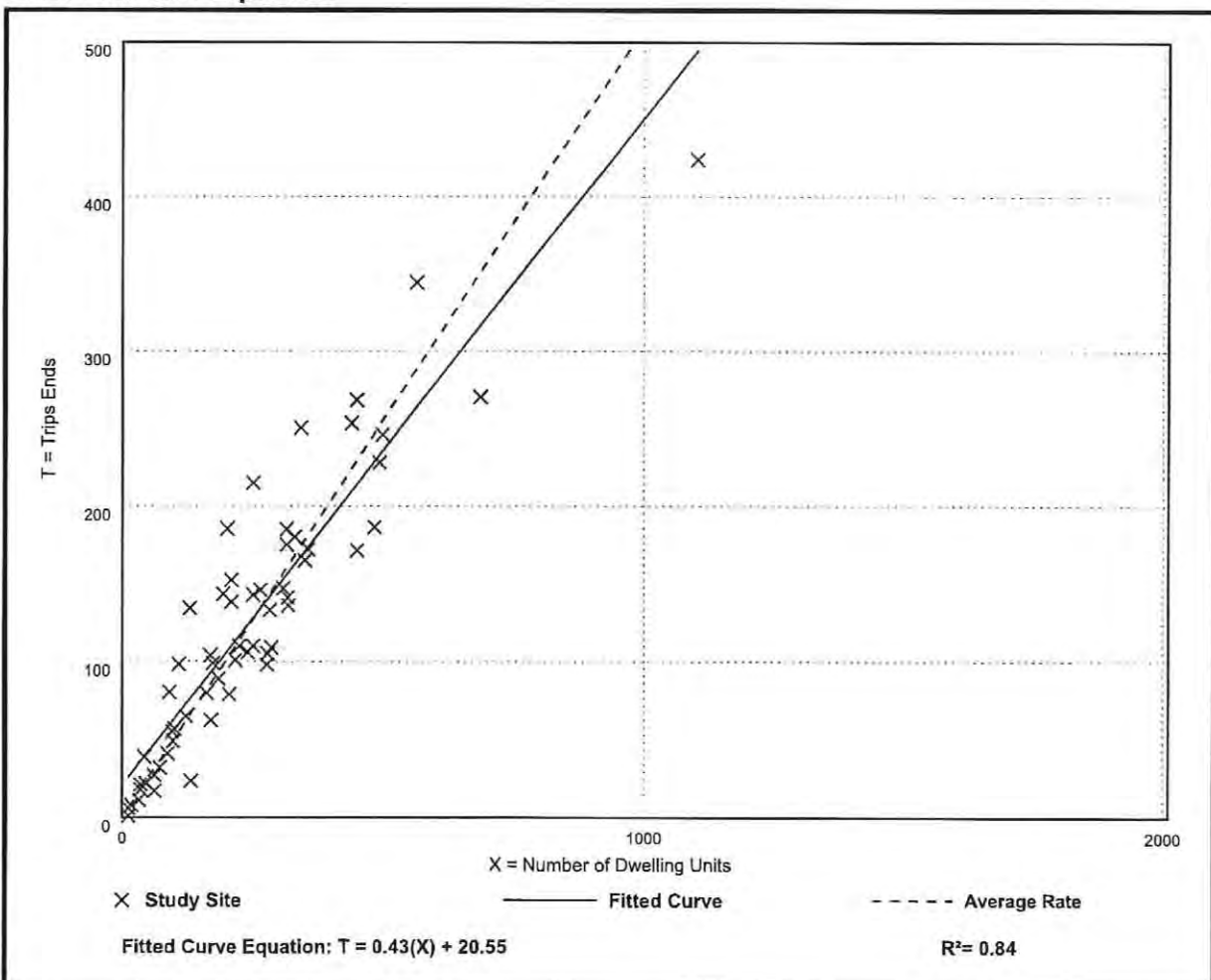
Avg. Num. of Dwelling Units: 241

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





Lee County  
*Southwest Florida*

Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

March 21, 2023

Sharon Hrabak  
Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Blvd.  
Fort Myers, FL 33901

Re: Letter of Service Availability – Pugliese Multifamily

Ms. Hrabak,

I am in receipt of your letter requesting a Letter of Service Availability for a Small-Scale Comprehensive Plan Map Amendment. The property is known as Pugliese Multifamily, and bears STRAP 01-46-24-00-00004.2000 and 01-46-24-00-00004.2020. The proposed land use change is from Suburban to Urban Community.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is an ambulance located 1.6 miles south. There are two other locations within five miles of the property.

It is our opinion that the EMS service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes  
Director, Public Safety

***Carmine Marceno***  
Sheriff



**State of Florida  
County of Lee**

March 6, 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 two parcels located west of U.S. 41 and north of Forrest Boulevard in south Fort Myers, STRAPs 01-46-24-00-00004.2000 & 01-46-24-00-00004.2020.

The requested amendment would change the current Future Land use from Suburban to Urban Community Classification for the two parcels with 13.20 combined acreage 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





# *San Carlos Park Fire Protection and Rescue Service District*

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency **911**  
Office **239.267.7525**  
Fax **239.267.7505**

March 27, 2023

Quattrone & Associates  
Mrs. Sharon Hrabak, Permitting Manager  
4301 Veronica Shoemaker Blvd.  
Fort Myers, FL 33916

Re: North Forrest Blvd. & US 41

Dear Mrs. Sharon Hrabak,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 59 full-time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, located on the west side of US 41 and North of Forrest Blvd. is within the jurisdiction of the San Carlos Park Fire District and is located approximately 0.7 miles from our station 52 located at 16901 Island Park Road, Fort Myers, FL 33908. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in black ink, appearing to read "D. Cambareri".

David Cambareri,  
Fire Chief



## 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: S. Tamiami Trail Comprehensive Plan Amendment Strap# 01-46-24-00-00004.2000: 01-46-24-00-00004.2020

Dear Ms. Hrabak,

This letter is in response to your request for concurrency review originally dated March 2, 2023 for the subject property captioned above and within, in regard to student capacity impact.

This development is a request for up to 130 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 15 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** Plan Amendment  
  
**LOCATION** 01-46-24-00-00004.2000: 01-46-24-00-00004.2020  
**ACRES** 13.20  
**CURRENT FLU** Urban  
**CURRENT ZONING**

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
0	130	0

**STUDENT GENERATION**

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		7.54
0.071	0.028		3.64
0.077	0.03		3.90
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
14,234	14,026	208	8	200	99%	
7,293	6,912	381	4	377	95%	
9,536	8,492	1,044	4	1040	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





## **US 41 Pugliese Multifamily**

State and Regional Policy Plan  
Exhibit M19

### **State Comprehensive Plan**

With the sweeping changes to Florida's growth management laws resulting from the Community Planning Act of 2011 (HB 7207), the State's focus in terms of Growth Management and Land Use regulation was narrowed to matters of critical State concern. As a result, the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated. The following lists goals, strategies, action, and policies of the State's Comprehensive Plan, adopted under Florida Statutes Chapter 187, relevant to the proposed comprehensive plan amendment. The proposed amendment and eventual project will comply with or further the intent of these goals, strategies, actions and policies.

### **Florida Department of Economic Opportunity - Comprehensive Plan**

**CONSISTENCY WITH STATE COMPREHENSIVE PLAN** The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific policies:

#### *187.201(6)-Public Safety*

(a) *Goal. —Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.*

(b) *Policies:*

9. *Increase crime prevention efforts to enhance the protection of individual personal safety and property.*

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

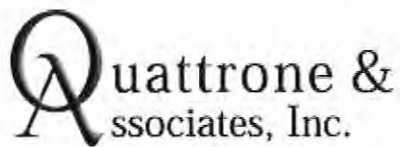
23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

**CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.**

**The map amendment from Suburban to Urban Community will allow residential development that will comply with Lee Plan Policies associated with Coastal High Hazard Areas and Hurricane Vulnerability Zone, and with permitting requirements in the LDC and with SFWMD District regulations.**

#### *187.201(7)-Water Resources*

(a) *Goal. —Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*



b)(5) Ensure that new development is compatible with existing local and regional water supplies.

**CONSISTENCY:** The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites potable water will be provided through [REDACTED] Plant and the Sanitary sewer service will be treated at the [REDACTED].  
Forrest Utilites

10. Protect surface and groundwater quality and quantity in the state.

**CONSISTENCY:** The change from Suburban to Urban Community will have no impact on the surface water or groundwater quality or quantity associated with this subject property. Development will be required to adhere to all surface and groundwater policies in the LDC., as well as State surface and groundwater regulations.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS. —

(a) Goal. —Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies:

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.
3. Prohibit the destruction of endangered species and protect their habitats.
4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.

**CONSISTENCY:** The subject property is undisturbed and vacant. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination will be submitted and the wetlands on the site will be protected in accordance with SFWMD and county requirements.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. —

(a) Goal. —All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

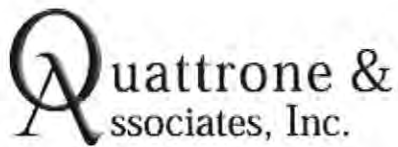
(b) Policies:

2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

**CONSISTENCY:** The subject property is serviced by the Lee County Solid Waste Department with adequate capacity per submitted letter of adequacy.

187.201(15) LAND USE

(a) Goal. —In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to



provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

**CONSISTENCY** The jurisdictional wetlands identified on-site will be protected and subject to a field review/approval by applicable regulatory agencies. The project location provides excellent opportunity for infill development, it has full availability of public services and it is near retail and existing employment centers. The proposed development presents environmentally responsible growth without contributing to additional sprawl.

*(b)(3) Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

**CONSISTENCY** The subject property is in an area that is substantially developed. It is near commercial uses, and employment opportunities that complement the residential uses proposed on the subject property. This infill project will enhance the mix of uses in the area by providing multi-family rental units and workforce housing that is scarce in this area.

#### *187.201(17) PUBLIC FACILITIES*

*(b)(1) Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*

**CONSISTENCY** Consistent with the above, the applicant is requesting a future land use category which allows greater density through the provision of affordable housing. Allowing for the proposed infill project and greater density in this area represents an efficient use of existing utilities.

*187.201(19)(b)(9) Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.*

**CONSISTENCY** The traffic analysis performed for this request demonstrates that no improvements are necessary to accommodate the maximum potential development allowed under Central Urban FLU.

#### *187.201(19) TRANSPORTATION*

*(b)(15) Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.*

**CONSISTENCY** LeeTran provides service to this area with scheduled stops along US 41 (S. Tamiami Trail). Sidewalks are already in place along US 41 (S. Tamiami Trail). At time of site planning, the multifamily development will be designed with accommodations to promote multi model opportunities.

#### *187.201(21) ECONOMY*

*(a) Goal. —Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*





**CONSISTENCY** Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Allowing for increased densities along the d US41(S. Tamiami Trail) area is consistent with sound urban planning practices of placing higher density designations where adequate services are available, and transit friendly development is possible.

187.201 (24) EMPLOYMENT

(b)(5) Ensure that the transportation system provides maximum access to jobs and markets.

**CONSISTENCY** The location along US41, existing sidewalk network combined with the proximity to public transportation, provides the ability for transit friendly design to maximize easy access to employment and retail needs.

#### **Southwest Florida Regional Planning Council (SWFRPC)**

*ECONOMIC DEVELOPMENT ELEMENT The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region "Maximizing the use of existing facilities through increased capacity can serve additional development more efficiently, without the cost of new construction (assuming the expansion can meet relevant requirements). In addition, expansion of an existing facility can encourage continued development and infill in its service area."*

**The requested map amendment and resulting infill project will utilize the existing public facilities and emergency services of Lee County, which is consistent with and furthers the economic development element of the Regional Policy Plan. See attached Letters of Availability.**

*Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises.*

**Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed LeePlan amendment will not cause public services or facilities to fall under acceptable established Level of Service (LOS). The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business.**

*EMERGENCY PREPAREDNESS ELEMENT The Regional Policy Plan "natural hazards include excessive rainfall, storm surge flooding, destructive winds and lightning normally cause by severe thunderstorms, hurricanes and tornadoes"*

**The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order, development on the subject property will meet all required Hurricane Preparedness LDC provisions..**



*NATURAL RESOURCES ELEMENT The Regional Policy Plan states in the Natural Resources Element that "Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population."*

**The requested LeePlan amendment will facilitate infill development on the subject property and will provide multi-family residential product and affordable housing units that will enhance housing stock diversity and help meet the needs of a rapidly growing population.**

*REGIONAL TRANSPORTATION ELEMENT The Regional Policy Plan states that "a regional transportation plan will be an integral component of the future overall regional quality of life"*

**The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential units in proximity to shopping and employment centers will reduce vehicular miles travelled along US 41**



### **US 41 Pugliese Multifamily**

#### **Justification of Proposed Amendment Exhibit M20**

The applicant is requesting an amendment to Lee Plan Map I, Page I Future Land Use map to add a  $\pm 13.20$ -acre site into the Urban Community Future Land Use. The subject parcels are located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. The parcels are undisturbed vacant. The property currently is within the Suburban Future Use Category and zoned C-1.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesignate approximately  $\pm 13.20$  acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category. The Applicant desires to develop a multi-family community.

Development of residential uses on the subject property represents one of the desirable and economically viable land uses in this location due to the proximity to US-41 (S. Tamiami Trail). Exhibit M5 identifies the various existing and planned land uses that abut the site.

The Lee Plan encourages development of residential in areas that are heavily settled and that have the greatest range and highest levels of public services to accommodate the projected population. Documentation has been provided in the Lee Plan Analysis that the proposed request is consistent with these Policies as a result of the subject property:

- Providing affordable housing in coastal Lee County where there is significant need.
- Located in an area surrounded by Suburban, Urban Community plus close proximity to Central Urban, Industrial, Rural classified-lands and represents a logical extension of existing development patterns and densities.
- Having adequate infrastructure and urban services available
- Being located along US-41 (S. Tamiami Trail) in an area surrounded by Urban designated lands.
- Being consistent with the urban character of the area.
- Is compatible with and supports existing and proposed land use patterns along SR 41.
- Provides infill development and supports housing diversity and affordability.
- Being consistent with Policies specifically pertaining to the Urban Community

In conclusion, the subject property meets all the locational criteria for Urban Community and commercial zoning and the proposed Map Amendment is consistent with all Goals, Policies, and Objectives of the Lee Plan.