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MAY 19 2023

COMMUNITY DEVELOPMENT

May 19, 2023

Mr. Joseph Sarracino
Principal Planner
Lee County Department of Community Development, Planning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: Southeast Advanced Water Reclamation Facility
CPA2023-00003**

Dear Mr. Sarracino:

Enclosed please find responses to your insufficiency letter dated *April 7, 2023*. The following information has been provided to assist with the approval process:

1. Insufficiency Comment Response Letter;
2. Revised Exhibit M1 - CPA Application;
3. Revised Exhibit M4 Existing and Proposed Future Land Use Map;
4. Revised Exhibit M5 Existing Land Use Map;
5. Revised Exhibit M6 Existing Zoning & Proposed Zoning Map;
6. Revised Exhibit M7 Legal and Sketch;
7. Revised Exhibit M9 Aerial Location Map;
8. Revised Exhibit M11, M18, M19 & M20 Lee Plan Analysis Narrative
9. Revised Exhibit M14 & 16 Public Facilities Impact Analysis;
10. Revised Exhibit M15 Traffic Circulation Analysis;
11. Revised Exhibit M17 Letters of Availability;
12. Community Meeting Summary and Documentation;
13. Integrated Surface and Groundwater Model and supporting model files;
14. Topographic map with 100- year flood plain; and
15. Flood Insurance Map.

The following is a list of staff comments with our responses in **bold**:

Application Materials Comments:

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

RESPONSE: Physical copies of the mailing labels were submitted to the Department of Community Development office on 5.02.2023.

2. Please provide a letter of service availability from the appropriate agency providing fire protection to the subject property.

RESPONSE: Please see the revised Exhibit M17 – Letters of Availability, including letter of availability from the San Carlos Fire Department.

3. Staff noted that existing and future conditions analyses were not provided for Parks and Rec, Open Space, or Public Schools. Please provide justification for their exclusion or include them in Exhibit M16.

RESPONSE: Please see the Revised Exhibits M14 & M16, identifying that parks and recreation, open space, and public schools will not be impacted by the proposed amendment.

4. Please note that the boundary of the Wetlands future land use category cannot be changed without a formal jurisdictional determination. The result of this determination may increase or decrease the total area of the subject property that is in the Wetlands future land use category.

RESPONSE: The application has been revised to remove any request to the Wetlands future land use category boundary. All acreage referenced within the application material has been adjusted accordingly throughout the petition.

5. Please provide analysis of, at a minimum, Lee Plan Policies 17.3.2, 60.1.1, 60.1.2, 123.2.10, 123.2.3, 123.2.4, 123.12.1, 123.12.2, 125.1.3, 126.1.1, 126.1.4, 127.1.1, and Objective 123.11.

RESPONSE: Please see the revised Project Narrative and Lee Plan Analysis with above mentioned policies and Objectives addressed. Please note that the subject petition is County initiated and per Lee Plan Policy 17.3.2 a public information meeting is required only for privately initiated petitions. However, a public information meeting was held on January 31st and Community Meeting summary and backup documentation has been provided.

Traffic Impact Review:

1. Please utilize the "Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Area" table for the purpose of defining the Level of Service (LOS) standard for different segments of Alico Road and update tables 6-1, 7-1, and 7-2 accordingly.

RESPONSE: Please see the revised Traffic Circulation Analysis from Johnson Engineering, revised to address the above comment.

Environmental Impact Review:

1. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

RESPONSE: See attached topographic map depicting the property boundaries and 100-year prone areas.

2. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

RESPONSE: Please see the attached map delineating the property boundaries on the most recent Flood Insurance Rate Map.

3. Please provide an integrated surface and groundwater model per Lee Plan Policy 33.1.7. Please provide the integrated surface and groundwater supporting model files for Staff to review.

RESPONSE: Please see the attached integrated Surface and Groundwater Model and supporting model files prepared by Johnson Engineering.

4. The proposal includes amending the Wetlands Future Land Use category. Please provide a State approved jurisdictional determination to support this request.

RESPONSE: The request to amend the Wetlands Future Land Use category has been withdrawn.

Legal Review:

1. Please provide a metes and bounds legal description for each future land use category.

RESPONSE: Please see the revised Legal Description and Sketch of Description.

If you have questions, please contact me directly at (239) 908-3421 or JMedina@RViPlanning.com

Thank you,

RVi Planning + Landscape Architecture



Josephine Medina, AICP, LEED Green Associate
Project Manager



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: Southeast Advanced Water Reclamation Facility

ProjectDescription: A request to amend the Lee County Future Land Use Map (Map 1A) to redesignate 36+/- acres from the Density Reduction/Groundwater Resource future land use category (FLU) to the Public Facilities FLU category.

Map(s) to Be Amended: Map 1-A

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

1. **Name of Applicant:** Lee County - Lee County Public Utilities

Address: 1500 Monroe Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-533-8725

E-mail: MAvoglia@leegov.com & PKeyes@leegov.com

2. **Name of Contact:** Alexis V. Crespo, AICP - RVi Planning + Landscape Architecture, Inc.

Address: 28100 Bonita Grande Drive, Suite 305

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-850-8525

E-mail: ACrespo@RViPlanning.com

3. **Owner(s) of Record:** Same as applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

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4. **Property Location:**

1. Site Address: 18940 Green Meadow Road Fort Myer, FL 33913

2. STRAP(s): 04-46-26-00-00001.1010

COMMUNITY DEVELOPMENT

5. **Property Information:**

Total Acreage of Property: 80 +/-

Total Acreage Included in Request: 36 +/-

Total Uplands: 40 +/- Total Wetlands: 40 +/- Current Zoning: AG-2

Current Future Land Use Category(ies): Density Reduction/Groundwater Resource (DR/GR)

Area in Each Future Land Use Category: DR/GR 40 +/- acres & 40 +/- Wetlands

Existing Land Use: Vacant Public Lands & Wireless Communication Facility & Wetlands

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

Residential Units/Density: 1 DU/10AC

Commercial Intensity: N/A

Industrial Intensity: N/A

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

Residential Units/Density: N/A

Commercial Intensity: N/A

Industrial Intensity: N/A

Public Facilities Impacts

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

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

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

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

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 type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<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"/>	Future Land Use Map - Existing and Proposed (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"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<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 – M16)
<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 – M17)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)


APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

I, Pamela Keyes, P.E., as Public Utilities Director, on behalf of Lee County, a political subdivision of the State of Florida, 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.

 12/1/22
Signature of Applicant Date

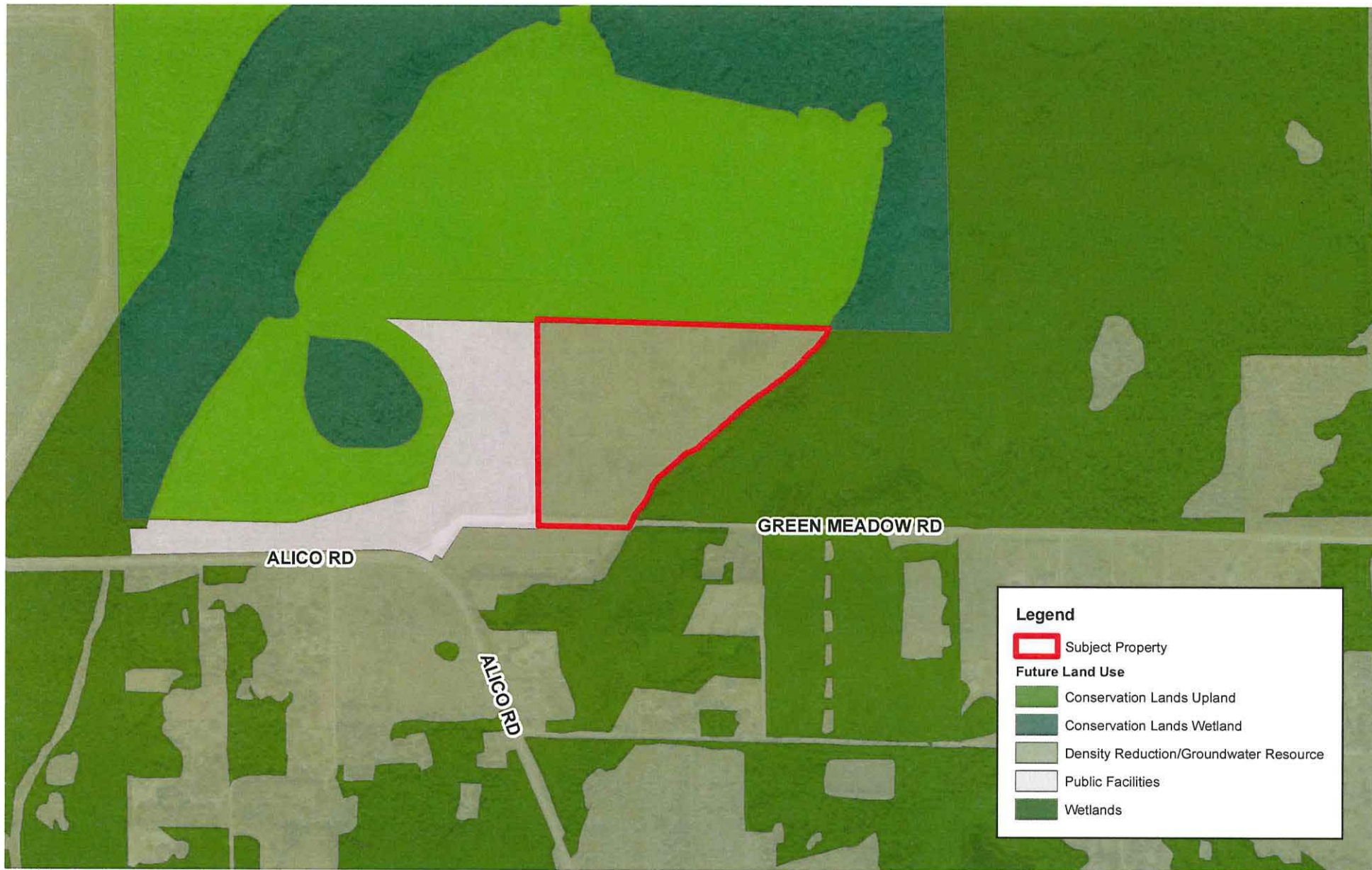
Pamela Keyes, P.E., as Public Utilities Director, on behalf of Lee County, a political subdivision of the State of Florida
Printed Name of Applicant

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 12/9/2022 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.


Signature of Notary Public

(Name typed, printed or stamped)



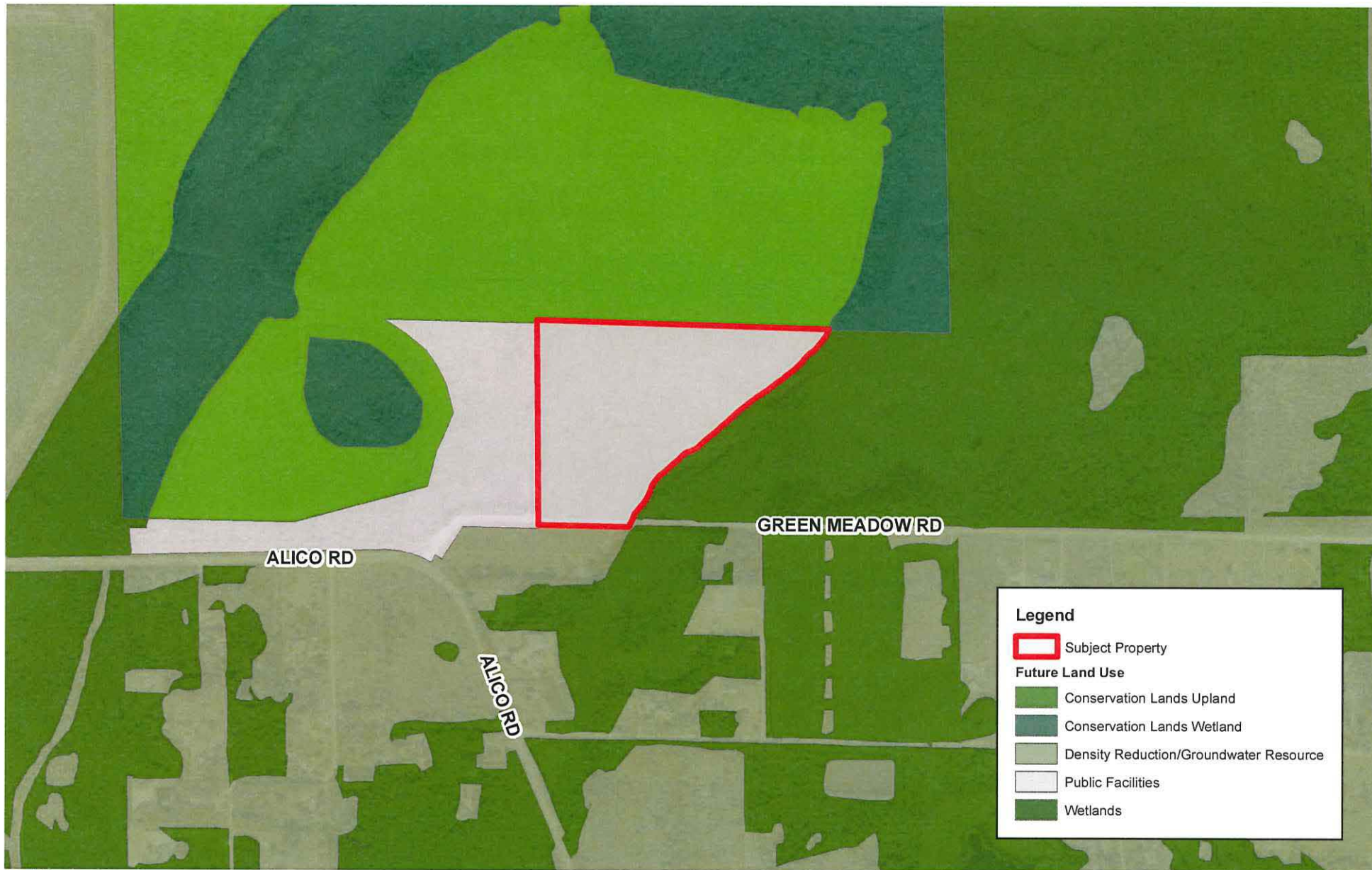
Copyright: RVI

Southeast Advanced Water Reclamation Facility • Existing FLU Map

- Lee County, FL
- Date: 5/01/2023
- 22000368
- ▲ Lee County Utilities

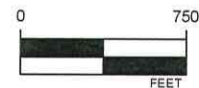


Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Southeast Advanced Water Reclamation Facility • Proposed FLU Map

- ▼ Lee County, FL
- Date: 5/01/2023
- 22000368
- ▲ Lee County Utilities



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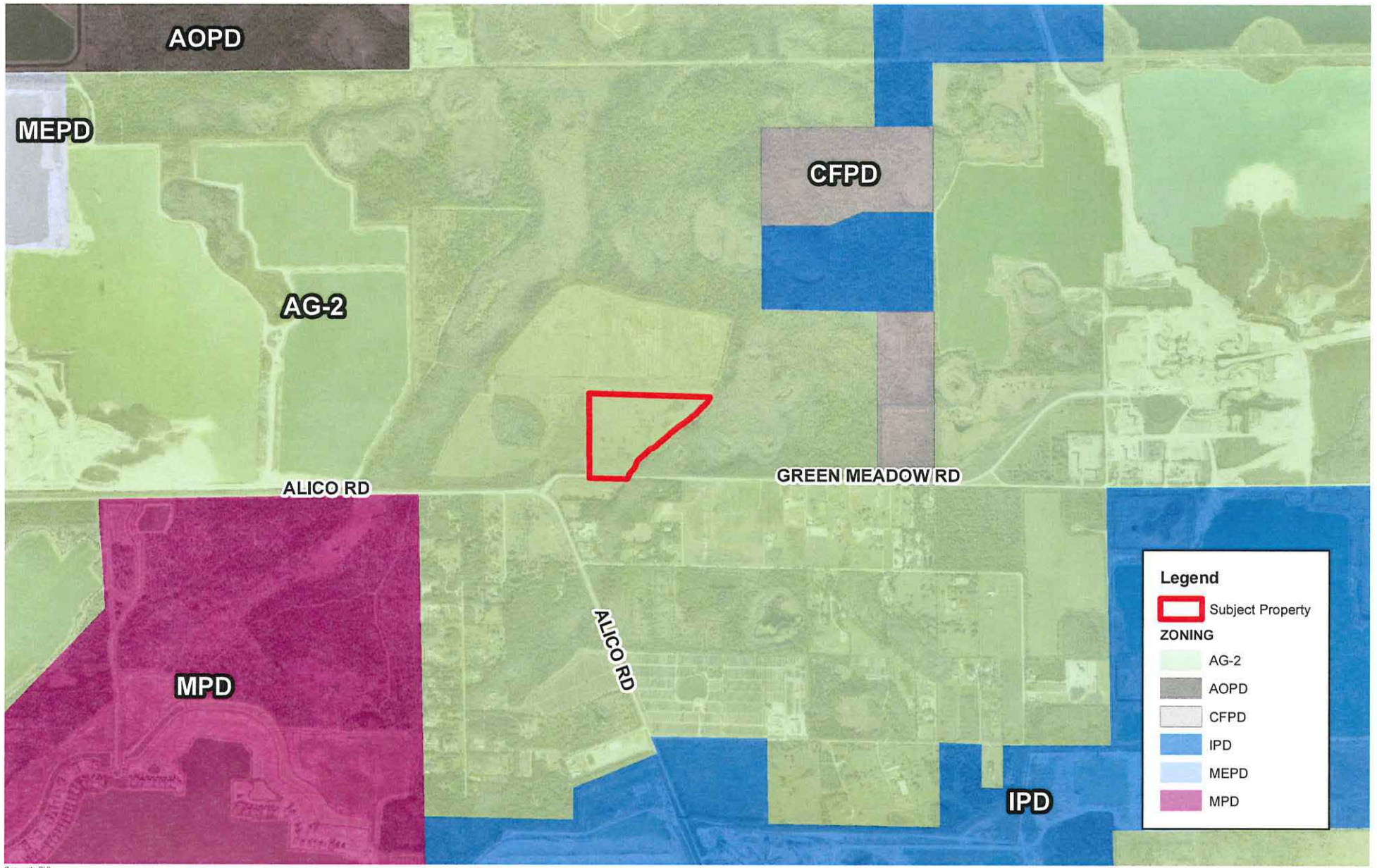


Southeast Advanced Water Reclamation Facility • Existing Land Use Map

- ▼ Lee County, FL
- Date: 5/01/2023
- 22000368
- ▲ Lee County Utilities

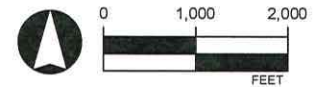


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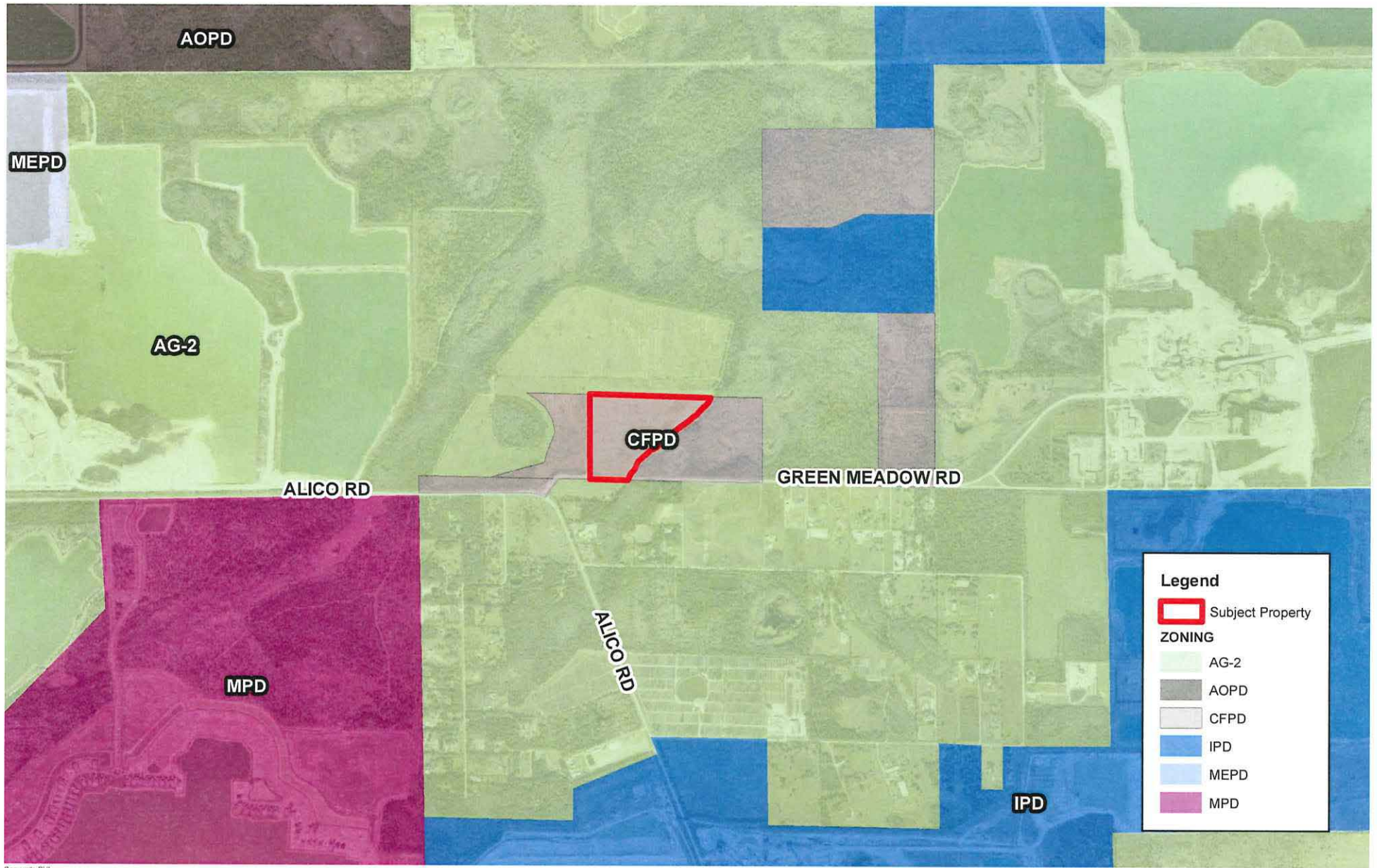


Southeast Advanced Water Reclamation Facility • Existing Zoning Map

- ▼ Fort Myers, FL
- Date: 4/28/2023
- 22000368
- ▲ Lee County Utilities



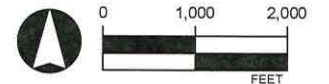
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Southeast Advanced Water Reclamation Facility • Proposed Zoning Map

- ▼ Fort Myers, FL
- Date: 4/28/2023
- 22000368
- ▲ Lee County Utilities

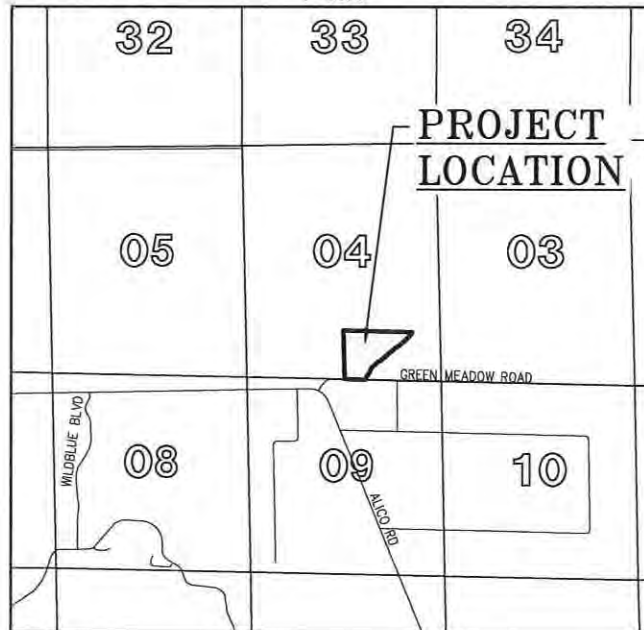


Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

SKETCH AND DESCRIPTION SOUTHEAST ADVANCED WATER RECLAMATION FACILITY (SEAWRF) EAST

A PARCEL OF LAND LYING IN
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000

(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF SECTION 4, WHEREIN SAID BOUNDARY BEARS N88°44'03"W.
4. PARCEL CONTAINS 1,552,873 SQUARE FEET OR 35.65 ACRES, MORE OR LESS.
5. P.O.B. = POINT OF BEGINNING
6. ORB = OFFICIAL RECORDS BOOK
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. PG = PAGE
9. ROW, R/W = RIGHT-OF-WAY
10. SQ. FT. = SQUARE FEET
11. N: = NORTHING
12. E: = EASTING
13. CL = CENTERLINE
14. DESCRIPTION ON SHEET 3.
15. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.



Digitally signed by
Richard G. Daniels
LS7229 State of
Florida
Date: 2023.04.26
11:38:07 -04'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION 02/06/2023-CORRECT SCALE

REVISION 04/25/2023-REVISE PER CURRENT FUTURE LAND USE MAP

JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SEAWRF EAST
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/27/2023	20181232-001	4-46-26	AS SHOWN	1 OF 3

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

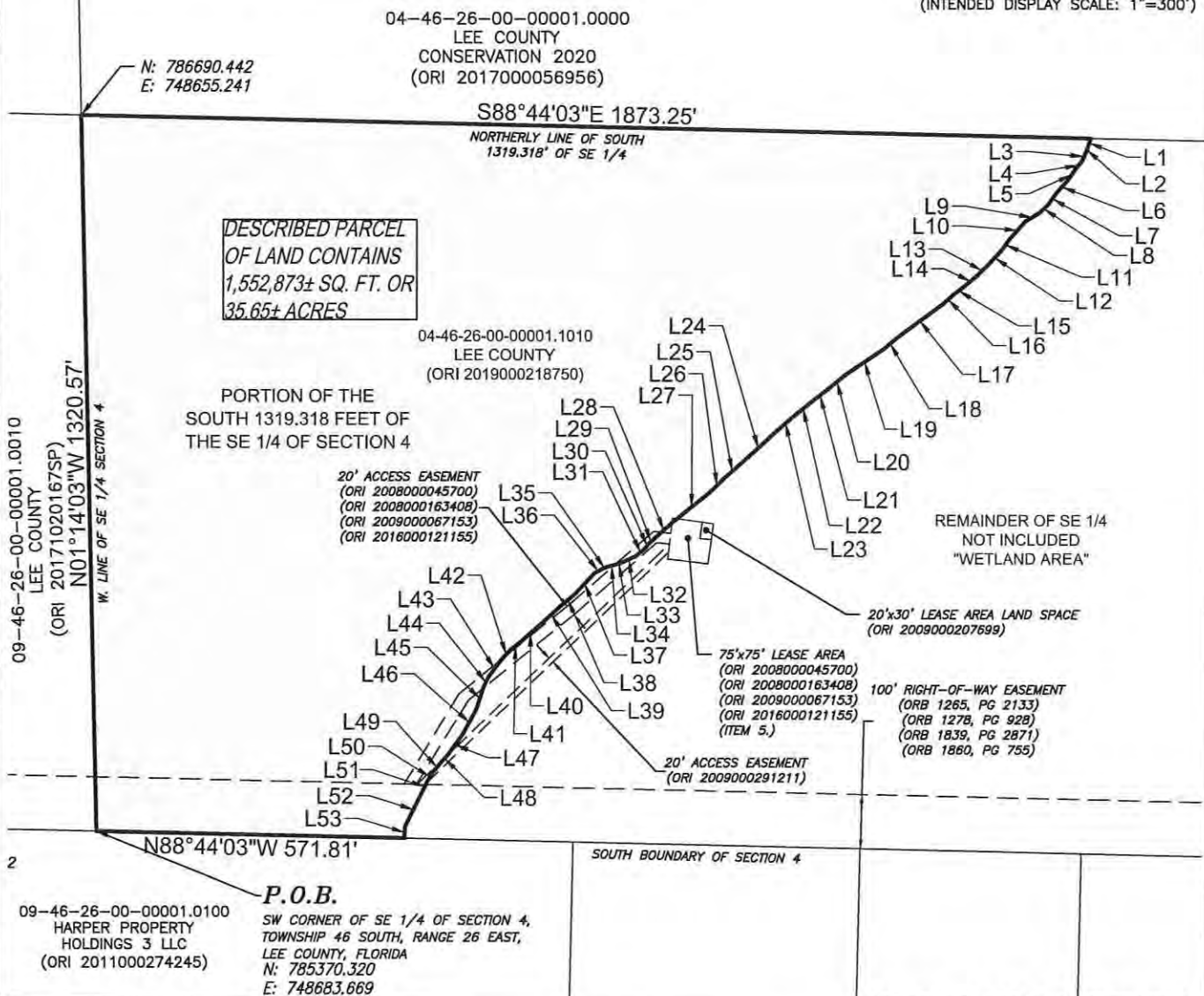
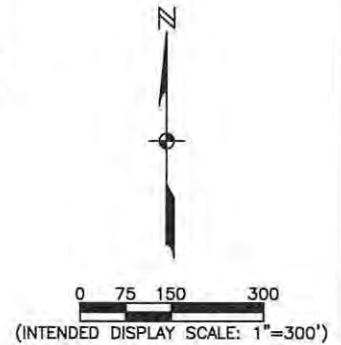
\\FTMS01\Drawings\2018\20181232-001\Surveying\Sketches\SOUTHEAST ADVANCED WATER RECLAMATION FACILITY (SEAWRF) EAST Parcel REV 2023 04 25.dwg (S1) RGD Apr 26, 2023 -- 10:51am

LINE	BEARING	DISTANCE
L1	S20°19'56"W	18.18'
L2	S19°49'18"W	8.40'
L3	S24°10'25"W	19.21'
L4	S39°12'09"W	18.04'
L5	S33°30'36"W	26.28'
L6	S41°48'25"W	30.80'
L7	S36°41'16"W	24.98'
L8	S45°10'20"W	23.98'
L9	S58°56'49"W	29.56'
L10	S42°32'35"W	44.48'
L11	S35°14'46"W	24.78'
L12	S43°16'59"W	38.42'
L13	S46°01'40"W	27.96'
L14	S49°55'17"W	31.46'
L15	S53°37'40"W	25.00'

LINE	BEARING	DISTANCE
L16	S48°51'44"W	25.07'
L17	S53°29'52"W	106.37'
L18	S51°10'01"W	33.30'
L19	S56°13'24"W	84.15'
L20	S50°16'28"W	41.82'
L21	S52°53'51"W	38.77'
L22	S51°12'43"W	41.00'
L23	S49°11'34"W	42.49'
L24	S47°41'39"W	93.98'
L25	S49°13'23"W	36.44'
L26	S46°04'00"W	40.62'
L27	S51°04'29"W	81.08'
L28	S48°22'47"W	52.18'
L29	S50°09'27"W	11.08'
L30	S36°28'22"W	11.16'

LINE	BEARING	DISTANCE
L31	S49°37'07"W	22.88'
L32	S65°12'00"W	27.90'
L33	S71°06'44"W	11.63'
L34	S76°22'03"W	16.89'
L35	S66°48'15"W	10.62'
L36	S60°17'01"W	16.02'
L37	S43°13'09"W	52.70'
L38	S50°09'27"W	33.24'
L39	S47°15'07"W	48.59'
L40	S49°20'32"W	54.15'
L41	S53°12'34"W	19.18'
L42	S42°24'30"W	27.98'
L43	S36°30'29"W	39.72'
L44	S26°39'25"W	20.31'
L45	S18°01'11"W	43.43'

LINE	BEARING	DISTANCE
L46	S28°48'52"W	52.86'
L47	S36°00'08"W	45.14'
L48	S42°35'59"W	19.00'
L49	S40°46'49"W	25.08'
L50	S32°18'42"W	18.70'
L51	S25°07'41"W	22.60'
L52	S26°33'54"W	71.42'
L53	S01°15'57"W	20.80'



THIS IS NOT A SURVEY.

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION SEAWRF EAST SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/27/2023	20181232-001	4-46-26	AS SHOWN	2 OF 3

DESCRIPTION

SOUTHEAST ADVANCED WATER RECLAMATION FACILITY (SEAWRF)
EAST

A PARCEL OF LAND LYING IN
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE N01°14'03"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 4, 1,320.57 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTHERLY 1,319.318 FEET OF SAID SOUTHEAST 1/4; THENCE S88°44'03"E, ALONG SAID NORTHERLY BOUNDARY, 1,873.25 FEET; THENCE S20°19'56"W, 18.18 FEET; THENCE S19°49'18"W, 8.40 FEET; THENCE S24°10'25"W, 19.21 FEET; THENCE S39°12'09"W, 18.04 FEET; THENCE S33°30'36"W, 26.28 FEET; THENCE S41°48'25"W, 30.80 FEET; THENCE S36°41'16"W, 24.98 FEET; THENCE S45°10'20"W, 23.98 FEET; THENCE S58°56'49"W, 29.56 FEET; THENCE S42°32'35"W, 44.48 FEET; THENCE S35°14'46"W, 24.78 FEET; THENCE S43°16'59"W, 38.42 FEET; THENCE S46°01'40"W, 27.96 FEET; THENCE S49°55'17"W, 31.46 FEET; THENCE S53°37'40"W, 25.00 FEET; THENCE S48°51'44"W, 25.07 FEET; THENCE S53°29'52"W, 106.37 FEET; THENCE S51°10'01"W, 33.30 FEET; THENCE S56°13'24"W, 84.15 FEET; THENCE S50°16'28"W, 41.82 FEET; THENCE S52°53'51"W, 38.77 FEET; THENCE S51°12'43"W, 41.00 FEET; THENCE S49°11'34"W, 42.49 FEET; THENCE S47°41'39"W, 93.98 FEET; THENCE S49°13'23"W, 36.44 FEET; THENCE S46°04'00"W, 40.62 FEET; THENCE S51°04'29"W, 81.08 FEET; THENCE S48°22'47"W, 52.18 FEET; THENCE S50°09'27"W, 11.08 FEET; THENCE S36°28'22"W, 11.16 FEET; THENCE S49°37'07"W, 22.88 FEET; THENCE S65°12'00"W, 27.90 FEET; THENCE S71°06'44"W, 11.63 FEET; THENCE S76°22'03"W, 16.89 FEET; THENCE S66°48'15"W, 10.62 FEET; THENCE S60°17'01"W, 16.02 FEET; THENCE S43°13'09"W, 52.70 FEET; THENCE S50°09'27"W, 33.24 FEET; THENCE S47°15'07"W, 48.59 FEET; THENCE S49°20'32"W, 54.15 FEET; THENCE S53°12'34"W, 19.18 FEET; THENCE S42°24'30"W, 27.98 FEET; THENCE S36°30'29"W, 39.72 FEET; THENCE S26°39'25"W, 20.31 FEET; THENCE S18°01'11"W, 43.43 FEET; THENCE S28°48'52"W, 52.86 FEET; THENCE S36°00'08"W, 45.14 FEET; THENCE S42°35'59"W, 19.00 FEET; THENCE S40°46'49"W, 25.08 FEET; THENCE S32°18'42"W, 18.70 FEET; THENCE S25°07'41"W, 22.60 FEET; THENCE S26°33'54"W, 71.42 FEET; THENCE S01°15'57"W, 20.80 FEET TO THE SOUTHERLY BOUNDARY OF SAID SECTION 4; THENCE N88°44'03"W, ALONG SAID SOUTHERLY BOUNDARY, 571.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,552,873 SQUARE FEET OR 35.65 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

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SKETCH AND DESCRIPTION
SEAWRF EAST
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/27/2023	20181232-001	4-46-26	AS SHOWN	3 OF 3



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28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida
34135
Tel: 239.405.7777

Southeast Advanced Water Reclamation Facility • Aerial Location Map

- Lee County, FL
- Date: 5/01/2023
- 22000368
- ▲ Lee County Utilities

Legend

 Subject Property



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



Southeast Advanced Water Reclamation Facility (SEAWRF) Comprehensive Plan Amendment

Exhibit - M11 Lee Plan Analysis, Exhibit - M18 State Policy Plan and Regional Policy Plan, Exhibit - M19 Justification of Proposed Amendment & Exhibit – M20 Planning Communities/Community Plan Area Requirements

I. Request

Lee County Utilities ("Applicant"), upon authorization by the Board of County Commissioners, is requesting approval of a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Lee Plan Map 1-A), redesignating 36 +/- acres of the 112+/- acre subject property ("Property") from the "Density Reduction Groundwater Resource" (DR/GR) future land use category to the "Public Facilities" future land use category. The remaining lands in the 112-acre property that are not subject to this request are appropriately designated as DR/GR, Public Facilities and Wetlands, and are not proposed to change via this application.

The Applicant is filing a companion rezoning application to rezone the entire 112+/- acres from Agricultural – 2 (AG-2) to the Community Facilities Planned Development (CFPD) zoning district. This rezoning will allow for the development of a public wastewater treatment facility, referred to herein as the Southeast Advanced Water Reclamation Facility (SEAWRF), on the property. The intent of this facility is to service the Southeast Lee County area with centralized wastewater treatment facilities to meet the projected demands based upon population growth and approved levels of developments, particularly along Corkscrew Road.

II. Surrounding Land Use Pattern

The Property is within the Southeast Lee County Planning Community, which includes transitional mix of agricultural, industrial/mining, residential and mixed-use developments, both existing and planned, as described in detail below.

The surrounding land use pattern consists of public rights-of-way and reserved public right-of-way for the Alico Road extension, a future 4-lane arterial roadway with the capacity to expand to a 6-lane roadway in the future should it become warranted will serve as a north/south reliever roadway for I-75, which is reaching capacity. Construction for Phase I of the roadway along the subject property's frontage is planned to commence in by mid-year 2024.

Active and large-scale commercial mines have been operating in the area for several decades including CEMEX to the west, Argos to the east and Youngquist Brothers Rock to the south.

In contrast to the high intensity mining operations in the area, large-scale master planned communities lie to the south of Alico along the Corkscrew Road corridor, including WildBlue (1,096 DUs), The Place at Corkscrew (1,325 DUs) and Verdana (2,400 DUs). The Board of County Commissioners also recently approved settlement agreements for a project known as "FFD" allowing for 4,197 DUs. Additionally, 10,000 DUs were approved by the Board in 2022, within a project known as "Kingston", which extends from Corkscrew Road to State Road 82.

Intermingled with the lime rock mines and emerging master-planned communities are low-density single-family residential lots that range between four to twelve acres in size, as well as conservation lands and various agriculture operations.

The approved, permitted and planned growth of Southeast Lee County clearly identifies a shift from the current development pattern to suburban levels of development that require additional public services and infrastructure to serve the increased population within this area.

III. Project Background/Property History

- **Project Context**

The Property subject to this map amendment request consists of 36 +/- acres located north of Green Meadow Road and about 4 miles east of I-75. The Property is zoned Agricultural – 2 (AG-2), located within the Southeast Lee County Planning Community, and is the FLU category of DR/GR.

The Property is part of a larger 81 +/- acre parcel (STRAP - 04-46-26-00-00001.1010). The remaining 45 +/- acres to the east of the Property are to remain under their current FLU category of Wetlands and DR/GR and are not part of this amendment request. The uses on the subject Property currently are vacant public lands as well as an approved wireless communication facility (SEZ2508-00013). The Property can be accessed from Green Meadow Road via an existing unimproved driveway at the southern edge of the site. Together, with the 31 +/- acre parcels to the immediate west (STRAPS – 04-46-26-00-00001.1010 & 09-46-26-00-00001.0170) a total of 112 +/- acres will be rezoned through a companion Planned Development rezone application to allow for the SEAWRF use of the site.

- **Historic Uses**

In terms of historic use, the following description of land use and cover are based on observations of current site conditions and analysis of publicly available data sources including Natural Resources Conservation Service (NRCS) soils maps and historical aerial imagery. Prior to the late 1960's, the Property was cleared for the active agricultural production. In 1998 the area was used for row crops and between 2002 and 2005 the Property transitioned to cattle pasture. To the east of the Property is a forested wetland slough. The Property is located outside of historical flowways and the wetlands to the immediate east of the proposed amendment area. These lands will remain undeveloped and naturally vegetated, and under conservation easement to ensure protection.

- **Conservation 20/20 “Land Swap”**

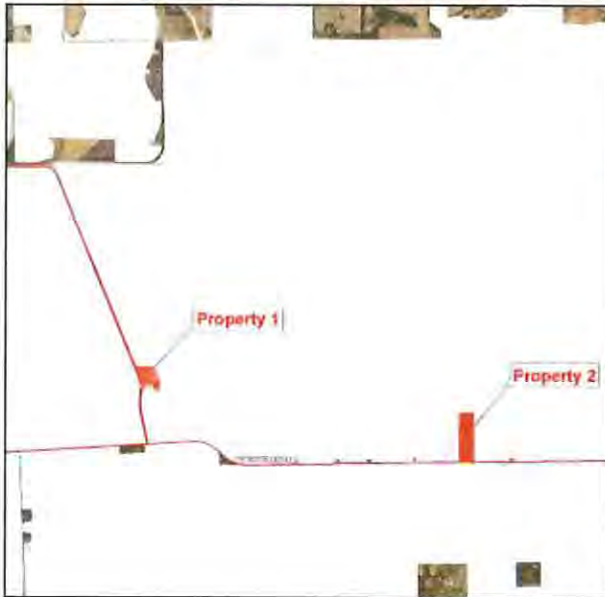
The subject property and adjacent lands were selected for the SEAWRF by Lee County following a significant amount of site location analysis via the Corkscrew Overlay Area Wastewater Master Planning Report which applied sound planning principals, environmental analysis and prioritization, and fiscal responsibility when evaluating possible site locations.

The County's site selection process for the SEAWRF included several criteria that must be met. The first criteria was to locate the facility proximate to the area where the new demand is being generated, to support fiscal and environmental responsibility by reducing the amount of infrastructure and distance untreated water would need to travel to service the area.

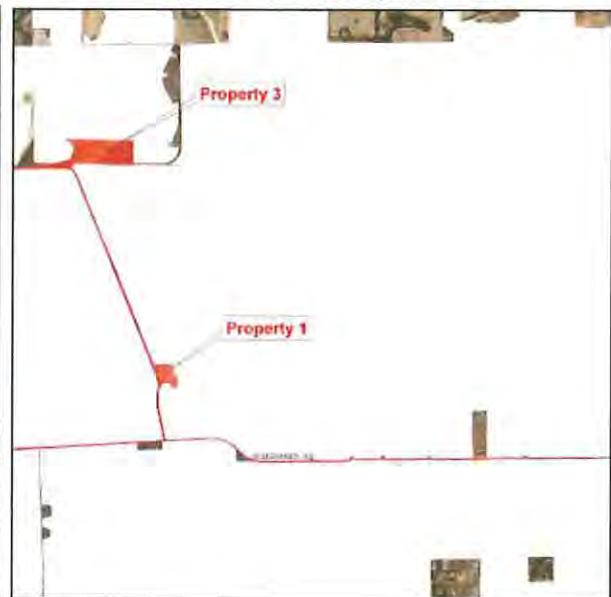
Other limiting criteria included:

- Properties with 40 acres or greater of developable lands to accommodate the scale of facility needed;
- Properties that have limited conservation easements, environmentally sensitive lands, or wetlands;
- Properties that are proximate or had access to major arterial or collector road including I-75;
- Properties that would be able to maintain a buffer to adjacent developed or properties with the potential for future development; and
- Properties where owners were willing to sell.

Map 1: Potential Properties 1 & 2



Map 2: Potential Properties 1 & 3



In 2016 the report narrowed down the new facility to two (2) possible properties identified in Map 1, above. Property 1 was the Corkscrew Water Treatment Plant (WTP) location. Property 2 contained 44.5 +/- acres and was located at 18501 Corkscrew Road and within Tier 1 (highest priority) areas in the Lee Plan's Priority Restoration Strategy Overlay in Map 1-D - Special Treatment Areas. Objective 33.1 of the Lee Plan identifies properties within Tier 1 as most critical in providing significant restoration of historic surface and groundwater levels and connecting existing wildlife corridors and conservation areas. Thus, this site was less desirable than the subject property due to environmental factors. Additionally, the site would result in additional infrastructure needs and a less efficient design.

In 2017 Conservation 20/20 staff met with Lee County Utilities and identified a 32 +/- acre section of disturbed lands located directly west of the subject property along Alico Road. These disturbed lands were removed from Site 90 of the Wild Turkey Strand Preserve in 2009 and were used for hurricane debris storage and considered scrap lands. These disturbed lands had been identified in the Wild Turkey Strand Preserve Land Stewardship Plan 2010 Second Edition as lands to potentially swap.

In discussion between Lee County Utilities and Conservation 20/20 it was recognized that the conservation of the property along Corkscrew Road which would help create an approximately four (4) mile uninterrupted preserve corridor provided a higher value to maintaining the integrity and restoration of the large-scale ecosystem in Southeast Lee County compared to the property located along Alico Road which would be more appropriate for an active use. Furthermore, this land swap would be consistent with the intent of the Southeast Lee County Goal 33 and subsequent Objectives, and Policies to protect natural resources through public acquisition and restoration efforts. In May of 2017 an addendum to the

Corkscrew Overlay Area Wastewater Master Planning Report added a third potential site (Property 3), the current proposed site, which contained the Conservation 20/20 Alico Road property.

In October of 2017 the Lee County Board of County Commissioners authorized the land swap of the LCU property along Corkscrew Road and the 32 +/- acre scrap land along Alico Road.

In September of 2018 a due diligence siting analysis for the future Southeast Waste Water Treatment was done between the Corkscrew WTP location and the currently proposed location.

The currently proposed site provided a larger developable area due to being previously heavily disturbed by agricultural activities and provided more opportunities to maintain a buffer and separation from adjacent existing and future developable properties.

- **Previous Zoning Action (DCI2018-10023)**

The property was part of a previous zoning action request in 2018 to allow for a collocated waste water treatment plant (WWTP) and a solid waste facility. The WWTP at that time was proposed to have a maximum final operation capacity of 6 MGD. The solid waste facility was comprised of approximately 120,000 SF and was of concern to surrounding property owners due to concerns regarding traffic, environmental impacts and other compatibility issues. The Hearing Examiner remanded the case back to the staff level to address items such as pursuit of a comprehensive plan amendment, enhanced community outreach, compatibility with surrounding land uses, and environmental protection.

- **Changed Conditions**

As detailed below, a key change with the current CPA and rezoning request is elimination of the proposed solid waste facility component of the project. The site is solely proposed for the public WWTP.

Another key change that has occurred since the 2018 application was filed is significant increased projected demand for sanitary sewer facilities for Southeast Lee County Planning community for those master planned communities along the Corkscrew corridor outlined above. This increased projected demand has led to the need to further expand the final operation capacity of the SEAWRF from 6 MGD to 10 MGD.

IV. Proposed Amendment Justification

The 38 +/- acre CPA will allow for the development of a Southeast Advanced Water Reclamation Facility (SEAWRF) (Lee County CIP # 7467) on a 112 +/- acre site. Approximately 32 +/- acres of the site were designated within the Public Facilities Category in 2018 for the purpose of the development of a public utility facility. Therefore, this remaining remnant is proposed for conversion to Public Facility FLU to apply a consistent future land use across the project, and to better reflect Lee Plan consistency with the intended land uses.

The Applicant will submit a companion CFPD rezoning petition to implement the SEAWRF development program, while ensuring compatibility and minimizing the impacts to adjacent land uses, ensuring maintenance of surface and groundwater levels, and protection of environmental resources. It should be noted that natural resource extraction/mining allowed in the current DR/GR FLU, is an extremely impactful use when it comes to degradation of water quality and environmental resources. Thus, the proposal for a public facility that will serve Lee County residents and minimize environmental impacts is a benefit of this petition. The companion CFPD rezone request would further limit the uses allowed within the CFPD and provide additional design standards and protections to adjacent properties.

It is important to note the critical need of the development of this SEAWRF to address water quality in Southeast Lee County through the servicing of wastewater treatment demands of a growing population in Lee County that is projected to surpass 1 million residents by the year 2040 according to the BEBR's medium population projections. The following narrative outlines the relevant data and analysis to support this request.

The proposed designation of the Property to Public Facilities would uphold the overarching intent of the DR/GR to protect groundwater and natural resources. As described the Property itself has been highly disturbed by active agriculture production. The proposed amendment is outside of the jurisdictional wetland to the east and outside of historical flowways. The Surface Water and Groundwater Impacts/Benefits Analysis submitted with this application states that the Property is not significant with respects to recharge of the Surficial aquifer and the proposed on-site stormwater management system associated with the project will enhance the opportunity for recharge and infiltration into the Surficial aquifer.

Lastly, by designating the Property under the Public Facilities designation the Applicant is assuring that the use will be developed to service a public infrastructure need, and the map change represents a logical extension to the property to the west which is already designated as Public Facilities.

V. Public Infrastructure

Lee County Utilities has indicated adequate capacity to serve the project for potable water and sanitary sewer service on site (Exhibit M17).

The proposed SEAWRF generates 58 am peak hour trips and 32 afternoon peak hour trips, and is therefore a relatively low traffic generator as identified in the Traffic Circulation Analysis conducted by Johnson Engineering, Inc.

There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, and Law Enforcement. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibits M14 & M16) for a complete description of available infrastructure and services to support the amendment request.

VI. Lee Plan Consistency

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

VISION STATEMENT: The Lee Plan is designed to depict Lee County as it will appear in the year 2045 when the population is projected to be 1,056,600 permanent residents with an additional 18% seasonal residents. In order to balance the County's projected growth with evolving planning priorities, the following trends are expected to continue through the year 2045 planning horizon:

The County's public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities.

Lee County must strategically plan and prepare for approximately 1 million permanent residents projected by 2040 per the medium population projections. The CPA will allow for construction of the SEAWRF that is already critically needed to maintain the adequate Level of Service (LOS) to keep

up with the wastewater treatment demands of existing and the future projected population in the Southeast Lee County community.

POLICY 1.1.8: The Public Facilities areas include the publicly owned lands within the County such as public schools, parks, airports, public transportation, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

The proposed FLU category that most appropriately fits the property and proposed use is the Public Facilities FLU. The property is owned by Lee County and is intended to be used as a government facility. The specific companion CFPD rezoning is specifically requesting the development of the SEAWRF to provide a critical public service to the community. As previously mentioned, other public uses such as parks and public schools would be permitted by right in the existing zoning district and current DR/GR designation. The intensity of the proposed land uses will be consistent with the maximum intensity permitted by this future land use category which is determined by entity owning the parcel and the local government.

In order to determine the Public Facilities FLU category as the most appropriate designation to redesignate the Property an examination of the current DR/GR FLU category is warranted. The DR/GR FLU category originated from the 1989 Department of Community Affairs settlement with Lee County. The settlement dealt with the over-allocation of County land compared to population growth. Lee County responded to the concerns regarding growth rate, dwelling unit capacity, groundwater recharge, and future water supply within the County by creating a new Density Reduction/Groundwater Resource (DR/GR) FLU category. The category allowed for very low-density development at 1 du/10 acres to address the overallocation of density, but also allowed for intensive land uses, such as mining, that contradict the overarching intent to protect groundwater and natural resources. Lee County over recent years has evolved to provide a mechanism for balanced, well-planned developments in the context of DR/GR. This is evidenced by Babcock Ranch in Northeast Lee County and the communities along Corkscrew Road. The CPAs that made these projects possible recognize that development can be done appropriately to uphold the intent of the DR/GR, and in a manner that enhances instead of detracts from the natural environment, while accommodating population growth and properly utilizing publicly funded infrastructure investments.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

In direct compliance with the above policy the SEAWRF development will remain outside of the portion of the property located within Wetlands FLU category as delineated by the Lee County Future Land Use Map. The proposed development will obtain an Environmental Resource Permit and be in compliance with all permit regulations and conditions including a 25-foot wetland buffer mitigating upland development impacts on the wetland areas as identified in the submitted MCP.

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.

The CPA and companion CFPD Rezone are consistent with the above policy and do not exceed acreage allocations provided for in Table 1(b) Year 2045 Allocation of the Lee County Comprehensive Plan which provides for 3,704 remaining acres for Public land uses within the Southeast Lee County. The remaining allocated acreage within Southeast Lee County after the 112 +/- acre development are removed would be 3,592 acres.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

As provided as part of this application the Surface Water and Groundwater Impacts/Benefits Analysis identifies that the SEAWRF has minimal water supply requirements and therefore will not impact present or future water resources. Any on-site irrigation water, if utilized, will be supplied from treated effluent from the SEAWRF, which is considered an "alternative water supply" and encouraged by SFWMD. Prior to future development activities on the Property, the Applicant will need to obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (FDEP), and all other applicable state agencies. Furthermore, the proposed use of the site shall serve to allow for the beneficial reuse of water reducing the demand placed on potable drinking water.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,

The proposed amendment to the Public Facilities FLU category would allow for land uses such as public schools, parks, airports, public transportation, and other governmental facilities which include uses already permitted under the current DR/GR land use designation. However, considering the very limited number of properties that meet the site location criteria for the SEAWRF and the critical need of this facility the intent is for the site to be develop as a WRF. The companion CFPD rezone is for an Advanced Water Reclamation Facility (AWRF) which goes beyond the standard biological wastewater treatment facility by providing further nutrient removal and thereby producing a "higher quality" water output available for water beneficial reuse, helping to lessen the demand on domestic potable water resources and in turn protecting the County's water resources from degradation. The SEAWRF will not require significant irrigation and domestic water sources.

2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the

planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,

As previously mentioned, this CPA and companion CFPD will serve to reduce the burden on regional water resources by providing “higher quality” water output available for beneficial reuse. Furthermore, the treatment of water before release will serve to protect the quality of water resources.

3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,

As provided as part of this application the Surface Water and Groundwater Impacts/Benefits Analysis identifies that the proposed land use designation change will not cause any significant harm to present or future water resources.

4. Supply data and analysis specifically addressing urban sprawl.

If maintained within the DR/GR FLU category, the resulting development would be urban sprawl, by allowing for very low-density residential uses, at 1 dwelling unit/10 acres, on well and septic systems adjacent to environmentally sensitive lands to the east. The property is located directly on a future arterial roadway network and the County has significant financial investment in infrastructure improvements for the area for the very purpose of maintaining LOS for projected future population growth within Southeast Lee County.

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

The closest existing residential structure is located 350 south east from the proposed development and any potential for future residential development is limited to only south of Green Meadow Road and Alico Road right of ways. The lands to the east, west and north are all conservation lands either through conservation easements or as part of Lee County 20/20 holdings. The proposed SEAWRF, similar to the Three Oaks WRF, will be operated in a neighborhood-friendly manner implementing best management practices to provide protection from noise, odor, and light impacts to surrounding properties.

To reduce visual and noise impacts to surrounding residential uses the development will provide a 30-foot-wide type D buffer along the southern property boundary adjacent to the Alico Road right-of-way. To assure further protection from the southwest or southeast viewsheds is the on-site 30 acre vegetated preserve area located to the east of the site and a 30-foot Type F Buffer along 300 feet of the southern portion of the western property boundary. The design site conditions such as the placement of SEAWRF structures as far north on the property as possible, including a 200-foot setback from Alico Road ROW to the south, the LDC requires for all above ground structures to maintain a 100-foot perimeter setback from all PD boundaries, however as identified on the MCP no

building or structure is located less than 200 feet from the Alico Road ROW. The placement of stormwater management areas along the southern perimeter of the development serves to provide further separation from any existing or future residential development areas to the south.

To limit the visual impacts to residential areas from the associated buildings and structures of the SEAWRF, overall heights of all structures have been limited to 60 feet. Structures in excess of 35 feet in height have been limited near the northern boundary and all structures and buildings in proximity to the southern boundary shall be less than 35 feet in height with the exception of the existing communication tower.

The SEAWRF will contain odor abatement technology such as scrubbers and activated carbon filters and use best management practices to limit odor. The headworks channels, screens, grit basins, and splitter box will be covered for odor control. As previously mentioned, the site will provide expansive setbacks of structures from property lines.

The development would also have to adhere to LDC Sec. 34-625 Outdoor lighting standards.

POLICY 17.3.2: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.

The proposed comprehensive plan map amendment was initiated by Lee County and not privately initiated therefore does not require a public information meeting to be held. However, the application did hold an public information meeting on January 31 which informed the public about the proposed Map Amendment and the companion CFPD rezone. Meeting summary and back up documentation has been submitted with this application.

GOAL 33 SOUTHEAST LEE COUNTY COMMUNITY PLAN: Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

The SEAWRF property is located within the Southeast Lee County Community. Goal 33 of the Lee Plan is specifically to protect Southeast Lee County's natural resources most notably groundwater resources. The CPA request is specific for the portion of the Parcel located outside of the jurisdictional wetland line and historic flowway. The amendment proposes to preserve the wetland designation for the portion of the property to the east and through the CFPD ensure the protection and preservation of this wetland area. Furthermore, of greater impact to groundwater and other natural resources as and permitted within the current FLU category is active mining natural resource extraction/mining which is not being proposed as part of the CFPD permitted schedule or uses.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

As identified in the submitted Surface Water and Groundwater Impacts/Benefits Analysis by Johnson Engineering, Inc. the amendment will allow for the development of a SEAWRF. This development will not have an impact to surface or groundwater systems. The Property is not significant with respect to recharge of the Surficial aquifer with an existing typical water budget of recharge depths of less than 3 inches annually. The proposed onsite stormwater management system for this development will be designed to retain at least 0.6 inches of runoff per storm event, therefore will recharge the surficial aquifer. The proposed stormwater management will limit the peak discharge from the site resulting from the 25-year 3-day storm event assuring the slow down of discharge rates of stormwater runoff to the area.

POLICY 33.1.8: The County supports a comprehensive and coordinated effort to manage water resources in a manner that includes the protection and restoration of natural systems within Southeast Lee County.

Through the proposed map amendment, the SEAWRF would be able to be developed within the most appropriate land use category within the Lee Plan. The SEAWRF will serve to manage water resources within Southeast Lee County by the treatment of water and production of a "higher quality" water output available for beneficial reuse helping to lessen the demand on water resources and in turn improving and protecting the County's water quality from degradation. Furthermore, the proposed amendment leaves the jurisdictional wetland to the east within the Wetlands FLU category and through the companion CFPD rezone retains the wetland slough to be undeveloped allowing the historical flowway to remain to the east of the property.

POLICY 56.1.3: All utilities are encouraged to construct and install sufficient treatment facilities and collection systems that will meet or exceed the minimum acceptable service standards. These facilities will have capacity to service the demand so generated and will meet or exceed the minimum requirements of the Florida Department of Environmental Protection (DEP), Florida Department of Health, U.S. Environmental Protection Agency (USEPA), or local ordinances that exceed those requirements. All utilities will advise the County of system expansions or modification to ensure coordination.

As previously identified, the CPA allows the development of the SEAWRF to be located within the most appropriate FLU category within the Lee Plan. The critical need for this facility to supplement the Three Oaks WRF capacity to service current and future water treatment demands as the County and Southeast Lee County population continues to grow has been heavily identified as part of this application.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

The proposed on-site stormwater management system associated with the project will provide recharge and infiltration into the Surficial aquifer. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District or the Florida Department of Environmental Protection (FDEP), and all other applicable state agencies.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The development designates lands to the east as an on-site wetland preserve impeding any development being done on these environmentally sensitive areas, which incorporates and utilizes the existing historic flowway within this associated habitat.

POLICY 123.2.3: Prevent water management and development projects from altering or disrupting the natural function of significant natural systems.

The proposed on-site stormwater management system associated with the project retains the existing wetland slough to the east as preserve area which will maintain connectivity with the historic wetland slough's southwest water flow conditions.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

The development protects high-quality plant communities to the east of the development designated as on-site preserve within the CFPD with no wetland impacts being proposed. All development within the CFPD is limited to previously disturbed agricultural upland areas. This on-site preserve area is protected from development impacts by a 25-foot wetland buffer running along the entirety of the eastern Water Reclamation Facility Tract boundary.

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

The development will be designed to protect the natural character of the adjacent Site 90 Regional Mitigation Area to the north and west of the development through the provision of a 5-foot-wide buffer containing a fence and hedge that will be maintained at 5 feet in height providing protection from noise and light from the proposed water reclamation facility. Furthermore, the development will adhere to LDC Sec. 34-625 Outdoor lighting standards.

POLICY 123.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

The Protected Species Survey by Johnson Engineering, Inc. identified no direct signs of listed species were observed on the Property. The proposed amendment will enhance ecological corridors and biodiversity by maintaining the wetlands to the east under the existing Wetlands FLU category. The companion CFPD rezone will assure that no developmental occurs under what will be designed as the on-site preserve area for this CFPD. The 30 +/- acre wetland area will connect to the conservation easement further east and the Conservation 20/20 site that surrounds the SEAWRF site to the north and west. The connection to these conservation areas further enhances the ecological corridor providing for habitat diversity particularly for far ranging species such as panthers and bears. Additionally, as part of the Alico Road Expansion a wildlife crossing is proposed to connect the southwest portion of the 20/20 Conservation site with the conservation lands part of the Wild Blue MPD development southwest of the proposed amendment.

OBJECTIVE 123.11: FLORIDA PANTHER. Develop strategies to protect the Florida panther.

POLICY 123.11.1: Coordinate with regulatory agencies to maintain data on sightings and habitat for the Florida panther.

POLICY 123.11.2: Encourage state land acquisition programs to include and restore known panther corridors of habitats beneficial to the Florida panther.

POLICY 123.11.3: Coordinate corridor projects with neighboring jurisdictions to encourage a regional approach to wildlife movement.

POLICY 123.11.4: Protect and expand upon the Corkscrew Regional Ecosystem Watershed Greenway, a regionally significant greenway with priority panther habitat, through continued participation in public land acquisition and restoration programs, and incentive programs to preserve and restore habitats.

POLICY 123.11.5: Include plant species that provide forage for prey of the Florida panther in restoration projects of land acquired for environmental sensitivity.

POLICY 123.11.6: Ensure panther habitat needs are incorporated in the planning of new roads and road expansion projects.

POLICY 123.11.7: Provide education and outreach to increase public understanding of Florida panthers and the need for panther conservation.

The site plan promotes connectivity for the Florida panther, as well as all wildlife, by preserving the slough system on the eastern side of the property, which has a direct connection to the Site 90 Regional Mitigation Area and other private and public conservation lands to the north. The habitat within the eastern slough will be enhanced through removal and maintenance of exotic vegetation. Through the direct connection to the Site 90 Regional Mitigation Area, which was permitted by Lee County to provide enhanced habitat for wildlife, there is a wildlife crossing being constructed under Alico Road at the western slough crossing with Lee County's Alico Road widening project. This crossing will provide for safer passage for the Florida panther, providing a direct connection through private preserves in Wild Blue, leading to additional wildlife crossings under Corkscrew Roads in to private and public preserve corridors within the Corkscrew Regional Ecosystem and Watershed. Fencing will be in place to promote wildlife usage in the preserve areas and preventing access into the actual development site. In addition to the County planning that has been done through a combination of projects to ensure panther habitat needs are incorporated into adjacent roadway projects (i.e., Alico Road widening and Corkscrew Road widening), coordination will occur with wildlife agencies through the permitting process to determine the potential need for additional mitigation for the loss of panther habitat that is currently provided by the agricultural areas proposed for development.

POLICY 123.12.1: Promote connectivity within and among Florida black bear sub-populations by maintaining, improving, or creating landscape connectivity as identified within the FWC Florida Black Bear Management Plan.

The site plan promotes connectivity for the Florida black bear, as well as all wildlife, by preserving the slough system on the eastern side of the property, which has a direct connection to the Site 90 Regional Mitigation Area and other private and public conservation lands to the north. Through the Site 90 Regional Mitigation Area, there is a wildlife crossing being constructed under Alico Road at the western slough crossing with Lee County's Alico Road widening project, which then provides direct connection through private preserves in Wild Blue, leading to additional wildlife crossings under Corkscrew Roads in to private and public preserve corridors within the Corkscrew Regional Ecosystem and Watershed. Fencing will be in place to promote wildlife usage in the preserve areas and preventing access into the actual development site.

POLICY 123.12.2: Encourage use of bearproof containers to secure waste and other attractants within and adjacent to known bear habitats.

Bearproof containers will be utilized within the proposed development site.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low-density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.

Johnson Engineering ecologists conducted an assessment on the property to examine the existing condition, inclusive of limits of potential jurisdictional wetlands and listed species utilization. Based on the proposed limits of wetland jurisdiction, which will be verified/permitted through the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) through the State Environmental Resource Permit (ERP) and State 404 permitting program, respectively, the site plan will avoid direct impact to the wetland slough located on the eastern side of the property. The eastern slough is proposed for preservation and will be enhanced through the removal and maintenance of invasive exotic vegetation. Potential impacts to listed species habitat is also minimized through the preservation of the slough system. Site development is proposed on that portion of the land was previously converted to agricultural uses.

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

It should be noted that existing permitted land uses within the DR/GR designation such as mining and very low-density residential on well and septic would serve to degrade surface and ground water quality. The Surface Water and Groundwater Impacts/Benefits Analysis by Johnson Engineering, Inc. identifies no impacts to surface and ground water quality from the proposed development. Furthermore, the proposed on-site stormwater management system associated with the project will provide recharge and infiltration into the Surficial aquifer. The treatment of water provided by the facility for beneficial reuse will serve to further protect surface and ground water quality. Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District or the Florida Department of Environmental Protection (FDEP), and all other applicable state agencies.

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.

The stormwater management system will provide on-site water detention system through a series of interconnected storm water pond systems. Runoff from the site will be collected through yard drains, swales, ditches, and catch basins with conveyance via pipes or swales to the stormwater ponds maximizing the quality and attenuation requirements by temporarily detaining stormwater runoff, and allowing opportunities for treatment processes to occur and minimizing nutrient loading and pollution, prior to slow controlled discharge of the treated water through a single control structure to the western slough, Site 90 – Wild Turkey Strand Conservation Area, via a spreader swale or multiple structures. The stormwater management system will be consistent with the rules and regulations governing the SFWMD or FDEP Environmental Resource Permitting requirements.

POLICY 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

As identified in the Surface Water and Groundwater Impacts/Benefits Analysis the upland areas of this site are not significant with respect to recharge, however, the natural water system feature of the existing wetland slough to the east has been identified and retained as a preserve area which will maintain connectivity with the historic wetland slough's southwest water flow conditions.

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.

The development's proposed stormwater management system will serve to enhance the existing conditions as the upland areas of the site are existing disturbed agricultural lands that do not provide significant aquifer recharge. The stormwater management system resulting from this development will include a retention component to foster additional percolation and attenuation. Furthermore, the development will meet or exceed the requirements set forth in South Florida Water Management District or FDEP Environmental Resource Permit for the project in terms of discharge rates and water quality.

POLICY 127.1.1: Development must prevent significant emissions of air pollution.

The facility will be designed to prevent odorous air from going offsite being captured for treatment in a bio scrubber for treatment and the headworks channels, screens, grit basins, and splitter box will be covered for odor control. The facility will be designed to reduce the possibility of aerosol drift through the use of low-speed surface mechanical aerators within oxidation ditches where the greatest potential for aerosol generation exists. Other controls to assure the reduction of aerosol drift includes extended walls to contain aerosols from each aerator. The facility will use electric power to the extent possible aside from transportation vehicles and diesel-powered generators which will all have proper emission controls in place.

VII. Adjacent Local Governments

The subject property is located entirely within Lee County. The map amendment for the Southeast Water Reclamation Facility (SEAWRF) will have no affect on existing adjacent local governments and their comprehensive plans. The closest adjacent local government to the subject property is the Village of Estero.

VII. State Comprehensive Plan Consistency

The CPA is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of water and natural resources. Specifically, the amendment is consistent with the following guiding policies:

Water Resources. 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.

The proposed amendment would allow for the development of a WRF within the Southeast Lee County Community, an ideal location to limit public expenditure on infrastructure to transport untreated and treated water. The SEAWRF goes beyond the standard biological wastewater treatment facility by providing further nutrient removal and thereby producing a “higher quality” water output available for beneficial reuse to reduce the degradation of water resources.

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

The Property is vacant previously disturbed land with a history of agricultural uses. However, 30 +/- acres of jurisdictional wetlands located within the same parcel of the requested amendment are remaining under the Wetlands land use category. These wetlands are planned to be designated as on-site preserve within the companion CFPD rezone.

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

There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, and public safety (Exhibit M17). Furthermore, through the companion CFPD rezone petition, the project will ensure preservation of environmental resources through the preservation of wetlands, other sensitive lands, and an engineered stormwater management system. Development will be clustered to the north to ensure open space as well as adequate buffering along Alico and Green Meadow Road. As further indicated below the SEAWRF will be phased out to assure the fiscal ability to service the capacity as needed to accommodate for projected growth in the area.

Public Facilities: Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

The proposed amendment would allow for a public facility that has been identified as Capital Improvement Project Number 7467 as part of the Lee County Capital Improvement Plan. The new facility is being developed with the intention of having three phases for expansion based on being able to allocate the cost of funding from the benefits received from servicing residents as a response to population growth and demand of the area being serviced. The three (3) phases are as follows: Phase 1, a 6 Million Gallons per Day (MGD) facility capacity, then, Phase 2 a 8 MGD facility capacity, and followed by Phase 3, a 10 MGD plant capacity. Expansions of the facility will be dependent on reaching a projected LOS of 80% treatment capacity.

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

The project's proposed access and current access is via Green Meadows Road, a 2-lane local roadway. Green Meadow Road intersects with Alico Road, a 4-lane arterial roadway, to the west which provides access to I-75 located 4 miles to the west of the Property. Green Meadows Road is set to be upgraded to a 4-lane major arterial roadway as part of Phase 1 of the Alico Road Extension, which will connect to the north to SR-82 at the Sunshine Boulevard intersection as

outlined in the Lee County Long Range Transportation Plan and Cost Feasible Roadway Project Map 3-A (Ordinance No.22-21/CPA2022-00004). Therefore, the project will have direct access to Lee County's arterial roadway. Pedestrian access options will be available through a shared use path and on-road bikeway are planned for the area (Map 3-D). The proposed development will be required to adhere to requirements of the Land Development Code at the time of development order.

VIII. Regional Policy Plan Consistency

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

Emergency Preparedness Element

Goal 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

The proposed public development will be built where structures for the proposed SEAWRF and roadways to the south are protected from rain induced flooding.

Natural Resources Element

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

The CPA and companion CFPD rezoning application will provide for a public utilities facility that will specifically address water reclamation demands for the Southeast Lee County community and the CFPD rezoning will ensure preservation of jurisdictional wetlands located to the east of the Property from any development or possible expansion. Furthermore, the proposed stormwater management system will include a retention component that will foster additional percolation allowing for recharge of the surficial aquifer.

Regional Transportation

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

The property is serviced by Green Meadow Road, a local 2-lane road. The road is part of the Alico Road Phase 1 & 2 Expansion which anticipates the road becoming a 4-lane arterial roadway. Pedestrian access options through a shared use path and on-road bikeway are planned for the area (Map 3-D). As demonstrated in the Traffic Circulation Analysis by Johnson Engineering, Inc., there is adequate capacity available to serve the project.

X. Conclusion

Approval of this CPA will allow the development of a critically needed public facility, the SEAWRF (Lee County CIP # 7467), addressing existing and future population service demands as envisioned by the Lee County Comprehensive Plan. The CPA will bring the remaining acreage of the site into the most appropriate land use category for the proposed use within the Lee Plan, similar to the 32+/- acre property to the west, which was designated Public Facilities in 2018.

From a hydrological standpoint as identified as part of this application's analysis the CPA for the SEAWRF represents a carefully selected site that is not significant with respect to recharge of the Surficial aquifer.

The request serves to protect environmental resources through the companion CFPD rezone which retains existing jurisdictional wetlands as an on-site preserve area.

The companion CFPD will also provide enhanced performance standards such as buffering, sensitive site design, and limitations on the built form of development to address compatibility with the surrounding large-lot residential land uses.

For these reasons, the Applicant submits that the proposed Comprehensive Plan Map Amendment is based upon sound planning principles, in direct consistency with the Lee Plan and respectfully requests approval.



Southeast Advanced Water Reclamation Facility Community Facilities Planned Development

Request Statement & Lee Plan Compliance Narrative

I. Summary

Lee County Utilities ("Applicant"), upon authorization by the Board of County Commissioners, is requesting approval to rezone 112 +/- acres ("Property") from Agricultural (AG-2) to Community Facilities Planned Development (CFPD), to allow for the development of a public wastewater treatment facility, referred to herein as the Southeast Advanced Water Reclamation Facility (SEAWRF). The Property is located within the Southeast Lee Planning Community, and currently consists of following three future lands use (FLU) categories Public Facilities, Density Reduction/Groundwater Resource (DR/GR) and Wetlands.

Approximately 36+/- acres of the site is within the DR/GR FLU and is subject to a companion Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use Map (Map 1-A) to the "Public Facilities" future land use category. The remaining lands in the 112-acre property that are not subject to this request are appropriately designated as DR/GR, Public Facilities and Wetlands.

III. Surrounding Land Use Pattern

The Property is within the Southeast Lee County Planning Community, which includes transitional mix of agricultural, industrial/mining, residential and mixed-use developments, both existing and planned, as described below.

The surrounding land use pattern consists of public rights-of-way and reserved public right-of-way for the Alico Road extension, a future 4-lane arterial roadway with the capacity to expand to a 6-lane roadway in the future should it become warranted will serve as a north/south reliever roadway for I-75, which is reaching capacity. Construction for Phase I of the roadway along the subject property's frontage is planned to commence by mid-year 2024.

Active and large-scale commercial mines have been operating in the area for several decades including CEMEX to the west, Argos to the east and Youngquist Brothers Rock to the south.

In contrast to the high intensity mining operations in the area, large-scale master planned communities lie to the south of Alico along the Corkscrew Road corridor, including WildBlue (1,096 DUs), The Place at Corkscrew (1,325 DUs) and Verdana (2,400 DUs). The Board of County Commissioners also recently approved settlement agreements for a project known as "FFD" allowing for 4,197 DUs. Additionally, 10,000 DUs were approved by the Board in 2022, within a project known as "Kingston", which extends from Corkscrew Road to State Road 82.

Intermingled with mining operations and emerging master-planned communities are low-density single-family residential lots that range between four to twelve acres in size, conservation lands and various agriculture and mining operations.

The approved, permitted, and planned growth of Southeast Lee County clearly identifies a shift from the current development pattern to suburban levels of development that require additional public services and infrastructure to serve the increased population within this area.

Located diagonal to the Property along the southwest corner is a conservation easement that is part of the 2,096 +/- acre Wild Blue Mixed Use Development. As part of the Alico Road expansion a wildlife crossing is proposed connecting the Wild Blue MPD conservation area to the conservation area to the west of the Property, as described in further detail in Johnson Engineering's Environmental Report.

The site contains jurisdictional wetlands, all of which will remain as a preserve. These lands will provide 30+/- acres of indigenous native preserve internal to the site, which will maintain connectivity with the historic wetland slough's southwest water flow conditions.

II. Project Background/Property History

- **Project Context**

The Property is located along the north side of Alico Road and Green Meadow Road and is comprised of three (3) parcels STRAP Numbers 04-46-26-00-00001.1010, 04-46-26-00-00001.0010, and 09-46-26-00-00001.0170 consisting of 112 +/- acres. The Property is currently zoned AG-2 and currently vacant except for an active wireless communication tower. The communication tower was approved via a Special Exception SEZ2008-00013 which allowed for a 149-foot wireless communication tower to be located on the eastern portion of the property to the west of the onsite jurisdictional wetlands. The existing conditions associated with approval of SEZ2008-00013 will remain in as part of this development, if approved.

- **Historic Uses**

Historically, the use of the Property, particularly the 51 +/- acres identified for development on the proposed Master Concept Plan (MCP), have been predominantly agricultural in usage. Prior to the late 1960's, the Property was cleared for the active agricultural production of row crops. Between 2002 and 2005 the Property transitioned to cattle pasture. The Property is characterized as an open rangeland and bounded cypress forest, marshes, and wet prairie to the east.

- **Conservation 20/20 "Land Swap"**

The subject property was selected for the SEAWRF by Lee County following a significant amount of site location analysis via the Corkscrew Overlay Area Wastewater Master Planning Report which applied sound planning principals, environmental analysis and prioritization, and fiscal responsibility when evaluating possible site locations.

The County's site selection process for the SEAWRF included several criteria that must be met. The first criteria was to locate the facility proximate to the area where new demand is being generated, to support fiscal and environmental responsibility by reducing the amount of infrastructure and distance untreated water would need to travel to service the area.

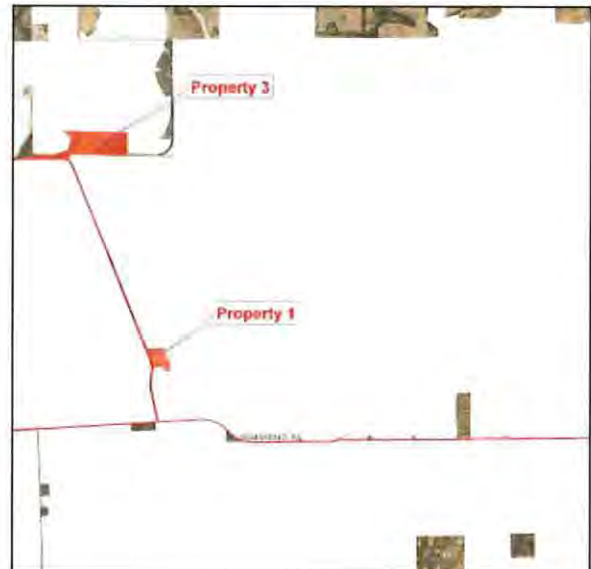
Other limiting criteria included:

- Properties with 40 acres or greater of developable lands to accommodate the scale of facility needed;
- Properties that have limited conservation easements, environmentally sensitive lands, or wetlands;
- Properties that are proximate or had access to major arterial or collector road including I-75;
- Properties that would be able to maintain a buffer to adjacent developed or properties with the potential for future development; and
- Properties where owners were willing to sell.

Map 1: Potential Properties 1 & 2



Map 2: Potential Properties 1 & 3



In 2016, the report narrowed down the new facility to two (2) possible properties identified in Map 1, above. "Property 1" was the Corkscrew Water Treatment Plant (WTP) location. "Property 2" contained 44.5 +/- acres and was located at 18501 Corkscrew Road and within Tier 1 (highest priority) areas in the Lee Plan's Priority Restoration Strategy Overlay in Map 1-D - Special Treatment Areas. Objective 33.1 of the Lee Plan identifies properties within Tier 1 as most critical in providing significant restoration of historic surface and groundwater levels and connecting existing wildlife corridors and conservation areas. Thus, Property 2 was less desirable than the subject property for development due to environmental factors. Additionally, the site would result in additional infrastructure needs and a less efficient design.

In 2017, Conservation 20/20 staff met with Lee County Utilities and identified a possible third property through the discussion of a 31 +/- acre disturbed lands site owned by conservation 20/20 along Alico Road and now part of the subject Property. These disturbed lands were removed from Site 90 of the Wild Turkey Strand Preserve in 2009 and were used for hurricane debris storage and considered scrap lands. These disturbed lands had been identified in the Wild Turkey Strand Preserve Land Stewardship Plan 2010 Second Edition as lands to be potentially swap.

Lee County Utilities and Conservation 20/20 recognized that the perpetual conservation of the Property 2 which would help create an approximately four (4) mile uninterrupted preserve corridor provided a higher value to maintaining the integrity and restoration of the large-scale ecosystem in Southeast Lee County when compared to the property located along Alico Road which would be more appropriate for an active use. Furthermore, this land swap would be consistent with the intent of the Southeast Lee County Goal 33 and subsequent Objectives, and Policies to protect natural resources through public acquisition and restoration efforts. In May of 2017, an addendum to the Corkscrew Overlay Area Wastewater Master Planning Report added the subject Property to the list as a third potential site ("Property 3"), which was owned by Conservation 20/20.

In October of 2017, the Lee County Board of County Commissioners authorized the land swap of the LCU property along Corkscrew Road and the 31 +/- acre scrap land along Alico Road to provide a greater environmental benefit due to connectivity and vegetation quality.

In September of 2018, a due diligence siting analysis for the future Southeast Wastewater Treatment was done between the Corkscrew WTP location and the currently proposed location.

Property 3 was selected as it provides a larger developable area due historical agricultural activity, and also provides more opportunities to maintain a buffer and separation from adjacent existing and future developable properties due to larger area available for development.

- **Previous Comprehensive Plan Amendment (CPA2018-00007) & Zoning Action (DCI2018-10023)**

Following the land swap, the property was part of a previous zoning action request in 2018 to allow for a co-located wastewater treatment plant (WWTP) and a solid waste facility. The WWTP at that time was proposed to have a maximum final operation capacity of 6 MGD. The solid waste facility was comprised of approximately 120,000 SF and was of concern to surrounding property owners due to the potential for traffic, environmental impacts and other compatibility issues. The Hearing Examiner remanded the case back to the staff level to address items such as pursuit of comprehensive amendment, analysis of alternatives, enhanced community outreach, compatibility with surrounding land uses, and environmental protection.

Also of note, the western 31 +/- acre portion of the site consists of the Public Facilities FLU category, which was redesignated in 2018 from Conservation Lands Uplands and Conservation Lands Wetlands to Public Facilities and Wetlands via Ordinance No. 18-25/CPA2018-00007.

- **Changed Conditions**

As detailed below, a key change with the current CPA and rezoning request is elimination of the formerly proposed 120,000 SF solid waste facility component of the project. The site is now solely proposed for the public WWTP facility and accessory uses, which eliminates many of the project's external impacts and increases compatibility with the surrounding residential land uses.

Another key change that has occurred since the 2018 application was filed is significant increased projected demand for sanitary sewer facilities in the Southeast Lee County Planning Community, particularly for those master-planned communities along the Corkscrew corridor outlined above.

This increased projected demand has led to the anticipation of the need to further expand the final operation capacity of the SEAWRF from 6 MGD to 10 MGD.

The facility has been sited to be able to service flows within the Southeast Lee County Community of areas currently serviced by the Three Oaks Water Reclamation Facility, or those areas currently not serviced at all. Included in this service area are two (2) large projects approve in recent years by the Board of County Commissioners: FFD approved for 4,197 DUs, and "Kingston" approved for 10,000 DUs.

II. Proposed CFPD Development Program

The proposed SEAWRF is requested via the CFPD zoning district as required for "Group II, Essential Facilities" pursuant to LDC Section 34-622(c)(13).

The SEAWRF as identified in the submitted Master Concept Plan (MCP) will consist of three development phases that will allow additional capacity to come online as demand increases in the future. The phasing will consist of Phase 1 (a 6 Million Gallons per Day (MGD) facility), then a Phase 2 (up to 8 MGD facility capacity), followed by Phase 3 to allow expansion up to a 10 MGD plant capacity. Additionally, a maximum of 25,000 SF of Utilities Office/Administration/Maintenance Buildings are proposed.

The site will have a single access point along Green Meadow Road/Future Alico Road extension, and the development will contain an access point to the adjacent Conservation 20/20 property to allow for maintenance of the area.

As shown on the enclosed MCP, the CFPD will be made up of three (3) development tracts:

- Tract A consists of 50.57 +/- acres for the development of the Water Reclamation Facility (WRF) and is proposed to contain the following uses: WRF/WWTP, storage tanks, pump station, injection well, maintenance and administration buildings, and supporting wastewater treatment facilities;
- Tract B will serve as a portion of Phase 1 of the Alico Road Extension, a 4-lane arterial roadway that will serve as a north/south reliever roadway for I-75, which is reaching capacity. Construction for Phase I of the roadway along the subject property's frontage is planned to commence mid-year 2026.
- Tracts C consists of 30.43 +/- acres of onsite wetland preserve and 25-foot wetland buffer and will remain unimpacted by any proposed development and connect to adjacent conservation lands to the north, west and east of the site.

Per Sec. 10-351, enhanced setbacks are provided for public WWTP, including 100-foot perimeter setbacks for above ground structures. In recognition of the future approximate 250-foot Alico Road ROW the measurement of this 100-foot perimeter setback is being measured starting from the northern edge of the reserved Alico Road ROW, or Tract A's southern boundary.

To ensure the facility is not impactful to the arterial roadway viewshed and compatible with surrounding development patterns, an enhanced 30-foot Type D buffer is proposed along the future Alico Road frontage (except where on-site preserve abuts the future roadway). This is a significant enhancement when compared to the required right-of-way buffer of 15 feet.

Stormwater ponds have been placed along the southern and western perimeter of the development to allow for a greater separation from the adjacent properties.

The property will have one access along Alico Road and one access point along the western property boundary that will be limited to use for maintenance of the Wild Turkey Strand Preserve Only. To assure best use of taxpayer dollar Applicant has been coordinating with Lee County DOT to assure best use of taxpayer dollars and the proposed projects integration with the Alico Road extension. As part of this coordination Lee County DOT has identified operational concerns with the proposed site providing a secondary access point. The Applicant therefore is requesting a deviation from LDC Section 10-291(3) which requires more than one means of ingress or egress. The Applicant's justification for the request is further elaborated on within the Deviations Justification Narrative and has provided letters of no objection from EMS, Fire and the Sheriff's Office as part of this submittal.

The Applicant is proposing a maximum building/structure height of 45 feet from minimum flood elevation and 60 feet for those structures exempt from minimum height restrictions per the LDC. The existing wetland preserve vegetation, denoted as Tract C on the MCP, shall serve to further provide natural visual screening for the traveling public and adjacent property owners. A deviation to omit the 30-foot Type F buffer is requested where the proposed development abuts Conservation 20/20 lands to the north and northwest the Applicant instead proposes a 20-foot-wide buffer with 5 foot tall hedge and 5 foot planting width to provide visual screening and sound buffering to the adjacent conservation lands and wildlife.

To ensure security of the facility and protection of wildlife, the Water Reclamation Facility Tract will have an 8-foot perimeter security fence surrounding the development. Along the western property line, the development will provide for an interconnection to allow the ingress and egress to the Conservation 20/20 lands to the west for the maintenance of these conservation lands.

In terms of environmental protection and open space, the development will provide 48.82+/- acres of open space, which exceeds the minimum requirements of the LDC at 24.3 acres. This calculation excludes lands to be dedicated for future Alico Road right-of-way. Of the 48.82 acres of open space, 30 acres will be in the form of wetland preservation.

The Applicant is requesting three (3) deviations from the following LDC Sections 10-329(d)(4), 10-418(2)(c), and 10-418(2)(d). The ability to reduce the area and size of wet detention areas allows for greater flexibility in where the water reclamation facility structures are located and the ability of future expansion of the facility as identified in the Master Concept Plan. The Applicant's justification for the requests is further elaborated on within the Deviations Justification Narrative provided as part of this submittal.

The project is located within the Southeast Lee County Planning Community; therefore, no planning community- specific design requirements apply to this rezoning request.

III. Public Infrastructure

As outlined in the enclosed application and companion CPA, potable water services are available to the Property by Lee County Utilities. Sanitary waste will be serviced onsite by the proposed SEAWR. There are adequate public facilities and services in the immediate vicinity

of the project to serve the proposed development in terms of Fire, EMS and Sheriff's protection. The nearest Fire and EMS Substation is 6.7 miles southwest, and a Sheriff's substation is approximately 8.06 miles northwest of the development. The companion CPA further provides letter of availability of service from these agencies for the proposed development.

The project's location is adjacent to the proposed Alico Road expansion which is intended to connect to SR 82 to the north at the Sunshine Boulevard intersection. The Transportation Impact Statement (TIS) prepared by Johnson Engineering concludes that the Level of Service of the surrounding roadway network and Alico Road will not be degraded by the proposed development. These roads will continue to operate at an acceptable level of service. It is understood the developer will provide a transportation analysis and a transportation mitigation plan in accordance with Chapter 10 of the Land Development Code as part of the development order application.

VI. Decision-Making Compliance

In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrate the following:

- a. The request for the development of a 10 MGD WWTP facility including a maximum of 25,000 SF Utilities Office/Administration/Maintenance Buildings is consistent with the uses and intensities set forth for the proposed Public Facilities FLU category and the existing Wetlands FLU category, upon adoption of the companion CPA. Policy 2.1.3 of the Lee Plan states that all land use categories and Planning Districts permit the consideration of public utilities and resource recovery facilities. The proposed rezone will allow for a public utilities facility to service the existing and future wastewater treatment demands of Southeast Lee County. Development's footprint is limited to 51+/- acres with no development proposed within 30 +/- acres of indigenous native vegetation that will remain as preserve area, 31 +/- acres have been preserved for future Alico Road ROW. The developments consistency with Lee Plan's Goals, Objectives and Policies is further outlined below in the Lee Plan Consistency section of this narrative.
- b. The request will meet or exceed all performance and locational standards set forth for the proposed CFPD except where a deviation has been approved. Additionally, the request will meet all performance and locational standards set forth in LDC Section 10-351 for utilities and water treatment facilities.
- c. The request will be compatible with surrounding land uses. Any future development will be oriented to the north of the Property and away from single-family homes to the south. This design is ideal as the site is surrounded to the north, east and west by county-owned lands and properties containing conservation easements which preclude any future development. The Conservation 20/20 property which is adjacent to the CFPD boundary is predominantly disturbed by historical heavy agricultural use. The SEAWRF will be separated to any development to the south by the 250-foot Alico Road ROW that has already been reserved. Buffering in the form of a 30-foot Type D buffer is also being provided as part of the CFPD design standards and the 30 +/- acre forested preserve area to the east will also serve to provide additional buffering from the development. The developmental footprint of the facility has been condensed as far north as possible to assure 100+ feet of additional setback from the future right-of-

way. Stormwater detention lakes have been placed along the southern boundary to assure further separation of the WWTP uses from the perimeter of the project with public view. The SEAWRF will be operated in a neighborhood-friendly manner implementing best management practices to provide protection from noise, odor, and light impacts to surrounding properties similar to the Three Oaks WRF. The development would also have to adhere to LDC Sec. 34-625 outdoor lighting standards.

- d. The submitted MCP identifies one access point will be provided from Green Meadow Road (2-lane, local road). Green Meadow Road intersects with Alico Road, a 2-lane arterial roadway, to the west which provides access to I-75 located 4 miles to the west of the Property. Green Meadow Road is set to be updated to a 4-lane major arterial roadway as part of Phase 1 & Phase 2 of the Alico Road Extension which will connect to the north to SR-82 at the intersection with Sunshine Boulevard as outlined in the Lee County Long Range Transportation Plan and Cost Feasible Roadway Project Map 3-A (Ordinance No.22-21/CPA2022-00004). Therefore, the project will have direct access to Lee County's arterial roadway system.
- e. Approval of the request will not have a significant impact upon the surrounding roadway network. As identified in the TIS by Johnson Engineering, Inc. with or without the addition of the proposed development Alico Road is shown as operating at Level of Service (LOS) "E" for the segment of Road from Ben Hill Griffin Boulevard to Green Meadow Drive and LOS of "B" for the segment of Road from Green Meadow Drive to Corkscrew Road for the 2028 horizon year. The project will require development order approvals prior to site development activities and project's impacts will also be evaluated at that time in accordance with the LDC.
- f. This request will not adversely affect environmentally critical areas and natural resources. The MCP provides a 30+/- acre on-site wetland preserve area within Tract A located on the eastern portion of the Property. This preserve area is protected from development impacts by a 25-foot wetland buffer running along the entirety of the eastern Water Reclamation Facility Tract boundary. No wetland impacts are proposed through development of the Water Reclamation Facility. The Protected Species Assessment prepared by Johnson Engineering, Inc identifies no direct signs of listed species were observed on the Property. Additionally, the on-site preserve area will be connected to the Conservation 20/20 lands to the north and west of the site as well as the conservation easement lands to the east. The Alico Road Extension proposes a wildlife crossing connecting to the southern Wild Blue MPUD conservation area which would provide a connection from the developments proposed preservation area through the Conservation 20/20 properties surrounding the site.
- g. As demonstrated by this application and the companion CPA the site will be serviced by urban services in terms of supporting transportation infrastructure, Fire, EMS, Law Enforcement, Solid Waste and Lee County Utilities.

The property does not have Lee Tran service and the nearest bus route is located at the intersection of Ben Hill Griffin and Alico Road. There is no plan to extend service in the area of the subject property as identified in the 2045 LRTP or Map 3-C 2045 Financially Feasible Transit Network. However, there will be a very limited number of employees at this location and transit service is not necessary for the general use.

VII. Lee Plan Compliance

The following is an analysis of the CFPD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

VISION STATEMENT: The Lee Plan is designed to depict Lee County as it will appear in the year 2045 when the population is projected to be 1,056,600 permanent residents with an additional 18% seasonal residents. In order to balance the County's projected growth with evolving planning priorities, the following trends are expected to continue through the year 2045 planning horizon:

The County's public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities.

Lee County must strategically plan and prepare for 1 million permanent residents by the year 2040 per the medium population projections from the Bureau of Economic and Business Research (BEBR). The CFPD rezone will allow for construction of the SEAWRF that is already critically needed to be developed to maintain an adequate level of service to keep up with the wastewater treatment demands of existing and the future projected population in the Southeast Lee County community.

POLICY 1.1.8: The Public Facilities areas include the publicly owned lands within the County such as public schools, parks, airports, public transportation, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

The companion CPA requests the redesignation of 38 +/- acres to be redesignated to Public Facilities from DR/GR. The site already contains 31 +/- acres designated as Public Facilities. Therefore, the entirety of the CFPD development area will be in the appropriate Public Facilities future land use category. The proposed CFPD rezoning will allow for the development of a governmental facility that will service the wastewater needs of the public. The intensity of the proposed land uses will be consistent with the maximum intensity permitted by the Public Facilities future land use category which is determined by entity owning the parcel and the local government and is in direct compliance with the above policy.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

POLICY 1.5.2: When the exact location of Wetlands boundaries is in question, Chapter XIII provides an administrative process to precisely define the boundary.

In direct compliance with the above policy the SEAWRF development will remain outside of the portion of the property located within Wetlands FLU category as delineated by the jurisdictional determination. The proposed development will obtain an Environmental Resource Permit and be in compliance with all permit regulations and conditions including a

25-foot wetland buffer mitigating upland development impacts on the wetland areas as identified in the submitted MCP.

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.

The CFPD Rezone and companion CPA are consistent with the above policy and do not exceed acreage allocations provided for in Table 1(b) Year 2045 Allocation of the Lee County Comprehensive Plan which provides for 3,704 remaining acres for Public land uses within the Southeast Lee County. The remaining allocated acreage within Southeast Lee County after the 112 +/- acre development are removed would be 3,592 acres

POLICY 2.1.3: All land use categories and Planning Districts permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasicommercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.

The SEAWRF is a public utilities facility that is permitted for consideration in all land use categories and Planning Districts. The CFPD limits development of the facility to outside of the Wetlands FLU category as delineated by the jurisdictional determination of the on-site wetlands.

POLICY 2.2.2: The Future Land Use Map 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 2045 planning horizon. 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***

The proposed SEAWRF will help to address the overburdened Three Oaks WRF. As identified in the companion CPA; the proposed development will be adequately serviced by public facilities such as Solid Waste, Fire, EMS, Law Enforcement and potable and sanitary sewer. Sanitary waste will be serviced onsite by the proposed SEAWRF.

- 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 development of this public facility is critical to Lee County Utilities' effort to maintain a Level of Service of wastewater treatment for its residents and visitors. The projected population growth for Southeast Lee County makes the development of this facility sufficiently needed to service surrounding developments already online or coming online along the Alico Road and the Corkscrew Road corridor.

3. *Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).*

As previously mentioned in relation to consistency with Policy 1.6.5 the CFPD Rezone will not result in an unreasonable development and is achievable by the acreage allocations provided for in Table 1(b) Year 2045 Allocation of the Lee County Comprehensive Plan. The table provides for a remaining allocated acreage within Southeast Lee County of 3,704 acres after the 112 +/- acre from the development is removed would be 3,592 acres remaining.

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 (SFWMD), 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.***
- 2. *Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.***
- 3. *Ensure development minimizes the need for expansion and construction of street and utility improvements.***

Johnson Engineering ecologists conducted an assessment on the property to examine the existing condition, inclusive of limits of potential jurisdictional wetlands and listed species utilization. Based on the proposed limits of wetland jurisdiction, which will be verified/permitted through the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) through the State Environmental Resource Permit (ERP) and State 404 permitting program, respectively, the site plan will avoid direct impact to the wetland slough located on the eastern side of the property. The eastern slough is proposed for preservation and will be enhanced through the removal and maintenance of invasive exotic vegetation. Potential impacts to listed species habitat is also minimized through the preservation of the slough system. Site development is proposed on that portion of the land was previously converted to agricultural uses.

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

conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The closest existing residential structure is located 350 south east from the proposed development and any potential for future residential development is limited to only south of Green Meadow Road and Alico Road right of ways. The lands to the east, west and north are all conservation lands either through conservation easements or as part of Lee County 20/20 holdings. The proposed SEAWRF, similar to the Three Oaks WRF, will be operated in a neighborhood-friendly manner implementing best management practices to provide protection from noise, odor, and light impacts to surrounding properties.

To reduce visual and noise impacts to surrounding residential uses the development will provide a 30-foot-wide type D buffer along the southern property boundary adjacent to the Alico Road right-of-way. To assure further protection from the southwest or southeast viewsheds is the on-site 30 acre vegetated preserve area located to the east of the site and a 30-foot Type F Buffer along 300 feet of the southern portion of the western property boundary. The design site conditions such as the placement of SEAWRF structures as far north on the property as possible, including a 200-foot setback from Alico Road ROW to the south, the LDC requires for all above ground structures to maintain a 100-foot perimeter setback from all PD boundaries, however as identified on the MCP no building or structure is located less than 200 feet from the Alico Road ROW. The placement of stormwater management areas along the southern perimeter of the development serves to provide further separation from any existing or future residential development areas to the south.

To limit the visual impacts to residential areas from the associated buildings and structures of the SEAWRF, overall heights of all structures have been limited to 60 feet. Structures in excess of 35 feet in height have been limited near the northern boundary and all structures and buildings in proximity to the southern boundary shall be less than 35 feet in height with the exception of the existing communication tower.

The SEAWRF will contain odor abatement technology such as scrubbers and activated carbon filters and use best management practices to limit odor. The headworks channels, screens, grit basins, and splitter box will be covered for odor control. As previously mentioned, the site will provide expansive setbacks of structures from property lines.

The development would also have to adhere to LDC Sec. 34-625 Outdoor lighting standards.

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

The SEAWRF property is located within the Southeast Lee County Community. Goal 33 of the Lee Plan is specific to this area of Lee County and represents Lee County's goal to protect Southeast Lee County's natural resources most notably groundwater resources.

A WRF is a public facility that is a permitted use within the Southeast Lee County Planning Community. As previously mentioned, natural resource extraction was specifically not included as part of the schedule of uses for this CFPD. It is understood that though this is a permitted use within the DR/GR FLU category the use is of great impact to groundwater quality and other natural resources in contrary to the intent of this Planning Community's Goals, Objectives and Policies.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.

The proposed facility will further protect and improve water quality through the responsible management of wastewater. The SEAWRF goes beyond the standard biological wastewater treatment facility as an Advanced Water Reclamation Facility (AWRF) by providing further nutrient removal and thereby producing a "higher quality" water output available for beneficial reuse and in turn reducing the demand placed on potable drinking water and water resources.

The CFPD also designated wetlands to the east where the historic flowway exists as an on-site wetland preserve impeding any development being done within these environmentally sensitive areas.

The designated preservation area within the CFPD will enhance ecological corridors as the preserve area will connect to the conservation easement to the east and the Conservation 20/20 site that surrounds the SEAWRF site to the north and west. The connection to these preservation areas further enhances the ecological corridor providing for habitat diversity particularly for far ranging species such as panthers and bears. Additionally, as part of the Alico Road expansion a wildlife crossing is proposed to connect the southwest portion of the 20/20 Conservation site with the conservation lands party of the Wildblue development southwest of the proposed amendment.

As identified in the Protected Species Survey by Johnson Engineering, Inc. no direct signs of listed species were observed on the Property. The water reclamation facility tract (Tract A) of the CFPD, consists of a majority of disturbed lands in the form of improved pastures and fallow crop land. No wetland impacts are proposed as part of the development of the SEAWRF.

POLICY 33.1.7: Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

As identified in the Surface Water and Groundwater Impacts/Benefits Analysis submitted with the companion CPA the development of the SEAWRF on the site will not have an impact to surface or groundwater systems. The Property is not significant with respect to recharge of the Surficial aquifer with an existing typical water budget of recharge depths of less than 3 inches annually. The proposed onsite stormwater management system for this development will be designed to retain at least 0.6 inches of runoff per storm event, therefore will recharge the surficial aquifer. The proposed stormwater management will limit the peak discharge from

the site resulting from the 25-year 3-day storm event assuring the slow down of discharge rates of stormwater runoff to the area.

POLICY 33.1.8: The County supports a comprehensive and coordinated effort to manage water resources in a manner that includes the protection and restoration of natural systems within Southeast Lee County.

The SEAWRF will serve to manage water resources within Southeast Lee County by the treatment of water and production of a “higher quality” water output available for beneficial reuse helping to lessen the demand on water resources and in turn improving and protecting the County’s water quality. Furthermore, the CFPD designates wetland slough to be undeveloped allowing the historical flowway to remain to the east of the property.

POLICY 56.1.3: All utilities are encouraged to construct and install sufficient treatment facilities and collection systems that will meet or exceed the minimum acceptable service standards. These facilities will have capacity to service the demand so generated and will meet or exceed the minimum requirements of the Florida Department of Environmental Protection (DEP), Florida Department of Health, U.S. Environmental Protection Agency (USEPA), or local ordinances that exceed those requirements. All utilities will advise the County of system expansions or modification to ensure coordination.

There is a critical need for the SEAWRF to supplement the Three Oaks WRF capacity to service current and future water treatment demands as the County and Southeast Lee County population continues to grow has been heavily identified as part of this application.

GOAL 57: RESOURCE MANAGEMENT. To further the public health and protect environmental quality by using and encouraging conservation and resource management measures to reduce consumption of potable water and subsequent generation of wastewater.

OBJECTIVE 57.1: The County will continue its programs in education, technical advice, demonstration, rate revisions, and reuse to reduce per-capita water consumption and subsequent wastewater generation.

POLICY 57.1.3: Encourage the design of each new wastewater treatment plant or on-site sewer plant to dispose of effluent through reuse water systems.

The SEAWRF will go beyond the standard biological wastewater treatment facility by providing further nutrient removal and thereby producing a “higher quality” water output available for beneficial reuse reducing the demand for potable water and lessening the degradation of freshwater resources.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

The proposed on-site stormwater management system associated with the project will provide recharge and infiltration into the Surficial aquifer. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. Prior to future development activities on the Property, the Applicant will obtain the

requisite Environmental Resource Permit (ERP) from the South Florida Water Management District or the Florida Department of Environmental Protection (FDEP), and all other applicable state agencies.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The development designates lands to the east as an on-site wetland preserve impeding any development being done on these environmentally sensitive areas, which incorporates and utilizes the existing historic flowway within this associated habitat.

OBJECTIVE 60.3: CRITICAL AREAS. The Six Mile Cypress Basin (as defined in the LDC, Chapter 10) and the DR/GR land use category are both identified as “critical areas for surface water management.” The County will maintain existing regulations to protect the unique environmental and water resource values of these areas.

The proposed development

POLICY 123.2.3: Prevent water management and development projects from altering or disrupting the natural function of significant natural systems.

The proposed on-site stormwater management system associated with the project retains the existing wetland slough to the east as preserve area which will maintain connectivity with the historic wetland slough's southwest water flow conditions.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

The development protects high-quality plant communities to the east of the development designated as on-site preserve within the CFPD with no wetland impacts being proposed. All development within the CFPD is limited to previously disturbed agricultural upland areas. This on-site preserve area is protected from development impacts by a 25-foot wetland buffer running along the entirety of the eastern Water Reclamation Facility Tract boundary.

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

The development will be designed to protect the natural character of the adjacent Site 90 Regional Mitigation Area to the north and west of the development through the provision of a 5-foot-wide buffer containing a fence and hedge that will be maintained at 5 feet in height providing protection from noise and light from the proposed water reclamation facility. Furthermore, the development will adhere to LDC Sec. 34-625 Outdoor lighting standards.

POLICY 123.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

The Protected Species Survey by Johnson Engineering, Inc. identified no direct signs of listed species observed on the subject Property. The SEAWRF development will help enhance an ecological corridor and diversity by assuring the jurisdictional wetland to the east of the site is

maintained as a preservation area as part of the CFPD regulations. The 30 +/- acre preserve area will connect to the conservation easement to the east and the Conservation 20/20 site that surrounds the SEAWRF site to the north and west. The connection to these preservation areas further enhances the ecological corridor providing for habitat diversity particularly for far ranging species such as the panthers and bears. Additionally, as part of the Alico Road expansion a wildlife crossing is proposed to connect the southwest portion of the 20/20 Conservation site with the conservation lands party of the Wildblue development southwest of the proposed amendment.

OBJECTIVE 123.11: FLORIDA PANTHER. Develop strategies to protect the Florida panther.

POLICY 123.11.1: Coordinate with regulatory agencies to maintain data on sightings and habitat for the Florida panther.

POLICY 123.11.2: Encourage state land acquisition programs to include and restore known panther corridors of habitats beneficial to the Florida panther.

POLICY 123.11.3: Coordinate corridor projects with neighboring jurisdictions to encourage a regional approach to wildlife movement.

POLICY 123.11.4: Protect and expand upon the Corkscrew Regional Ecosystem Watershed Greenway, a regionally significant greenway with priority panther habitat, through continued participation in public land acquisition and restoration programs, and incentive programs to preserve and restore habitats.

POLICY 123.11.5: Include plant species that provide forage for prey of the Florida panther in restoration projects of land acquired for environmental sensitivity.

POLICY 123.11.6: Ensure panther habitat needs are incorporated in the planning of new roads and road expansion projects.

POLICY 123.11.7: Provide education and outreach to increase public understanding of Florida panthers and the need for panther conservation.

The site plan promotes connectivity for the Florida panther, as well as all wildlife, by preserving the slough system on the eastern side of the property, which has a direct connection to the Site 90 Regional Mitigation Area and other private and public conservation lands to the north. The habitat within the eastern slough will be enhanced through removal and maintenance of exotic vegetation. Through the direct connection to the Site 90 Regional Mitigation Area, which was permitted by Lee County to provide enhanced habitat for wildlife, there is a wildlife crossing being constructed under Alico Road at the western slough crossing with Lee County's Alico Road widening project. This crossing will provide for safer passage for the Florida panther, providing a direct connection through private preserves in Wild Blue, leading to additional wildlife crossings under Corkscrew Roads in to private and public preserve corridors within the Corkscrew Regional Ecosystem and Watershed. Fencing will be in place to promote wildlife usage in the preserve areas and preventing access into the actual development site. In addition to the County planning that has been done through a combination of projects to ensure panther habitat needs are incorporated into adjacent roadway projects (i.e., Alico Road widening and Corkscrew Road widening), coordination will occur with wildlife agencies through the permitting process to determine the potential need for

additional mitigation for the loss of panther habitat that is currently provided by the agricultural areas proposed for development.

POLICY 123.12.1: Promote connectivity within and among Florida black bear sub-populations by maintaining, improving, or creating landscape connectivity as identified within the FWC Florida Black Bear Management Plan.

The site plan promotes connectivity for the Florida black bear, as well as all wildlife, by preserving the slough system on the eastern side of the property, which has a direct connection to the Site 90 Regional Mitigation Area and other private and public conservation lands to the north. Through the Site 90 Regional Mitigation Area, there is a wildlife crossing being constructed under Alico Road at the western slough crossing with Lee County's Alico Road widening project, which then provides direct connection through private preserves in Wild Blue, leading to additional wildlife crossings under Corkscrew Roads in to private and public preserve corridors within the Corkscrew Regional Ecosystem and Watershed. Fencing will be in place to promote wildlife usage in the preserve areas and preventing access into the actual development site.

POLICY 123.12.2: Encourage use of bearproof containers to secure waste and other attractants within and adjacent to known bear habitats.

Bearproof containers will be utilized within the proposed development site.

GOAL 124: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands

Johnson Engineering ecologists conducted an assessment on the property to examine the existing condition, inclusive of limits of potential jurisdictional wetlands and listed species utilization. Based on the proposed limits of wetland jurisdiction, which will be verified/permitted through the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) through the State Environmental Resource Permit (ERP) and State 404 permitting program, respectively, the site plan will avoid direct impact to the wetland slough located on the eastern side of the property. The eastern slough is proposed for preservation and will be enhanced through the removal and maintenance of invasive exotic vegetation. Potential impacts to listed species habitat is also minimized through the preservation of the slough system. Site development is proposed on that portion of the land was previously converted to agricultural uses.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

OBJECTIVE 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards.

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

It should be noted that existing permitted land uses within the DR/GR designation such as mining and very low-density residential on well and septic would serve to degrade surface and ground water quality. The Hydrological Report submitted with the companion CPA has identified The Surface Water and Groundwater Impacts/Benefits Analysis by Johnson Engineering, Inc. identifies no impacts to surface and ground water quality from the proposed development. Furthermore, the proposed on-site stormwater management system associated with the project will provide recharge and infiltration into the Surficial aquifer. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. The treatment of water provided by the facility for reuse will serve to further protect surface and ground water quality. Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District or the Florida Department of Environmental Protection (FDEP), and all other applicable state agencies.

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.

The stormwater management system will provide on-site water detention system through a series of interconnected storm water pond systems. Runoff from the site will be collected through yard drains, swales, ditches, and catch basins with conveyance via pipes or swales to the stormwater ponds maximizing the quality and attenuation requirements by temporarily detaining stormwater runoff, and allowing opportunities for treatment processes to occur and minimizing nutrient loading and pollution, prior to slow controlled discharge of the treated water through a single control structure to the western slough, Site 90 – Wild Turkey Strand Conservation Area, via a spreader swale or multiple structures. The stormwater management system will be consistent with the rules and regulations governing the SFWMD or FDEP Environmental Resource Permitting requirements.

POLICY 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

As identified in the Surface Water and Groundwater Impacts/Benefits Analysis the upland areas of this site are not significant with respect to recharge, however, the natural water system feature of the existing wetland slough to the east has been identified and retained as a preserve area which will maintain connectivity with the historic wetland slough's southwest water flow conditions.

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.

The development's proposed stormwater management system will serve to enhance the existing conditions as the upland areas of the site are existing disturbed agricultural lands that do not provide significant aquifer recharge. The stormwater management system resulting

from this development will include a retention component to foster additional percolation and attenuation. Furthermore, the development will meet or exceed the requirements set forth in South Florida Water Management District or FDEP Environmental Resource Permit for the project in terms of discharge rates and water quality.

POLICY 127.1.1: Development must prevent significant emissions of air pollution.

The facility will be designed to prevent odorous air from going offsite being captured for treatment in a bio scrubber for treatment and the headworks channels, screens, grit basins, and splitter box will be covered for odor control. The facility will be designed to reduce the possibility of aerosol drift through the use of low-speed surface mechanical aerators within oxidation ditches where the greatest potential for aerosol generation exists. Other controls to assure the reduction of aerosol drift includes extended walls to contain aerosols from each aerator. The facility will use electric power to the extent possible aside from transportation vehicles and diesel-powered generators which will all have proper emission controls in place.

VIII. CONCLUSION

The proposed CFPD rezone request demonstrates the property location for the SEAWRF has been appropriately sited proximate to the area where new demand is being generated and supports fiscal and environmental responsibility by reducing the amount of infrastructure and distance untreated water would need to travel to service the area.

The request is consistent with the primary intent of Southeast Lee County Community to protect and restore natural resources via sensitive site design and performance standards outlined in this application.

By rezoning the property to CFPD, the Applicant is providing a planned development that requires a higher level of detail and site-specific design-driven criteria to ensure the development in the already disturbed area of this site is both complementary to and compatible with the surrounding development pattern and ensures the reduction of any external impacts.

The Southeast Advanced Water Reclamation (SEAWRF) will be operated in a neighborhood-friendly manner implementing best management practices to provide protection from noise, odor, and light impacts to surrounding properties.

The proposed development will meet or exceed the standards set forth in the LDC and will serve to provide the critical infrastructure needed for the treatment of water and water reuse supply output for the current and future population in Southeast Lee County. For these reasons, the Applicant respectfully requests approval of this rezone as proposed.



SOUTHEAST WATER RECLAMATION FACILITY (SEAWRF) EXHIBIT M14 & 16 - PUBLIC FACILITIES IMPACT ANALYSIS

I. POTABLE WATER

Existing Future Land Use – DR/GR
4 dwelling units @ 250 GPD = 1,000 GPD

TOTAL EXISTING DEMAND: 1,000 GPD

Proposed Future Land Use – Public Facilities (Maximum 25,000 sq. ft. of office)
25,000 sq.ft. Office @ 15 GPD / 100 sq. ft. = 3,750 GPD

TOTAL MAXIMUM PROPOSED DEMAND: 3,750 GPD

The proposed comprehensive plan amendment results in an increased potable water demand of 2,750 GPD. The Property will be serviced by Lee County Utilities for potable water. Please refer to the enclosed availability letter from LCU confirming availability and capacity.

II. SANITARY SEWER

Existing Future Land Use – DR/GR
4 dwelling units @ 250 GPD = 1,000 GPD

TOTAL EXISTING DEMAND: 1,000 GPD

Proposed Future Land Use – Public Facilities (Maximum 25,000 sq. ft. of office)
25,000 sq.ft. Office @ 15 GPD / 100 sq. ft. = 3,750 GPD

TOTAL MAXIMUM PROPOSED DEMAND: 3,750 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 2,750 GPD. Sanitary waste will be serviced on-site by the proposed SEAWRF. Please refer to the enclosed availability letter from LCU confirming availability and capacity.

III. TRANSPORTATION

Impacts to the surrounding roadway network are addressed in the Traffic Circulation Analysis provided as part of this Comprehensive Plan Amendment application. According to the Traffic Circulation Analysis provided by Johnson Engineering the Level of Service analysis conducted concluded that all roadways will operate within

the minimum adopted Level of Service in 2028 and 2045 with or without the proposed amendment and roadway capacity improvement will not be warranted as a result of additional traffic.

IV. DRAINAGE

Roads and Parking Lot minimum elevation = 5 year, 1 hour duration

Minimum Berm Elevation = 25 year, 72 hour peak stage

Water Quality = The greater of 1" over the site (less building, open tanks, and treatment area) or 2.5" multiplied by impervious area.

Water Quantity = 25 year – 3-day duration

Discharge Rate for Estero River Basin = 42 CSM

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

V. PARKS AND RECREATION, OPEN SPACE

The Applicant's proposed amendment will not impact the existing parks, recreation or open space but provides enhanced open space at 60% of the total development.

VI. PUBLIC SCHOOLS

The Applicant's proposed amendment will not increase the need for public schools as no residential development is proposed as part of this amendment.



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

February 6, 2023

Alexis Crespo, AICP
RVi Planning
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

Re: Letter of Service Availability – SEAWRF

Ms. Crespo,

I am in receipt of your letter requesting a Letter of Service Availability for a Small-Scale Comprehensive Plan Map Amendment. The property is on the north side of Alico Road and Green Meadow Road, south of the existing water treatment plant. The project is proposed to be an Advanced Water Reclamation Facility.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. Given the nature of the project, which is largely industrial, and the limited number of staff on site, the EMS impact is expected to be negligible.

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

Kevin Ruane
District One

February 6, 2023

Cecil L. Pendergrass
District Two

Josephine Medina, AICP, LEED Green Assoc.

Ray Sandelli
District Three

Project Manager

Brian Hamman
District Four

RVi Planning + Landscape Architecture

28100 Bonita Grande Dr, Suite 305 • Bonita Springs, FL 34135

Mike Greenwell
District Five

**RE: SEAWRF Southeast Advanced Water Reclamation Facility
Request for Letter of Service Availability**

Roger Desjarlais
County Manager

Ms. Medina,

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

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

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

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-296 (4)(a). The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

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

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

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz, Transit Service Planner

Lee County Transit



Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
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Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

February 6, 2023

Via E-Mail

Alexis Crespo
RVI Planning
28100 Bonita Grande Drive
Bonita Springs, FL 34135

**RE: Potable Water and Wastewater Availability
Southeast Advanced Water Reclamation Facility
18940 Green Meadows Road
STRAP # 04-46-26-00-00001.0010, 04-46-26-00-00001.1010 and
09-46-26-00-00001.0170**

To whom this may concern:

The subject properties are located within Lee County Utilities Future Water Service Area as depicted on Map 4A, but not currently located within Lee County Utilities Future Wastewater Service Area as depicted on Map 4B of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions and a comprehensive plan amendment (for wastewater) will be required.

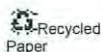
Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 3,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Once the comprehensive plan amendment is approved, the sanitary sewer service will be provided by the future Southeast Advanced Water Reclamation Facility (the subject project). The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

Prior to beginning design work on this project, please meet with LCU Staff to determine



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

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AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

the best point of connection and discuss requirements for construction.

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

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

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in blue ink that reads "Mary McCormic". The signature is written in a cursive style with a large, stylized "M" and "C".

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



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

February 6, 2023

RVI Planning + Landscape Architecture
Attn: Ms. Medina, Project Manager
28100 Bonita Grande Dr, Suite 305
Bonita Springs, FL 34135

**RE: Southeast Advanced Water Reclamation Facility (SEAWRF) –
Comprehensive Plan Amendment & PD Rezone Letter of Service Availability**

Dear Ms. Medina:

The Lee County Solid Waste Department is capable of providing solid waste collection service for a future Community Facilities Planned Development (CFPD) on Green Meadow Road and Alico Road which will allow for the development of up to 25,000 SF of Utilities Office/Administration/Maintenance buildings through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Carmine Marceno
Sheriff



State of Florida
County of Lee

February 6, 2023

Alexis Crespo
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, St. 305
Bonita Springs, FL 34136

Ms. Crespo,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment & Planned Development Rezone application request for the Southeast Advanced Water Reclamation Facility, a 112 +/- acre project located north of Green Meadow Road and Alico Road.

The request would change the Future Land Use Designation of a 38 +/- acre portion of the subject property from Density Reduction/Groundwater recharge to Public Facilities. The request also would rezone the entire 112 +/- acres from AG-2 to Community Facilities Planned Development, which will allow for the development of up to 25,000 SF of Utilities Office/Administration/Maintenance buildings for an Advanced Water Reclamation Facility on the subject 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. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,


Chris Reeves
Major, Patrol Bureau



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



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**

February 27, 2023

RVI Planning & Landscape Architecture
Ms. Alexis Crespo, AICP
Vice President of Planning
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

Re: Southeast Advanced Water Reclamation Facility (SEAWRF)

Dear Ms. Crespo,

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 properties in question, SEAWRF, is within the jurisdiction of the San Carlos Park Fire District, and is located approximately 5.3 miles from our station 54 located at 16900 Oriole Road, Fort Myers and 6.4 miles from station 53 located at 19591 Ben Hill Griffin Pkwy. With a response time that varies between 8-10 minutes. Our district is working to acquire property on Alico Road east of Ben Hill Griffin Pkwy to locate a new station, which will improve our response time to your future facility. This new location has been contemplated for some time and we are currently in discussions with Lee County Lands on how to best site this station and satisfy County obligations in doing so.

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 dark ink, appearing to read "David Cambareri".

David Cambareri,
Fire Chief

Southeast Advanced Water Reclamation Facility

**Design Project
Lee County, Florida**

Technical Memorandum Public Meeting – January 31, 2023

**Submitted to:
Lee County Utilities**

**Submitted by:
Cella Molnar & Associates, Inc.**

February 2023

Southeast Advanced Water Reclamation Facility Design Project Lee County, Florida

Public Meeting

Lee County Utilities held a public meeting on Tuesday, January 31, 2023 at the Hilton Garden Inn Fort Myers Airport/FGCU, 16410 Corporate Commerce Way, Fort Myers, Florida for the design of the Southeast Advanced Water Reclamation Facility Project.

A newsletter announcing the public meeting was mailed to property owners and tenants on Alico Road south to Corkscrew Road. An email with the newsletter as an attachment was sent to stakeholders, local agencies and interested parties to notify them about the public meeting. The newsletter, mailing list, mailing list map and email distribution list are provided in Appendix A. The meeting was advertised in the *News-Press* on Friday, January 13, 2023. A media release was sent to local media. The published legal advertisement and the media release are provided in Appendix B.

A total of 43 attendees signed in at the registration table. A Frequently Asked Questions handout and comment forms were available at the meeting. Display boards showing the location and design of the facility, zoning & permitting, environmental, general plant design and odor control, similar LCU facilities, deep injection wells, other beneficial uses for reclaimed water and nearby related projects were available for review. Project representatives answered questions and discussed the project with the public. The sign-in sheets, handout, comment sheet and meeting displays are provided in Appendix C.

Members of the public were provided comment forms at the meeting in order to have their opinion recorded as public record. The public was also able to submit their comments online or mail them in by the deadline of Tuesday, February 14, 2023, to the email address and mailing address provided on the comment forms. A total of 4 written comments were received at the meeting. Nine comments were received from the project website or via email. A combined total of 13 comments were received on the project. All written comments are contained in this memorandum and are a part of the public meeting record. A summary of the comments and copy of written comments are provided in Appendix D.

The public meeting was advertised consistent with federal and state requirements and was conducted consistent with the Americans with Disabilities Act of 1990.

This meeting was held to give all interested people the opportunity to understand the project and give their comments to Lee County Utilities. Public participation at the hearing was solicited without regard to race, color, religion, sex, age, national origin, disability or family status.

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APPENDIX A



Southeast Advanced Water Reclamation Facility

Please come join Lee County on January 31, 2023

Learn about the project and provide your input. Details about the meeting are shown on the back of this newsletter.

Water quality is a top priority of the Lee Board of County Commissioners and water-quality initiatives occur year-round. Water quality affects residents and visitors alike, and everyone has an opportunity to be a part of the solution. Responsible management of wastewater is key to maintaining the county's water quality overall.

Lee County Utilities is beginning the design phase for the Southeast Advanced Water Reclamation Facility (SEAWRF) Project. The SEAWRF project will provide the county with a 6 million gallons per day advanced water reclamation facility that can be expanded to 10 million gallons per day or greater, if needed. The project is needed to support existing and future population in the area.

The Lee Board of County Commissioners is strategically planning and preparing for a fulltime population of 1 million residents. Residential growth is anticipated in the southeast region of the county. The SEAWRF will ensure advanced wastewater treatment infrastructure is available to support the increasing population in this area. Lee County has expanded the wastewater treatment capacity of other existing treatment facilities and a new facility is now necessary.

As service demands increase and existing assets age, the county must plan for and comply with regulatory treatment and discharge requirements that become stricter each year. Lee County remains committed to implementing measures that protect the local waterbodies, which are vital to the state's overall quality of life, health, and economy.

This is a modern-technology plant with measures in place to minimally impact surrounding flora and fauna and to ensure our site doesn't affect neighbors. Advanced Water Treatment (AWT) is a standard of treatment that exceeds required treatment levels, meaning cleaner water is being produced. AWT processes remove nutrients in addition to the normal components removed in biological wastewater treatment.

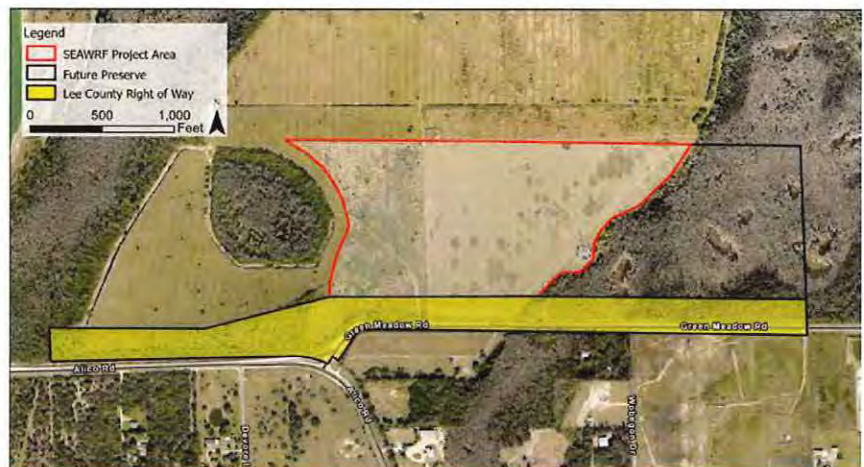
Wastewater treated to AWT standards:

Is beneficial to the Lee County community as well as our waterways, bays and the Gulf of Mexico

Preserves potable drinking water

Can provide high-quality reuse water for irrigation

Promotes economic benefits by maintaining healthy waterways, bays and the Gulf of Mexico



The SEAWRF Project is proposed to be located at 14201 Alico Road in Fort Myers, Florida.



Lee County
Southwest Florida

c/o Cella Molnar & Associates, Inc.
1631 Hendry Street
Fort Myers, FL 33901

Newsletter 1



Southeast Advanced Water Reclamation Facility

January 2023

Please join us for a Public Meeting about the Southeast Advanced Water Reclamation Facility Project.

Date: Tuesday, January 31, 2023
Time: 5:30 p.m. to 7:30 p.m. (Open House)
Location: Hilton Garden Inn
Fort Myers Airport/FGCU
16410 Corporate Commerce Way
Fort Myers, FL 33913



Lee County values community input on this project and invites you to:

- Learn the purpose and need for the project
- Provide input on the project
- Discuss specific aspects of the project one-on-one with the experts
- Meet the project team to get your ideas heard and your questions answered

Please visit the project website at www.LCUSEwater.com to sign up for periodic updates.

Questions may be submitted to info@LCUSEwater.com.



SOUTHEAST ADVANCED WATER RECLAMATION FACILITY MAILING LIST

STRAP	SITE ADDRESS	SITE #	SITE STREET	NAME	OTHERS	ADDRESS	CITY	STATE	ZIP	LANDUSE
0946260000001001A	ACCESS UNDETERMINED		ACCESS UNDETERMINED	TRINITY ENTERPRISE HOLDINGS TR	FOR TRINITY REAL ESTATE TRUST	1000 PINEBROOK RD	VENICE	FL	34285	COMMERCIAL, VACANT
5462600000020000	14351 ALICO RD	14351	ALICO RD	ROMO EDUARDO PLASCENCIA +	ROMO JUAN MANUEL PLASCENCIA	1014 ROSEMARY LN	NAPLES	FL	34103	VACANT RESIDENTIAL
0946260000001023A	18531 GREEN MEADOW RD	18531	GREEN MEADOW RD	MENDIOLA JOSEFINA		10361 CANAL BROOK LN	LEHIGH ACRES	FL	33936	VACANT RESIDENTIAL
074626L3100000170	19853 WILDBLUE BLVD	19853	WILDBLUE BLVD	LENNAR HOMES LLC		10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966	RIGHT OF WAY, ACREAGE, BUFFER - CONSERVATION, WATER RETENTION, LAKE
4462600000011010	ACCESS UNDETERMINED		ACCESS UNDETERMINED	FGCU BOARD OF TRUSTEES		10501 FGCU BLVD	FORT MYERS	FL	33965	GOVERNMENT OWNED, PARK
10462600000047000	14011 ALICO RD	14011	ALICO RD	FGCU FOUNDATION INC	C/O GERARD CARRINGTON VP	10501 FGCU BLVD S	FORT MYERS	FL	33965	RESOURCE PROTECT., WETLANDS, PRESERVE, CYPRESS HEAD
034626L12U9693159	14400 ALICO RD	14400	ALICO RD	BOCA HOLDINGS LLC		11345 GREAT BLUE TR	FISHERS	IN	46037	MARKET VALUE AGRICULTURAL
9462600000010190	14251 ALICO RD	14251	ALICO RD	FLORIDA ROCK INDUSTRIES INC	C/O FAS DEPT 1401-843	1200 URBAN CENTER DR	VESTAVIA	AL	35242	COMMERCIAL, VACANT
0946260000001024B	17341 QUAIL LN	17341	QUAIL LN	HARPER BROTHERS INC	C/O FAS DEPT 1401-843	1200 URBAN CENTER DR	VESTAVIA	AL	35242	MARKET VALUE AGRICULTURAL
9462600000010080	ACCESS UNDETERMINED		ACCESS UNDETERMINED	FLORIDA ROCK PROPERTIES INC		1200 URBAN CENTER DR	BIRMINGHAM	AL	35242	RESOURCE PROTECT., WETLANDS, PRESERVE, CYPRESS HEAD
9462600000010360	18851 GREEN MEADOW RD	18851	GREEN MEADOW RD	PELICAN HOME LLC		1217 CAPE CORAL PKWY E STE 176	CAPE CORAL	FL	33904	SINGLE FAMILY RESIDENTIAL
0946260000001024A	17801 DEVORE LN	17801	DEVORE LN	LANMAN LUKE MICHAEL +	LANMAN KEITH & SARAH ET AL	1303 NW 17TH ST	CAPE CORAL	FL	33993	MOBILE HOME, ACREAGE
10462600000018000	14120 ALICO RD	14120	ALICO RD	CANADA RONALD W & KAREN D		14120 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000045000	14451 ALICO RD	14451	ALICO RD	REGO GEORGE & SADY M		14451 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
9462600000010330	14761 N MALLARD LN	14761	N MALLARD LN	CRON DENNIS V & JOYCE A		14761 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010300	14850 ALICO RD	14850	ALICO RD	HUFFMAN JACOB R & WHITNEY M		14850 ALICO RD	FORT MYERS	FL	33913	VACANT RESIDENTIAL
9462600000010420	15031 N MALLARD LN	15031	N MALLARD LN	SCHALMO ROBERT & MICHELLE		15031 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010030	15140 N MALLARD LN	15140	N MALLARD LN	DEHMKE CHRISTOPHER H TR	FOR CHRISTOPHER H DEHMKE AND LENA W GOSSICK TRUST	15140 N MALLARD LN	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
104626000000050000	15170 N MALLARD LN	15170	N MALLARD LN	HEGI ULRICH & PETRA		15170 N MALLARD LN	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
4462600000010010	15280 N MALLARD LN	15280	N MALLARD LN	HALCOMB DEBRA C	DBA HALCOMB EXCAVATING	15280 N MALLARD LN	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
9462600000010410	18691 GREEN MEADOW RD	18691	GREEN MEADOW RD	ROBERTS JACK DAVID &	ROBERTS KATHY M	15291 NORTH MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
10462600000010000	15300 S MALLARD LN	15300	S MALLARD LN	HARVEY DARRELL & MARY K		15300 S MALLARD LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
0946260000001038A	15331 N MALLARD LN	15331	N MALLARD LN	DOWNARE RICHARD T & KAREN		15331 N MALLARD LN	FORT MYERS	FL	33967	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
9462600000010390	15421 N MALLARD LN	15421	N MALLARD LN	SWEAT CHRISTOPHER D		15421 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL
22462600000010000	15441 N MALLARD LN	15441	N MALLARD LN	KATROSHI ISMAIL		15441 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL
10462600000010000	15451 N MALLARD LN	15451	N MALLARD LN	MURPHY STEPHEN +	HANCOCK PAUL & ASHLEY	15451 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000010260	14751 CORKSCREW RD	14751	CORKSCREW RD	ALICO ROAD LLC		15465 PINE RIDGE RD	FORT MYERS	FL	33908	MINING
9462600000010380	15520 N MALLARD LN	15520	N MALLARD LN	BRUNS MATTHEW & JENNIFER		15520 N MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
104626000000048000	15591 S MALLARD LN	15591	S MALLARD LN	LEWIS STEVEN G &	LEWIS ELIZABETH A	15591 S MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
15462600000011000	15600 N MALLARD LN	15600	N MALLARD LN	YARNELL GREGORY A &	YARNELL CARISSA L	15600 N MALLARD LN	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
10462600000011000	15650 S MALLARD LN	15650	S MALLARD LN	CAVAZOS RAUL & ANA M		15650 S MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010150	15651 S MALLARD LN	15651	S MALLARD LN	FREDRICKSON MATTHEW &	FREDRICKSON MERODIE	15651 S MALLARD LN	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
0946260000001038B	17420 DEVORE LN	17420	DEVORE LN	RODRIGUEZ CARLOS L & GLADYS		16001 SWALLOWTAIL LN	FORT MYERS	FL	33912	VACANT RESIDENTIAL
1046260000001008A	12251 ITEC PARK DR	12251	ITEC PARK DR	ITEC RETAIL REALTY LLC	ITEC REALTY LLC	16611 FIRENZE WAY	NAPLES	FL	34110	COMMERCIAL, VACANT
10462600000011000	14200 ALICO RD	14200	ALICO RD	ENN CO LLC		16677 BOBCAT DR	FORT MYERS	FL	33908	VACANT RESIDENTIAL
10462600000030000	17100 WOBEGON DR	17100	WOBEGON DR	SPAHN PETER J		17100 WOBEGON DR	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000016000	17201 DEVORE LN	17201	DEVORE LN	JENSEN SUSAN N +	JENSEN STEVEN ET AL	17201 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
4462600000010000	14401 ALICO RD	14401	ALICO RD	SILVA JENNIFER		17439 FUCHSIA RD	FORT MYERS	FL	33967	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
074626L2U25543039	17480 DEVORE LN	17480	DEVORE LN	MONROE LEWIS R & BELINDA		17480 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010320	17481 DEVORE LN	17481	DEVORE LN	MANLEY KAREN J		17481 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010020	17520 DEVORE LN	17520	DEVORE LN	WILLIAMS SHAWN M		17520 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
034626L4U30003090	17521 DEVORE LN	17521	DEVORE LN	FITZHERBERT VIRGINIA L/E		17521 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010240	14250 ALICO RD	14250	ALICO RD	ISLAM NURUL & AKTER SHAMIMA		17540 LAUREL VALLEY RD	FORT MYERS	FL	33967	MOBILE HOME, ACREAGE
10462600000030000	17551 QUAIL LN	17551	QUAIL LN	GONZALEZ NABOR VELASCO +	CARRILLO ROCIO MATIAS	17551 QUAIL LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
9462600000010490	14800 ALICO RD	14800	ALICO RD	KITZINGER SCOTT	KOLJAS MICHAEL	17581 QUAIL LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
9462600000010050	15700 N MALLARD LN	15700	N MALLARD LN	VAGHELA INDRASHINH +	EVERGLADES JACKS LLC	17595 S TAMiami TRL STE 120	FORT MYERS	FL	33908	MARKET VALUE AGRICULTURAL
9462600000010520	17600 DEVORE LN	17600	DEVORE LN	LACOMBE VIRGINIA CAROL		17600 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
074626L1100000320	17601 DEVORE LN	17601	DEVORE LN	COFFMAN SCOTT & NALENA PHAM		17601 DEVORE LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
074626L1100000140	17630 DEVORE LN	17630	DEVORE LN	SPRAGUE RICHARD A		17630 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
1046260000003018	17650 DEVORE LN	17650	DEVORE LN	TANIGAWA HEATHER &	TANIGAWA JAMES H III	17650 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010270	17651 DEVORE LN	17651	DEVORE LN	MEIXEL JASON E &	NAUMIEC SUSAN	17651 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010450	17750 DEVORE LN	17750	DEVORE LN	FOUSHEE LOREN & KAITLIN		17750 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010090	17800 DEVORE LN	17800	DEVORE LN	BROADHEAD JOHN		17800 DEVORE LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
15462600000011000	17850 DEVORE LN	17850	DEVORE LN	THOMAS SERGE		17850 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL
15462600000010000	17870 DEVORE LN	17870	DEVORE LN	LYNCH JAMES T +	STANCEL DONNA L	17870 DEVORE LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
9462600000010220	17900 DEVORE LN	17900	DEVORE LN	DESKOCHERS KAREN		17900 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000010000	17901 DEVORE LN	17901	DEVORE LN	TERRELL ROGER & CARMi		17901 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
074626L1100000150	17921 DEVORE LN	17921	DEVORE LN	BUEHLER NATHAN PHILLIP		17921 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL
9462600000010530	14890 ALICO RD	14890	ALICO RD	SMITH ROBERT E +	SMITH WENDY A	17921 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
074626L1100000230	17951 DEVORE LN	17951	DEVORE LN	DAO LY THI		17951 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010440	15501 S MALLARD LN	15501	S MALLARD LN	ATCHISON TROY		18423 FUCHSIA RD	FORT MYERS	FL	33967	MARKET VALUE AGRICULTURAL
21462600000010000	18501 GREEN MEADOW RD	18501	GREEN MEADOW RD	SACHS SCOTT P +	DEFRANK TAMRA	18501 GREEN MEADOW RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000030000	18521 GREEN MEADOW RD	18521	GREEN MEADOW RD	STEVENSON TAYLOR MARIE &	STEVENSON JOSHUA WILLIAM	18521 GREEN MEADOW RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010060	18771 GREEN MEADOW RD	18771	GREEN MEADOW RD	SCOTT SANDRA ELAINE		18771 GREEN MEADOW RD	FORT MYERS	FL	33913	MARKET VALUE AGRICULTURAL
15462600000010000	18801 GREEN MEADOW RD	18801	GREEN MEADOW RD	GLADWELL BRITT & STACEY		18801 GREEN MEADOW RD	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
15462600000011000	17700 DEVORE LN	17700	DEVORE LN	SCHAFER GLEN & TAMMY M		19150 ACORN RD #103	FORT MYERS	FL	33967	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS

0946260000001016A	17200 DEVORE LN	17200 DEVORE LN	BOJARZIN ROBERT M &	BOJARZIN KATHERINE	19300 LA SERENA DR	ESTERO	FL	33967	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000010000	14700 ALICO RD	14700 ALICO RD	SAN CARLOS PARK FIRE PROTECTIO		19591 BEN HILL GRIFFIN PKWY	FORT MYERS	FL	33913	VACANT GOVERNMENTAL
9462600000010500	14650 ALICO RD	14650 ALICO RD	KALLIANEN RICHARD A		Z CLEARVIEW BLVD	FORT MYERS BEACH	FL	33931	VACANT RESIDENTIAL
9462600000010040	14900 ALICO RD	14900 ALICO RD	SMITH ROBERT E +	SMITH WENDY A	20301 GRANDE OAKS BLVD STE 118 PMB 55	ESTERO	FL	33928	VACANT RESIDENTIAL
15462600000010000	15410 N MALLARD LN	15410 N MALLARD LN	GROW GREEN LLC		2170 LOGAN BLVD N	NAPLES	FL	34119	MARKET VALUE AGRICULTURAL
0946260000001004A	14870 ALICO RD	14870 ALICO RD	MAYHOOD SUE ANN +	MAYHOOD DAVID	24051 PRODUCTION CIR	BONITA SPRINGS	FL	34135	MOBILE HOME, ACREAGE
9462600000010130	12201 ITEC PARK DR	12201 ITEC PARK DR	J & R ACQUISITION GROUP LLC		2733 NE 21ST ST	FORT LAUDERDALE	FL	33305	COMMERCIAL, VACANT
10462600000010160	17950 DEVORE LN	17950 DEVORE LN	JOHNSON JERI +	JOHNSON DANIEL	27591 HACIENDA BLVD E #327-A	BONITA SPRINGS	FL	34135	VACANT RESIDENTIAL
10462600000030000	14600 ALICO RD	14600 ALICO RD	ALICO CONNECTION INC		28056 EAST BROOK	BONITA SPRINGS	FL	34135	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
10462600000012000	17641 DEVORE LN	17641 DEVORE LN	MERCIER ROBERT		3811 LITTLE CREEK DR	FORT MYERS	FL	33905	VACANT RESIDENTIAL
9462600000010470	RIGHT OF WAY	RIGHT OF WAY	ITEC PROPERTY OWNERS ASSOCIATI		3845 BECK BLVD #807	NAPLES	FL	34114	RIGHT OF WAY
10462600000016000	12321 ITEC PARK DR	12321 ITEC PARK DR	MY ITEC PLACE LLC		3845 BECK BLVD STE 807	NAPLES	FL	34114	COMMERCIAL, VACANT
9462600000010000	17421 DEVORE LN	17421 DEVORE LN	REDENIUS RICHARD R +	REDENIUS NANCY G	5218 WILLIAMS DR	FORT MYERS BEACH	FL	33931	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
084626L2U2713050	14301 ALICO RD	14301 ALICO RD	HARPER PROPERTY HOLDINGS 3 LLC	MCNEW PROPERTY HOLDINGS 3 LLC	5571 HALIFAX AV	FORT MYERS	FL	33912	MARKET VALUE AGRICULTURAL
10462600000015000	14050 ALICO RD	14050 ALICO RD	LEE FAMILY TRUST		5621 HARBORAGE DR	FORT MYERS	FL	33908	VACANT RESIDENTIAL
0946260000001028A	ACCESS UNDETERMINED	ACCESS UNDETERMINED	MBW HOLDINGS LLC		7256 SWAN LAKE DR	FORT MYERS	FL	33919	VACANT RESIDENTIAL
21462600000011000	ACCESS UNDETERMINED	ACCESS UNDETERMINED	MSF AUSTIN I LLC +	ALICO VIII LLC ET AL	7978 COOPER CREEK BLVD #100	UNIVERSITY PARK	FL	34201	MARKET VALUE AGRICULTURAL
9462600000010160	15691 S MALLARD LN	15691 S MALLARD LN	FAIRCLOTH ROBE		8024 MENDOZA DR	JACKSONVILLE	FL	32217	MARKET VALUE AGRICULTURAL
9462600000010480	15411 N MALLARD LN	15411 N MALLARD LN	GALINSKAS ANDRIUS		8065 CYPRESS DR S	FORT MYERS	FL	33967	VACANT RESIDENTIAL
9462600000010370	17350 DEVORE LN	17350 DEVORE LN	VOELLINGER RICHARD U +	VOELLINGER MILLA ET AL	821 SUNSET VISTA DR	FORT MYERS	FL	33919	MOBILE HOME, ACREAGE
9462600000010070	14500 ALICO RD	14500 ALICO RD	NEUHAUSER ROBERT + ANA L/E		8495 BUENA VISTA RD	FORT MYERS	FL	33967	VACANT RESIDENTIAL
1046260000020000	14651 ALICO RD	14651 ALICO RD	POTTINGERS NURSERY INC		900 SUNSET VISTA DR	FORT MYERS	FL	33919	MARKET VALUE AGRICULTURAL
9462600000010230	15070 S MALLARD LN	15070 S MALLARD LN	SANDS RAYMOND J JR +	SANDS MICHAEL D ET AL	900 SUNSET VISTA DR	FORT MYERS	FL	33919	MARKET VALUE AGRICULTURAL
9462600000010350	12291 ITEC PARK DR	12291 ITEC PARK DR	TWO WRIGHT LLC		9638 VIA LAGO WAY	FORT MYERS	FL	33912	COMMERCIAL, VACANT
344526L3U30293279	15441 S MALLARD LN	15441 S MALLARD LN	WEATHERBEE ROBERT J &	WEATHERBEE CAROLYN A	PO BOX 131	ESTERO	FL	33928	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
10462600000041000	13501 ALICO RD	13501 ALICO RD	CEMEX CONSTRUCTION MATERIALS F		PO BOX 2883	WEST PALM BEACH	FL	33402	MINING
084626L1090200CE	14751 ALICO RD	14751 ALICO RD	MBW HOLDINGS LLC	C/O SUNNYGROVE LANDSCAPING +	PO BOX 347	ESTERO	FL	33928	MARKET VALUE AGRICULTURAL
21462600000010000	14100 ALICO RD	14100 ALICO RD	DAVEY BONNE M +	ANDERSON DANA	PO BOX 354	EVERGLADES CITY	FL	34139	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010140	17130 WOBEGON DR	17130 WOBEGON DR	THRASHER HAROLD K		PO BOX 367672	BONITA SPRINGS	FL	34136	VACANT RESIDENTIAL
9462600000010180	15381 S MALLARD LN	15381 S MALLARD LN	15381 RICHEL LLC		PO BOX 39	ESTERO	FL	33929	MOBILE HOME, ACREAGE
10462600000010000	14201 ALICO RD	14201 ALICO RD	LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902	COUNTY OWNED, OFFICES, LIBRARY, GOVERNMENT BLDG
9462600000010290	17851 DEVORE LN	17851 DEVORE LN	RAMIREZ JUAN G & MARIA R		PO BOX 733	IMMOKALEE	FL	34143	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
16462600000010000	15121 S MALLARD LN	15121 S MALLARD LN	HINDERMAN DEAN V &	HINDERMAN CHERYL ROSS	PO BOX 986	ESTERO	FL	33929	ACREAGE, NON-AGRICULTURAL
10462600000018000	15111 S MALLARD LN	15111 S MALLARD LN	MALLARD-ALICO LLC		PO BOX 347	ESTERO	FL	33928	MARKET VALUE AGRICULTURAL
			CELLA MOLNAR & ASSOCIATES, INC.		1631 HENDRY STREET	FORT MYERS	FL	33901	
10462600000047000	14011 ALICO RD	14011 ALICO RD	POSTAL CUSTOMER		14011 ALICO RD	FORT MYERS	FL	33913	RESOURCE PROTECT, WETLANDS, PRESERVE, CYPRESS HEAD
21462600000010000	14100 ALICO RD	14100 ALICO RD	POSTAL CUSTOMER		14100 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
10462600000010000	14201 ALICO RD	14201 ALICO RD	POSTAL CUSTOMER		14201 ALICO RD	FORT MYERS	FL	33913	COUNTY OWNED, OFFICES, LIBRARY, GOVERNMENT BLDG
9462600000010240	14250 ALICO RD	14250 ALICO RD	POSTAL CUSTOMER		14250 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
4462600000010000	14401 ALICO RD	14401 ALICO RD	POSTAL CUSTOMER		14401 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
10462600000030000	14600 ALICO RD	14600 ALICO RD	POSTAL CUSTOMER		14600 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
0946260000001004A	14870 ALICO RD	14870 ALICO RD	POSTAL CUSTOMER		14870 ALICO RD	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
9462600000010530	14890 ALICO RD	14890 ALICO RD	POSTAL CUSTOMER		14890 ALICO RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
9462600000010180	15381 S MALLARD LN	15381 S MALLARD LN	POSTAL CUSTOMER		15381 S MALLARD LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
344526L3U30293279	15441 S MALLARD LN	15441 S MALLARD LN	POSTAL CUSTOMER		15441 S MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, ACREAGE - 7 TO 19 ACRES
10462600000010000	15690 S MALLARD LN	15690 S MALLARD LN	POSTAL CUSTOMER		15690 S MALLARD LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
074626L110000D130	16101 ALICO RD	16101 ALICO RD	POSTAL CUSTOMER		16101 ALICO RD	FORT MYERS	FL	33913	COUNTY OWNED, OFFICES, LIBRARY, GOVERNMENT BLDG
0946260000001016A	17200 DEVORE LN	17200 DEVORE LN	POSTAL CUSTOMER		17200 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010370	17350 DEVORE LN	17350 DEVORE LN	POSTAL CUSTOMER		17350 DEVORE LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
9462600000010000	17421 DEVORE LN	17421 DEVORE LN	POSTAL CUSTOMER		17421 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
15462600000011000	17700 DEVORE LN	17700 DEVORE LN	POSTAL CUSTOMER		17700 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
0946260000001024A	17801 DEVORE LN	17801 DEVORE LN	POSTAL CUSTOMER		17801 DEVORE LN	FORT MYERS	FL	33913	MOBILE HOME, ACREAGE
9462600000010290	17851 DEVORE LN	17851 DEVORE LN	POSTAL CUSTOMER		17851 DEVORE LN	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS
9462600000010360	18851 GREEN MEADOW RD	18851 GREEN MEADOW RD	POSTAL CUSTOMER		18851 GREEN MEADOW RD	FORT MYERS	FL	33913	SINGLE FAMILY RESIDENTIAL
			Audubon of Southwest Florida		Post Office Box 61041	Fort Myers	FL	33906-1041	
			Cemex Fort Myers Alice Quarry North		11 Alice Road	Fort Myers	FL	33917	
			Conservancy of Southwest Florida		1495 Smith Preserve Way	Naples	FL	34102	
			Esplanade Lake Club		11621 Venetian Lagoon Drive	Fort Myers	FL	33915	
			ITEC - 16310 Innovation Lane	Paul Hardy	3845 Beck Blvd, Suite 807	Naples	FL	34114	
			ITEC - 16310 Innovation Lane	Chris Pisano	3846 Beck Blvd, Suite 807	Naples	FL	34115	
			ITEC - 16310 Innovation Lane	Robert Corbert	16310 Innovation Lane	Fort Myers	FL	33913	
			Miromar Development Corporation		10801 Corkscrew Road, Suite 305	Estero	FL	33928	
			Miromar Lakes Beach Club		18061 Miromar Lakes Parkway	Miromar Lakes	FL	33913	
			Miromar Lakes Golf Club		18520 Miromar Lakes Blvd	Miromar Lakes	FL	33913	
			Vulcan Materials Company	Jimmy Fleming	800 Mt. Vernon Hwy NE, Suite 200	Atlanta	GA	30328	
			Beach Area Civic Association	Charlie Whithead	20 Emily Lane	Fort Myers Beach	FL	33931	
			Coastal Heartland NEP	Jennifer Hecker	326 West Marion Ave,	Punta Gorda	FL	33950	
			Corkscrew Regional Ecosystem Watershed	Brenda Brooks	23996 Corkscrew Rd	Estero	FL	33928	
			Florida Department of Environmental Protection- Estero Bay Aquatic Preserve	Stephanie Erickson	700-1 Fishermans Wharf	Fort Myers Beach	FL	33931	
			Florida Department of Environmental Protection- Estero Bay Aquatic Preserve	Heather Stafford	700-1 Fishermans Wharf	Fort Myers Beach	FL	33932	
			Eyes on Conservation 20/20	Pete Cangialosi	19501 Treeline Avenue South	Fort Myers	FL	33965	

				FGCU - College of Arts & Sciences	Win Everham	4548 Varsity Circle	Lehigh Acres	FL	33971	
				Individual	David W. Celley	1366 Oaklawn Court	Fort Myers	FL	33919	
				Johnson Engineering	John Curtis	P.O. Box 1550	Fort Myers	FL	33905-1550	
				League of Women Voters	Laura H. Miller	390 Washington Court	Fort Myers Beach	FL	33931	
				Lee County Port Authority		Terminal Access Rd, #8671	Fort Myers	FL	33913	
				Pelican Landing Community Association	Capt. Jon Hall	Coconut Point Marina, 5450 Coconut Rd.	Bonita Springs	FL	34134	
				South Florida Water Management District	Phil Flood	2301 McGregor Boulevard	Fort Myers	FL	33901	
				The Conservancy of SW Florida	Marisa Carrazzo	1450 Merrihue Drive	Naples	FL	34102	
				The Conservancy of SW Florida	Kelly M.	1451 Merrihue Drive	Naples	FL	34103	
				Stuart & Associates	Greg Stuart	7910 Summerlin Lakes Drive	Fort Myers	FL	33907	



SOUTHEAST ADVANCED WATER RECLAMATION FACILITY STAKEHOLDERS LIST

STRAP	SITE ADDRESS	SITE #	SITE STREET	NAME	OTHERS	ADDRESS	CITY	STATE	ZIP	LANDUSE
SEAWRF STAKEHOLDERS										
				Audubon of Southwest Florida		Post Office Box 61041	Fort Myers	FL	33906-1041	
				Cemex Fort Myers Allico Quarry North		12 Allico Road	Fort Myers	FL	33917	
				Conservancy of Southwest Florida		1495 Smith Preserve Way	Naples	FL	34102	
				Esplanade Lake Club		11621 Venetian Lagoon Drive	Fort Myers	FL	33913	
				ITEC – 16310 Innovation Lane	Paul Hardy	3845 Beck Blvd, Suite 807	Naples	FL	34114	
				ITEC – 16310 Innovation Lane	Chris Pisano	3846 Beck Blvd, Suite 807	Naples	FL	34115	
				ITEC – 16310 Innovation Lane	Robert Corbert	16310 Innovation Lane	Fort Myers	FL	33913	
				Miromar Development Corporation		10801 Corkscrew Road, Suite 305	Estero	FL	33928	
				Miromar Lakes Beach Club		18061 Miromar Lakes Parkway	Miromar Lakes	FL	33913	
				Miromar Lakes Golf Club		18520 Miromar Lakes Blvd	Miromar Lakes	FL	33913	
				Vulcan Materials Company	Jimmy Fleming	800 Mt. Vernon Hwy NE, Suite 200	Atlanta	GA	30328	
ESTERO BAY AGENCY OF BAY MANAGEMENT MEMBERS										
				Beach Area Civic Association	Charlie Whitehead	20 Emily Lane	Fort Myers Beach	FL	33931	
				Coastal Heartland NEP	Jennifer Hecker	326 West Marion Ave,	Punta Gorda	FL	33950	
				Corkscrew Regional Ecosystem Watershed	Brenda Brooks	23998 Corkscrew Rd	Estero	FL	33928	
				Florida Department of Environmental Protection- Estero Bay Aquatic Preserve	Stephanie Erickson	700-1 Fishermans Wharf	Fort Myers Beach	FL	33931	
				Florida Department of Environmental Protection- Estero Bay Aquatic Preserve	Heather Stafford	700-1 Fishermans Wharf	Fort Myers Beach	FL	33932	
				Eyes on Conservation 20/20	Pete Cangialosi	19501 Treeline Avenue South	Fort Myers	FL	33965	
				FGCU - College of Arts & Sciences	Win Everham	4548 Varsity Circle	Lehigh Acres	FL	33971	
				Individual	David W. Ceilley	1366 Oaklawn Court	Fort Myers	FL	33919	
				Johnson Engineering	John Curtis	P.O. Box 1550	Fort Myers	FL	33905-1550	
				League of Women Voters	Laura H. Miller	390 Washington Court	Fort Myers Beach	FL	33931	
				Lee County Port Authority		Terminal Access Rd, #8671	Fort Myers	FL	33913	
				Pelican Landing Community Association	Capt. Jon Hall	Coconut Point Marina, 5450 Coconut Rd.	Bonita Springs	FL	34134	
				South Florida Water Management District	Phil Flood	2301 McGregor Boulevard	Fort Myers	FL	33901	
				The Conservancy of SW Florida	Marisa Carrazzo	1450 Merrihue Drive	Naples	FL	34102	
				The Conservancy of SW Florida	Kelly M.	1451 Merrihue Drive	Naples	FL	34103	
SPEAKERS FROM JUNE 28TH HEARING										
				Stuart & Associates	Greg Stuart	7910 Summerlin Lakes Drive	Fort Myers	FL	33907	



ORGANIZATION	FIRST NAME	LAST NAME	TITLE	ADDRESS	CITY	STATE	ZIP	PHONE #	ALT. #	EMAIL	EMAILS UNAVAILABLE 3/16/2023
POSTAL SERVICES											
USPS											
DELIVERY SERVICES											
UPS											
Fedex											
Fedex											
DHL											
TRASH/RECYCLING/YARD -											
	Bill	Jones	Division Vice President							bjones@wasteexpress.com	
	Todd	Orlign	Customer Service Operations							toddorlign@wasteexpress.com	
	Keith	Baranaka	Regional Vice President SWF							kbaranaka@wasteexpress.com	
	Mike	Puchla	Lee County Operations							mpuchla@wasteexpress.com	
	Leslieann	Ajonte								lajonte@wasteexpress.com	
Customer Service										cs100@wasteexpress.com	
BUSINESSES											
GI Homes	Richard	Arkin								richard.arkin@gihomes.com	
GI Homes	Luke	Schultheis								luke.schultheis@gihomes.com	
HOMES											
OTHER INTERESTED PARTIES											
	Paul	Millford		17951/17921 Devore Lane	Fort Myers	FL	33913				
	Serge	Thomas		17850 Devore Lane	Fort Myers	FL	33913				
	Jasen and Thonda	Jenks		18521 Green Meadow Rll	Fort Myers	FL	33913			thonda@jenksbuildstrategies.com	
	Nay	Blacksmith		211101 Design Parc Lane, #103	Estero	FL	33928			nblacksmith@kaysergatta.com	
	Courtney	Danline		1916 Briarwood Street						courtney.danline@briarwood.com	
	Taylor	Stevenson		18521 Green Meadow Rd	Fort Myers	FL	33913	803-847-2557		taylorst55@outlook.com	
	Aaron	Holtz		400 N Tampa Street	Tampa	FL				aholtz@pauwlik.com	
	Patty	Whitehead		20791 Tanglewood Lane						pwhiteh@outlook.com	
	Chuck	Avery		25071 Pennyroyal						chucka177@gmail.com	
	Karen	Deslochers		17900 Devore Lane	Benita Springs	FL	34134			karen.deslochers@bigblue.com	
	Robert	Ferrell		17473 Elk Grove Ln						rferrell@aol.com	
	Mark	Stefanacik		17323 Jean Street						mark.stefanacik@outlook.com	
	Duke	Downey		26099 Fairwood Court	Benita Springs	FL	34134			duke227@mac.com	
	Brandee	Velez		6722 NW Boca Raton Boulevard						brandee@don-ll-walsh.com	
	Marsha	Ellis								marshaellis20@gmail.com	
	Mark	Novitski								markn21101@gmail.com	
	Chris	Walsh		8520 Investment Lane Unit #3						chris@walsh-buching.com	
	Jim	Hanschauge		21004 W 1st Street	Fort Myers	FL	33901			jim@jim-hanschauge.com	
	Robert	Himschoot		6482 Morgan La Fee Ln						rob@himschoot.com	
	Noorman	Cannon		10 Iguana Ct						norman@norman@ericsonemail.com	
	Giana	Ferriter		21751, Palmetto Dunes Dr # 102						gferrit13@yahoo.com	
	Marcus	Russo								marcus@russo.net	
	Kurt	Alexander		9765 MarLargo Circle	Fort Myers	FL	33919			kurtalexander@outlook.com	
	John	Buchholz		19077 Aqua Shore Drive						johnb@buchholzgroup.com	
	Kristi	Huston		19328 Aqua Shore	Fort Myers	FL	33913			kristi.huston@gmail.com	
	Richard	Sprague		17630 Devore Lane	Fort Myers	FL	33913			richardr11@aol.com	
	Josanne	Cimarelli								josannecimarelli@gmail.com	
SEAWRE STAKEHOLDERS											
Audubon of Florida	Jule	Wraithwell								jule_wraithwell@audubon.org	
Audubon of Southwest Florida				Post Office Box 61041	Fort Myers	FL	33906-1041			AudubonSouthwestFlorida@audubon.org	
Camex Fort Myers Alice Quarry North				12 Alice Road	Fort Myers	FL	33917	239-267-8181			
Conservancy of Southwest Florida											
Corkscrew Regional Ecosystem Watershed (CREW)	Ben	Nelson	Crew Trust Chairman	1495 Smith Preserve Way	Naples	FL	34102				info@Corkscrewsew.org
Corkscrew Regional Ecosystem Watershed (CREW)	Brenda	Brooks	Crew Trust Executive Director					239-657-2253			
Esplanade Lake Club								239-657-2253			
Estero Bay Agency on Bay Management				11621 Venetian Lagoon Drive	Fort Myers	FL	33913				
Eyes on Conservation 26/20											
FSRP Estero Bay Aquatic Preserve	Stephanie	Erickson								eyeson2020@gmail.com	
Friends of the Florida Panther										stephanie.erickson@fwp.org	
Inner Loop Working Group										innerloop@fwp.org	
ITEC - 18310 Innovation Lane	Paul	Hardy	Managing Partner	3845 Beck Blvd, Suite 807	Naples	FL	34114	239-777-8000		stephanie@fwp.org	
ITEC - 18310 Innovation Lane	Chris	Pharo	Operations Manager	3845 Beck Blvd, Suite 807	Naples	FL	34115	239-770-5422		stephanie@fwp.org	
ITEC - 18310 Innovation Lane	Robert	Corbett	Construction Manager	16310 Innovation Lane	Fort Myers	FL	33913	239-823-5949		stephanie@fwp.org	
Miramar Development Corporation				30801 Corkscrew Road, Suite 305	Estero	FL	33928	239-908-2384	239-287-1105	miramar@miramar.com	
Miramar Lakes Beach Club				18061 Miramar Lakes Parkway	Miramar Lakes	FL	33913				
Miramar Lakes Golf Club				18520 Miramar Lakes Blvd	Miramar Lakes	FL	33913				
Miramar Lakes Master Association, Inc.								239-415-7376		mlma@miramarlakemasters.com	
Responsible Growth Management Coalition, Inc.											
Vulcan Materials Company	Jimmy	Fleming		600 Mt. Vernon Hwy NE, Suite 200	Atlanta	GA	30328			info@vulcan.com	
ESTERO BAY AGENCY OF BAY MANAGEMENT MEMBERS											
Beach Area Civic Association	Charlie	Whitehead		20 Emily Lane	Fort Myers Beach	FL	33931			charliehead20@gmail.com	
Bonita Lions Club Green Team	Patty	Whitehead								pwhiteh@gohornet.com	
Coastal Heartland NEP	Jennifer	Hecker		826 West Marlon Ave,	Punta Gorda	FL	33950			heckerj@trem.org	
Corkscrew Regional Ecosystem Watershed	Brenda	Brooks		22998 Corkscrew Rd	Estero	FL	33928			bcbrooks@trem.org	
Florida Department of Environmental Protection-Estero Bay Aquatic Preserve	Stephanie	Erickson		700-1 Fishermans Wharf	Fort Myers Beach	FL	33931			stephanie.erickson@dep.state.fl.us	



SOUTHEAST ADVANCED WATER RECLAMATION FACILITY
INTERESTED PARTIES CONTACT LIST

ORGANIZATION	FIRST NAME	LAST NAME	TITLE	ADDRESS	CITY	STATE	ZIP	PHONE #	ALT. #	EMAIL	EMAILS UNDELIVERABLE 1/26/2023
Florida Department of Environmental Protection- Estero Bay Aquatic Preserve	Heather	Stafford		700-J Fishermans Wharf	Fort Myers Beach	FL	33932			heather.stafford@dep.state.fl.us	
Eyes on Conservation 2020	Pete	Campalosi		19501 TreeLine Avenue South	Fort Myers	FL	33965			pete.huang@tgu.edu	
FGCU - College of Arts & Sciences	Win	Everham		4548 Varsity Circle	Lehigh Acres	FL	33973			win.everham@fgcu.edu	
FGCU - College of Arts & Sciences	Margaret	Banyan								margaret.banyan@fgcu.edu	
FGCU Students	Benjamin	Marics								benjamin2783@eastern.flgcu.edu	
Friends of Matanzas Pass Preserve (individual)	Tom	Babcock			Fort Myers Beach	FL	33931			tom.babcock@fgcu.com	
	David W.	Canley		1366 Oaklawn Court	Fort Myers	FL	33919			dcanley@briarwoodcove.com	
Johnson Engineering	John	Curtis		P.O. Box 1550	Fort Myers	FL	33905-1550			jcurtis@johnsoneng.com	jcurtis@fgcu.edu
League of Women Voters	Laura H.	Miller		390 Washington Court	Fort Myers Beach	FL	33931			laura@leaguelwv.com	
Lee County Port Authority				Terminal Access Rd, 88671	Fort Myers	FL	33913			l.h.miller@gmail.com	
	Emily	Underhill	Deputy Executive Director - Development							emilyunderhill@lcpa.com	
	Mark	Fisher	Senior Deputy Executive Director of Capital Programs and Strategic Planning							mfisher@lcpa.com	
	Alicia	Dixon	Director, Planning & Environmental Compliance							adixon@lcpa.com	
	Mark	Trank	Port Attorney							mtrank@lcpa.com	
Pelican Landing Community Association	Capt. Jon	Hall		Coconut Point Marina, 5450 Coconut Rd.	Bonita Springs	FL	34134			jon@pelicanland.com	
Responsible Growth Management Coalition	Nora	Demers								norademers@fgcu.edu	
South Florida Water Management District	Phill	Flood		2301 McGregor Boulevard	Fort Myers	FL	33901			phillflood@sfwmd.com	
The Conservancy of SW Florida	Marisa	Marago		1450 Merrhue Drive	Naples	FL	34103			mamara@conservancy.org	
The Conservancy of SW Florida	Kelly	M.		1451 Merrhue Drive	Naples	FL	34103			kellym@conservancy.org	
SPEAKERS FROM JUNE 28TH HEARING											
	Nathan	Buthier								nbutler197@gmail.com	
	Shonda	Brewer								shondabrewer@gmail.com	
	John	Broadhead								broadheadj@gmail.com	
	Jennifer	Bruns								jbrun1377@yahoo.com	
	Ronald W.	Canada Jr								roncanjr@aol.com	
	Joyce	Cron								joycecron@comcast.net	
	Karen	DeRothers								karen@roberts.org	
	Don	Duke								djduke@fdu.edu	
	Barry	Ernst	Lennar Homes							barry.ernst@lennar.com	
	Marsha	Ellis								marshaellis33@gmail.com	
	Virginia	Fisherbert								vfisherbert@aol.com	
	Butt	Gladwell								staceygladwell@gmail.com	
	Stacy	Gladwell								stacygladwell@icloud.com	
	Beverly	Grady	with Roetzel on behalf of FRP Holdings, Inc.							bgrady@roetzel.com	
	Chris	Holcomb								chris.holcomb@gmail.com	
	Christy	Hanery								chris.hanery@gmail.com	
	Gennis	Henderson								gennishenderson@gmail.com	
	Shonda	Jenkins								shonda.jenkins@yahoo.com	
	Deborah	Leblanc								deborah.leblanc@worldnet.att.net	
	Elizabeth (And Steven)	Levit								levit@worldnet.att.net	
	Jason	Melwell								jmelwell@comcast.net	
	Paul	Millford								p.millford@hotmail.com	
	Karen	Precheau								karen.precheau@gmail.com	
	Virginia	Pross Blackcomb								vprossblackcomb@gmail.com	
	George	Rego								george.rego@daytheend.com	
	Jack	Roberts								jroberts7@gmail.com	
	Monica	Ross								monica.ross7@gmail.com	
	Laurie	Sanville		17100 Wobegon Drive	Fort Myers	FL	33913			lsanville@att.net	
Stuart & Associates	Peter	Spahn		7930 Summerlin Lakes Drive	Fort Myers	FL	33907			peter.spahn@gmail.com	
	Greg	Stuart								greg@stuartandassociates.com	
	Heather	Tanigawa								heather.tanigawa@gmail.com	
	Serge	Thomas								stomasthomas@gmail.com	
	Ambar	Toed								ambar.toed@comcast.net	
	Gleny	Turbine - Fitzherbert								gleny.turbine@comcast.net	
	Debbie	Wack								debbiewack@gmail.com	
	Shawn	Williams								shawnwilliams@comcast.net	
	Sally	Williamson								sallyw11@yahoo.com	

APPENDIX B

The News-Press media group

news-press.com A GANNETT COMPANY

CELLA MOLNAR & ASSOCIATES
1631 HENDRY ST
FORT MYERS, FL 33901
ATTN

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

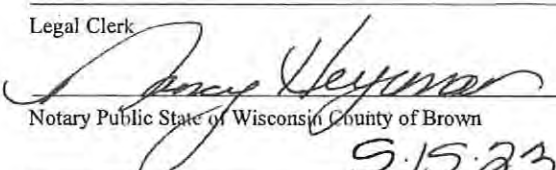
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

1/13/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 13th of January, 2023

Legal Clerk


Notary Public State of Wisconsin County of Brown

My commission expires

Publication Cost: \$1,358.00
Ad No: GCI1003451
Customer No: 161065
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

Southeast Advanced Water Reclamation Facility Project



Lee County, Florida

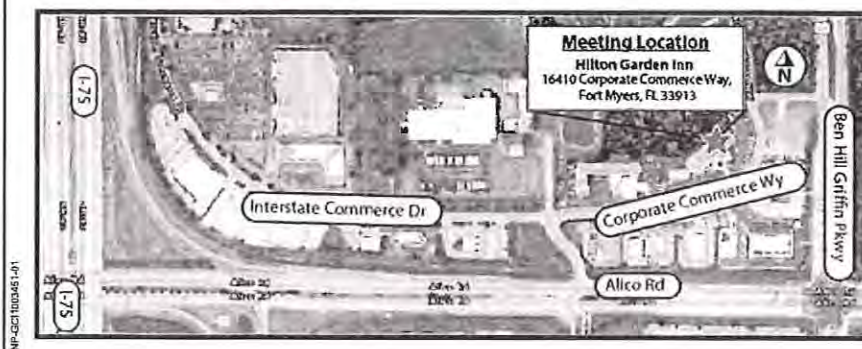
Lee County will hold a public meeting about the Southeast Advanced Water Reclamation Facility (SEAWRF) Project from 5:30 p.m. to 7:30 p.m. on Tuesday, January 31, 2023, at the Hilton Garden Inn Fort Myers Airport/FGCU located at 16410 Corporate Commerce Way, Fort Myers, FL 33913. The meeting is an open-house style so that residents can interact one-on-one with staff and drop in at whatever time is convenient to them.

Lee County Utilities is beginning the design phase for the SEAWRF Project, which is proposed to be located at 14201 Alico Road. The SEAWRF project will provide the county with a 6 million gallons per day advanced water reclamation facility that can be expanded to 10 million gallons per day or greater, if needed. The project is needed to support existing and future population in the area.

The meeting is an opportunity for the public to review and comment on the status of the project. The County will also provide information on the permitting of the project including rezoning the site to Community Facilities Planned Development zoning district. The meeting is an informal workshop that you may attend at any time between the referenced hours. No formal presentation will be given. Lee County staff will be available to answer your questions about the project.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or jlaguardia@leegov.com. Accommodations will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

For more information about the project, please visit www.LCUSEwater.com. Questions may be submitted to info@LCUSEwater.com.



FOR IMMEDIATE RELEASE

Contact: Betsy Clayton, APR/CPRC
Communications Director
Lee County Government
239-533-2221
LeeCountyPIO@leegov.com

Lee County to hold a public meeting about the Southeast Water Reclamation Facility Project

Fort Myers, FL, Jan. 10, 2023 — Lee County will hold a public meeting about the Southeast Advanced Water Reclamation Facility (SEAWRF) Project, a Lee County Utilities project that will be built in the southeast part of the county off Alico Road.

The meeting will be held from 5:30 to 7:30 p.m. Tuesday, Jan. 31, at the Hilton Garden Inn Fort Myers Airport/FGCU, 16410 Corporate Commerce Way, Fort Myers. The meeting is an open-house style so that residents can interact one-on-one with staff and drop in at whatever time is convenient to them.

Lee County Utilities is beginning the design phase for the SEAWRF Project, which is proposed to be located at 14201 Alico Road. The SEAWRF project will provide the county with a 6 million gallons per day advanced water reclamation facility that can be expanded to 10 million gallons per day or greater, if needed. The project is needed to support existing and future population in the area.

Water quality is a top priority of the Lee Board of County Commissioners and water-quality initiatives occur year-round. Water quality affects residents and visitors alike and is the driver behind the SEAWRF Project. Responsible management of wastewater is key to maintaining the county's water quality overall.

An advanced water reclamation facility produces a "higher quality" water by removing nutrients in addition to the normal components removed in a standard biological wastewater treatment facility. The resulting water would be safe for public reuse in landscape irrigation and other potential beneficial uses.

Advance Water Treatment (AWT) will help to further remove nutrients from the treated wastewater, or effluent. Removing nutrients from the effluent water and making it available for irrigation would help lessen the demand for potable drinking water and protect and improve Lee County's water quality.

For more information about the SEAWRF Project, visit www.LCUSEwater.com. For more information about the Board's commitment to water-quality initiatives, visit www.leegov.com/water.

To receive updates from Lee County Government, sign up for the newsletter here: www.leegov.com/resources/newsletters. Follow Lee County Government on Facebook, www.facebook.com/leecountyflbocc.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, 239-533-2314, Florida Relay Service 711, or jla Guardia@leegov.com. Accommodation will be provided at no cost to the requester. Requests should be made at least 5 business days in advance.

APPENDIX C



Public Meeting

Hilton Garden Inn - Fort Myers Airport/FGCU

SIGN-IN SHEET

[illegible]



Public Meeting

Hilton Garden Inn - Fort Myers Airport/FGCU

SIGN-IN SHEET

[illegible]

[illegible]



Southeast Advanced Water Reclamation Facility

Public Meeting

Tuesday, January 31, 2023

Hilton Garden Inn - Fort Myers Airport/FGCU

16410 Corporate Commerce Way, Fort Myers, FL 33913

SIGN-IN SHEET

[illegible]



Southeast Advanced Water Reclamation Facility

Frequently Asked Questions

What is the Southeast Advanced Water Reclamation Facility (SEAWRF) Project?

Lee County Utilities is beginning the design phase for the Southeast Advanced Water Reclamation Facility (SEAWRF) Project, which is proposed to be located at 14201 Alico Road in Fort Myers, Florida. The SEAWRF project will provide the County with a 6 million gallons per day advanced water reclamation facility that can be expanded to 10 million gallons per day. The project is needed to support existing and future population in the area.

Why is Lee County planning the Southeast Advanced Water Reclamation Facility and why this location?

The Lee Board of County Commissioners is strategically planning and preparing for a fulltime population of 1 million residents. Residential growth is anticipated in the southeast region of the County. The SEAWRF will ensure advanced wastewater treatment infrastructure is available to support the increasing population in this area. Lee County has expanded the wastewater treatment capacity of other existing treatment facilities and a new facility is now necessary.

As service demands increase and existing assets age, the County must plan for and comply with regulatory treatment and discharge requirements that become stricter each year. Lee County remains committed to implementing measures that protect the local waterbodies, which are vital to the state's overall quality of life, health and economy.

What is an advanced water reclamation facility and how is it different from other facilities?

An advanced water reclamation facility produces a "higher quality" water by removing nutrients in addition to the normal components removed in a standard biological wastewater treatment facility. The resulting water will be safe for public reuse in landscape irrigation and other potential beneficial uses.

Why is advanced wastewater treatment (AWT) important?

Water quality is a top priority of the Lee Board of County Commissioners and water quality initiatives occur year-round. Water quality affects residents and visitors alike, and everyone has an opportunity to be a part of the solution. Water quality is the driver behind the SEAWRF Project. Responsible management of wastewater is key to maintaining the County's overall water quality.

AWT will help to further remove nutrients from the treated wastewater, or effluent. Removing nutrients from the effluent water and making it available for irrigation would help lessen the demand for potable drinking water and protect and improve Lee County's water quality.

Wastewater treated to AWT standards:

Is beneficial to the Lee County community as well as our waterways, bays and the Gulf of Mexico

Preserves potable drinking water

Can provide high-quality reuse water for irrigation

Promotes economic benefits by maintaining healthy waterways, bays and the Gulf of Mexico

Visit the Project Details page on our website to view the United States Environmental Protection Agency's Facts about Nutrient Pollution information.

Visit the project website: www.LCUSEwater.com

How will the facility handle odor control?

The SEAWRF will be designed to operate in a neighbor-friendly way with engineering controls to treat odorous air prior to release. Odor abatement technology, such as scrubbers and activated carbon filters, will be incorporated into the project. Professional licensed operations staff will operate the round-the-clock facility without detection. Lee County does this successfully at its Three Oaks facility and other facilities.

Will this facility have an effect on wildlife?

As part of the permitting process for the project, coordination will occur with the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS) to evaluate potential impacts. Conservation measures will be used and mitigation measures provided, as necessary to offset any unavoidable impacts. The project will be largely located within previously cleared pasture, thereby minimizing potential impacts to habitat.

Wildlife surveys will be repeated prior to construction to ensure no nesting has occurred since the permitting phase. Any necessary relocation permits (i.e., gopher tortoise) will be obtained and implemented prior to the start of construction.

The wetland slough system on the eastern third of the property, containing about 33 acres, will remain as a preserve post-development, with exotic vegetation removal implemented to enhance its value for wildlife. Lee County Department of Transportation is expected to incorporate a wildlife/animal crossing for the proposed Alico Road Extension project.

What will the SEAWRF look like?

The project is in the design phase.

What is the proposed project schedule?

The SEAWRF project is in the design phase. Check the project website for information about the project and future meetings. Construction is anticipated to start in 2025.

How can I stay informed about the SEAWRF Project?

Lee County encourages you to visit the project website at www.LCUSEwater.com to sign up for periodic updates. Questions may be submitted to info@LCUSEwater.com.



Southeast Advanced Water Reclamation Facility

1-2023

Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

Public Meeting Comment Sheet

Tuesday, January 31, 2023

Hilton Garden Inn Fort Myers Airport/FGCU
16410 Corporate Commerce Way, Fort Myers, FL 33913

Please use this feedback form to express your opinions about this project. Drop your written comments into the comment box here today, mail them to the address on the back of this form, or email them to Lee County's Public Information Consultant for the project, Cella Molnar and Associates, Inc. at info@LCUSEwater.com by February 14, 2023.

Please keep in mind that this is a public record.

Name _____

Address _____

City _____ State _____ Zip Code _____

Email Address _____

☐ Please add me to your email list for notifications concerning this project.

Comments:

(Attach additional sheets if necessary)

Thank you for your interest in this project. Public participation is solicited without regard to race, color national origin, age, sex religion, disability, or family status. The information you provide on this comment form becomes part of the project files and may be provided to those who may make a public records request. Please note, members of the public providing comments at this meeting or following this meeting will NOT be considered participants of the Hearing Examiner record. Participants of record for those proceedings must provide comments at the Hearing Examiner public hearing, to be scheduled.

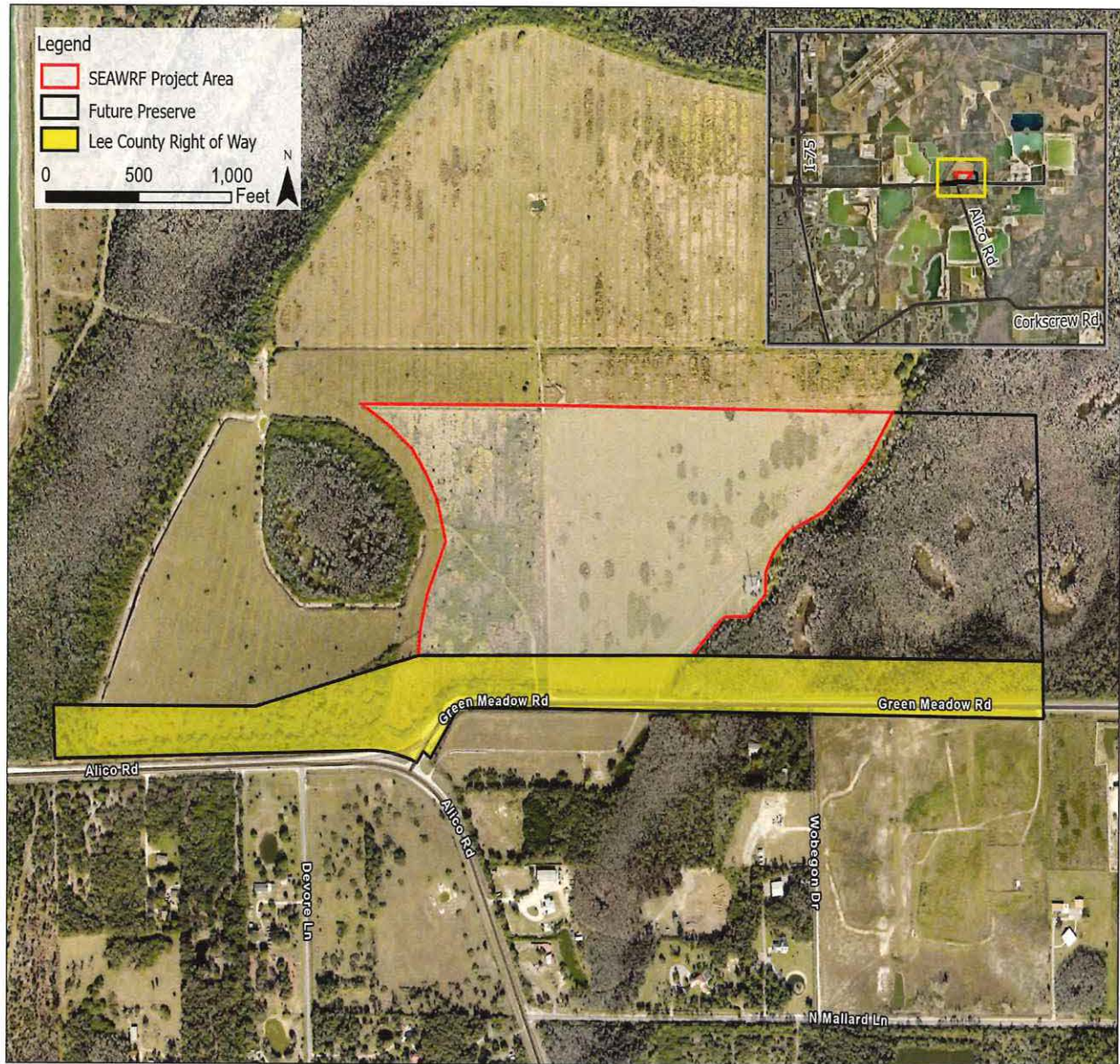
Post Office
Will Not
Deliver
Without
Proper
Postage

LEE COUNTY
C/O CELLA MOLNAR & ASSOCIATES, INC.
1631 HENDRY STREET
FORT MYERS, FL 33901



Southeast Advanced Water Reclamation Facility

Project Location Map



Project is located at 14201 Alico Road, Fort Myers, FL

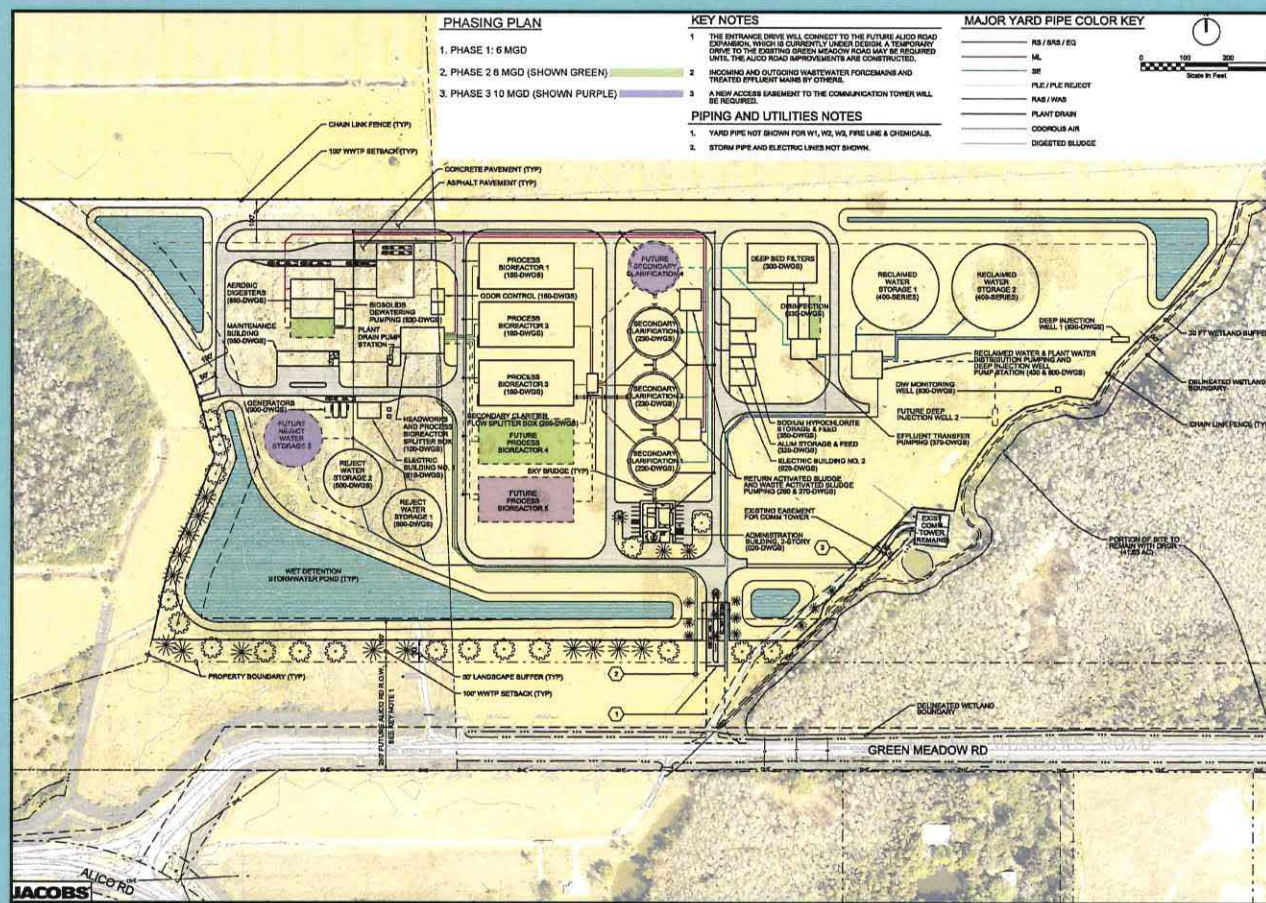
Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

Conceptual Plan

- 6 mgd Advanced Water Reclamation Facility expandable to 10 mgd
- Height of buildings, tanks, etc., are planned to be no taller than 55-feet above improved grade
- Plant layout allows for gravity flow of water through treatment



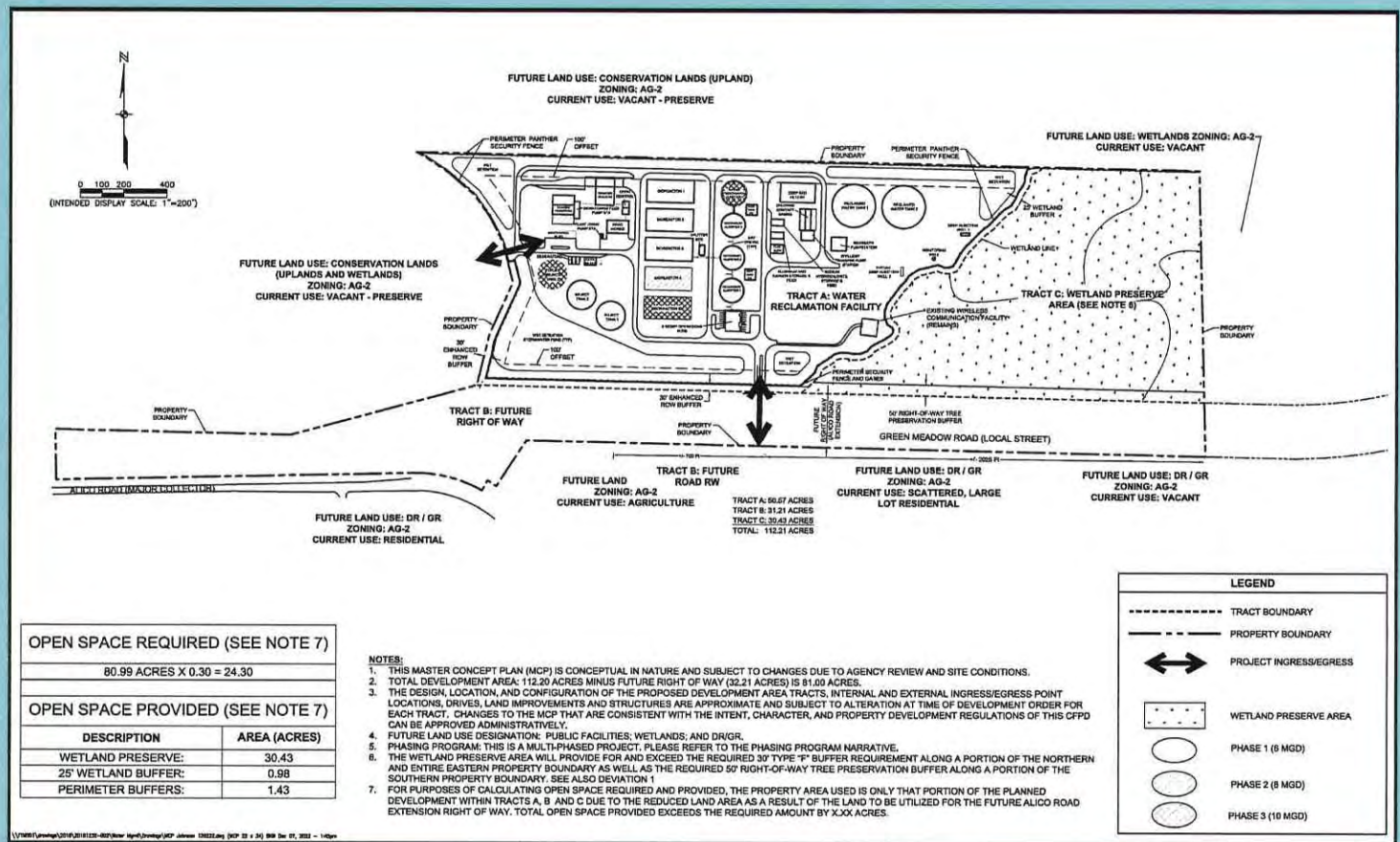
Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

Zoning/Permitting - Master Concept Plan

- The MCP shows general layout of the site, not meant to be a specific layout.
- The MCP provides the following information:
 - Wetland Preserve
 - Perimeter Wetland/Landscape Buffer areas
 - Building location and orientation
 - Stormwater management area



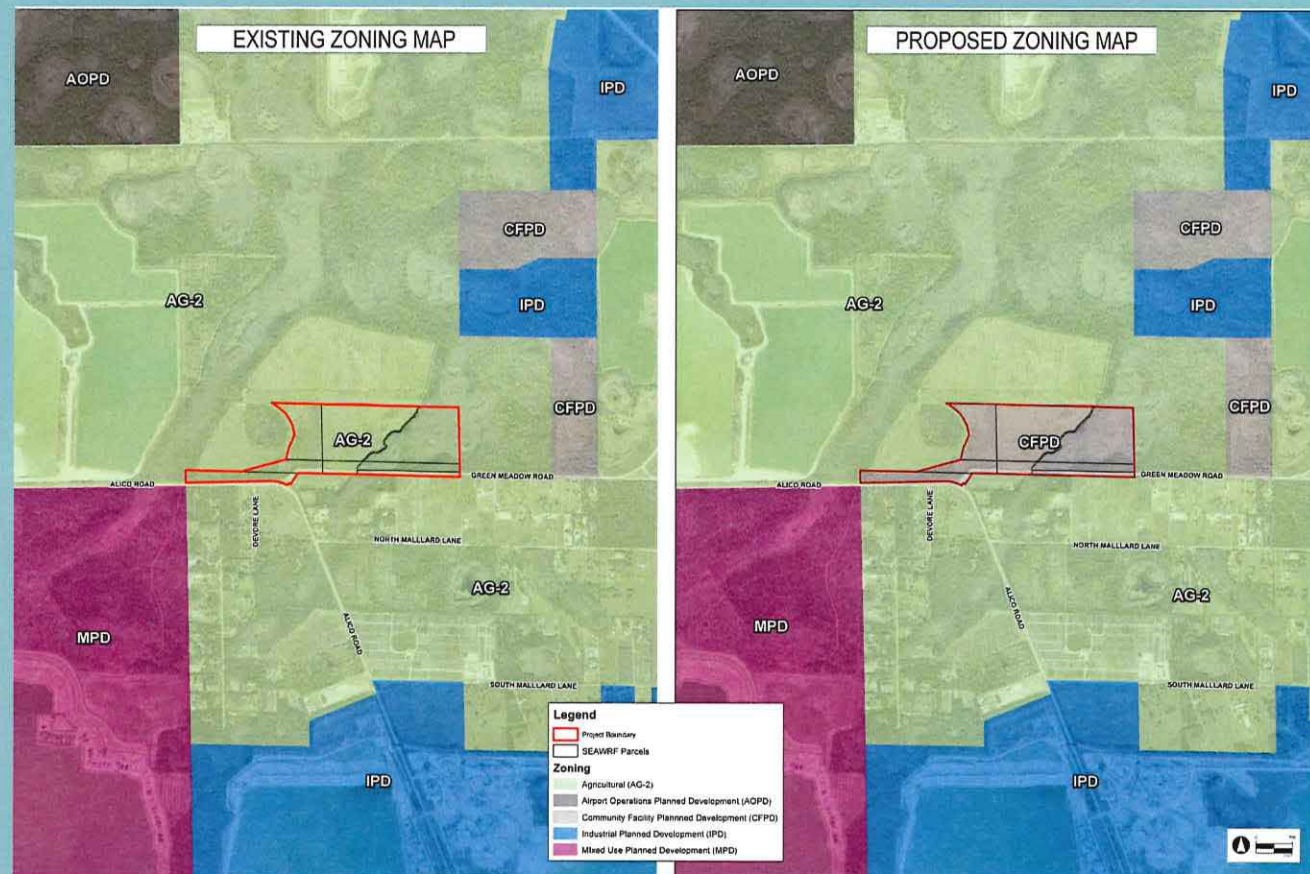
Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

Zoning/Permitting - Existing & Proposed Zoning Maps

- Current AG-2 Zoning for project site shown and future CFPD Zoning
- The area around the plant is already planned and zoned for development including industrial and residential



Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

Zoning/Permitting - Existing & Proposed Future Land Use Maps

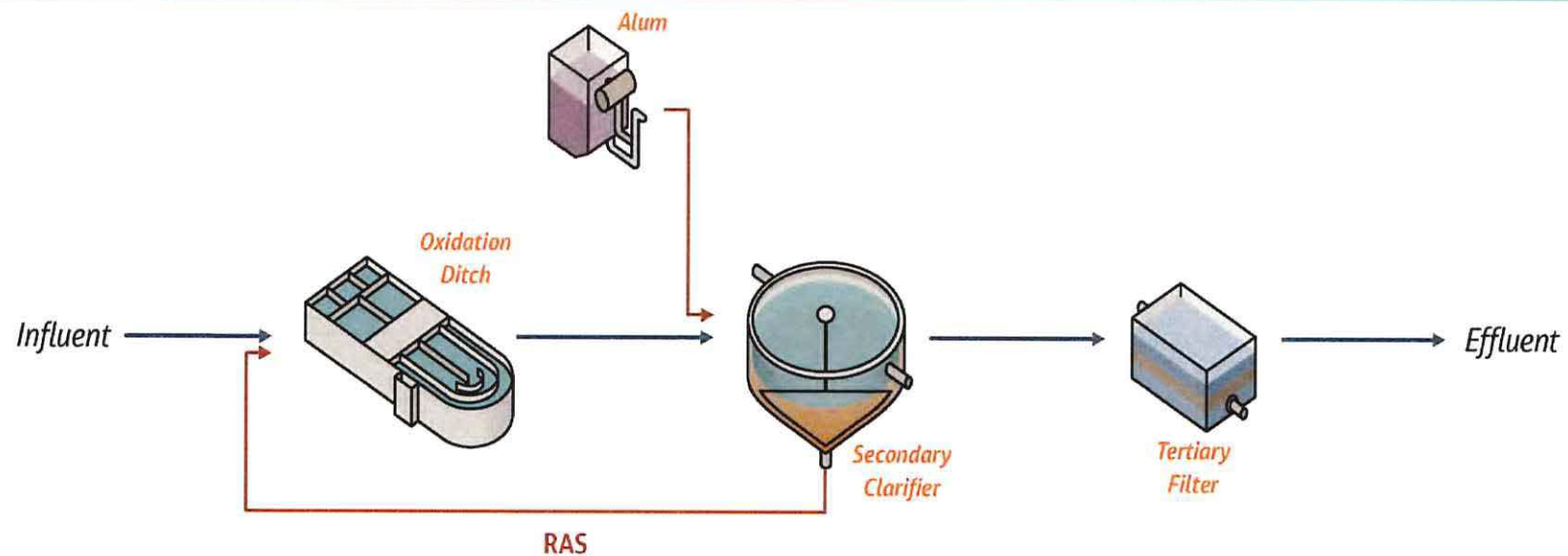
- Future land use map for project site and proposed future land use map
- This project does not impact wetlands
- Portion of the property already has a future land use of Public Facilities



Visit the project website: www.LCUSEwater.com

Southeast Advanced Water Reclamation Facility

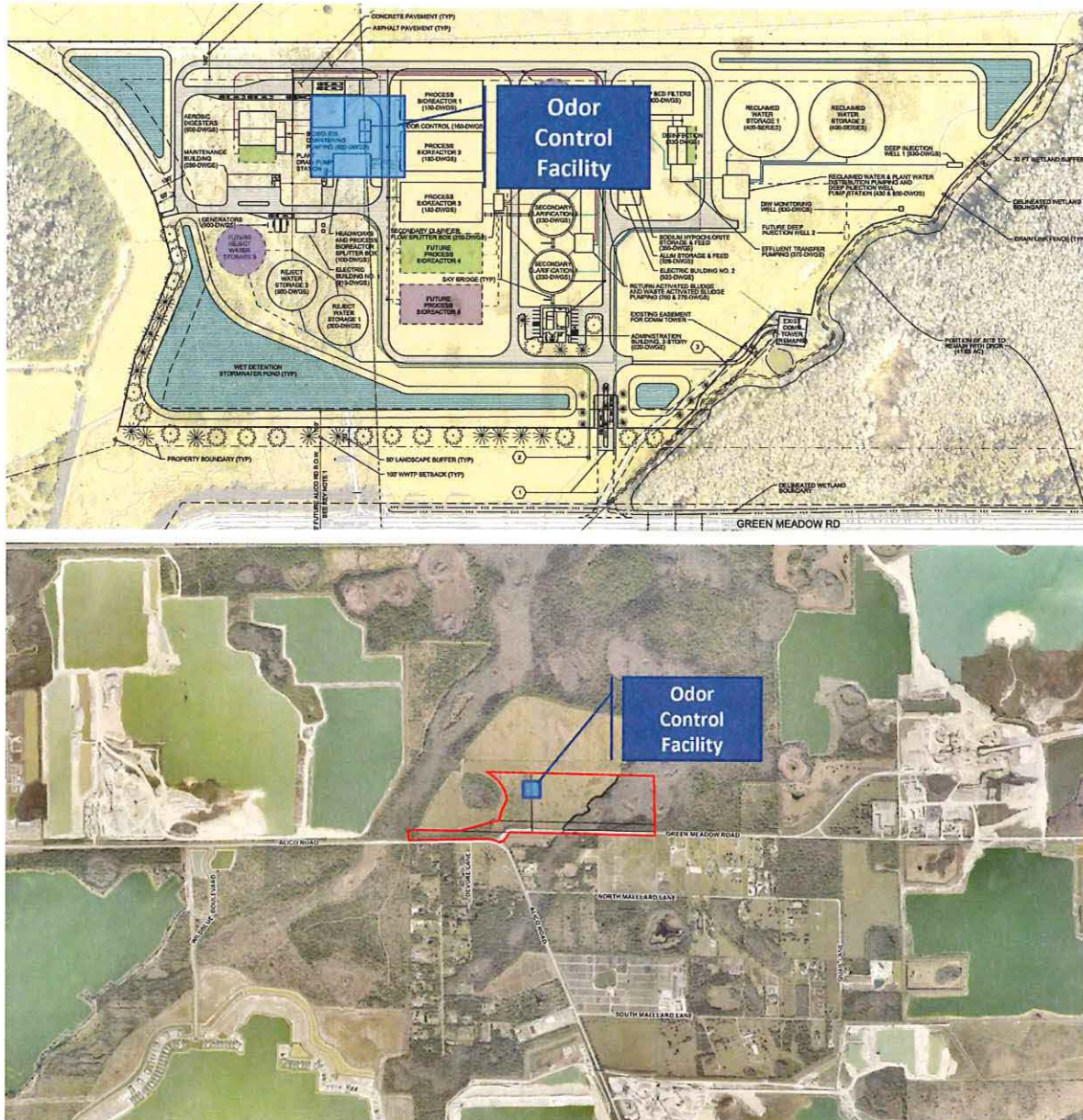
Facility Design & Operations - Plant Design



- AWT treats pollutants in the wastewater and includes removal of nutrients to low levels using the natural growth of water treating microorganisms.
- Biological nitrogen and phosphorus removal
- Less chemical usage and sludge production than chemical phosphorus removal

Southeast Advanced Water Reclamation Facility

Facility Design & Operations - Plant Odor Control



- Influent of plant has the most odors and is located furthest away from the roadway.
- Odors are captured and treated using odor control systems, similar to the successful installations at Three Oaks WRF.



Southeast Advanced Water Reclamation Facility

Facility Design & Operations - Lee County Utilities Facilities



Fiesta Village AWRP
1366 San Souci Drive
Fort Myers, FL 33919



Three Oaks WRF
18521 Three Oaks Pkwy
Fort Myers, FL 33967

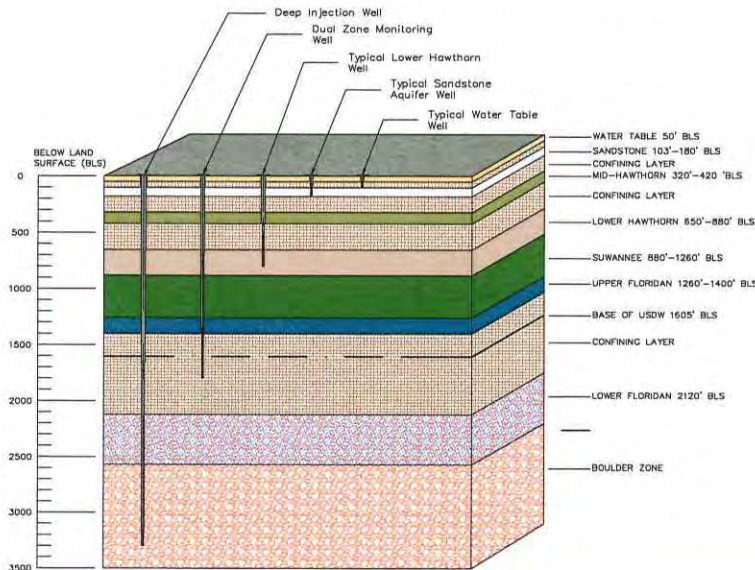
Visit the project website: www.LCUSEwater.com



Southeast Advanced Water Reclamation Facility

What is a Deep Injection Well?

A water reclamation facility deep injection well is a specially designed, constructed and highly regulated well that is used to safely dispose excess effluent. Excess reuse water is pumped down the well and is injected far below drinking water aquifers into a highly confined zone of seawater like saline water. Thick layers of rock and clay (confirmed during well drilling and testing) separate the injection zone from overlying aquifers preventing any reuse water from entering drinking water aquifers. Monitor wells located near the injection well continually sample water and pressures at multiple zones above the injection zone to ensure that no reuse water nears drinking water aquifers. In addition, deep injection wells undergo extensive mechanical integrity testing every 5 years to further ensure drinking water aquifers are thoroughly protected.



Class I Deep Injection Well (DIW) Will Safely Dispose of Excess Reuse Water While Protecting Water Supply

- Class I injection wells identified as a safe, reliable, and effective disposal mechanism.
- Regulated federally by U.S. Environmental Protection Agency and in Florida by the Florida Department of Environmental Protection (FDEP) Underground Injection Control (UIC) Program
- Class I wells can inject non-hazardous waste or municipal waste below the lowermost Underground Source of Drinking Water (USDW).
- Reject and raw sewage disposal not allowed.

Design and Construction of DIW and Monitoring Wells Protect Water Resources

- Dual zone monitoring well—above & below USDW.
- Designed using multiple overlapping casing strings to protect the drinking water aquifers.
- Wells are permitted through FDEP in rigorous permitting process, including review of:
- Well construction and testing data.
- Regional and local geology/hydrogeology

Continuous Monitoring and Testing Assures Proper Operation

- Mechanical Integrity Testing at least every 5 years
- Permit renewal every 5 years with thorough data review

Visit the project website: www.LCUSEWater.com



Southeast Advanced Water Reclamation Facility

Reclaimed Water Beneficial Reuse Projects

Blacks Ford Swamp, Blacks Ford WRF, JEA

- Operating since 1999
- 230-acre receiving wetland
- Permitted for up to 6 mgd
- FDEP permit conditions require careful biological monitoring.



Boot Wetland, Walnut Drive WRF, Toho Water Authority

- Operating since 1984
- Comprehensive operational monitoring has been ongoing since 1990
- 115-acre receiving wetland
- Permitted capacity
 - 0.255 mgd AADF
 - 0.6 inches/week
- Data driven proof of no degradation of wetland habitats, only enhancement



Bennet Swamp, West Regional WRF, Daytona Beach

- Operating since 2019
- 2,800-acre receiving wetland
- Permitted capacity
 - 6 mgd
 - 0.6 inches/week
 - Allowed flows limited by TMDL downstream
- Augments regional water resources near public supply wellfield





Southeast Advanced Water Reclamation Facility

Environmental - Flow Ways



Visit the project website: www.LCUSEWater.com

APPENDIX D



Southeast Advanced Water Reclamation Facility (SEAWRF)
Written Comments & Responses from Public Meeting #1
Tuesday, January 31, 2023

(Official comment period ended February 14, 2023)

- Comment:** I wish the treated water would not all be wasted by injecting into deep wells. I think the water should be used for irrigation area. Wetlands reclamation like they do in North Florida.
- Response:** Lee County Utilities is researching beneficial uses for the proposed advanced treated water.
- Comment:** We would like the water tank height lower than 40'-0" above finished grade. Additional tanks would provide the cubic footage you need. Smells from the site are also a concern. No storage of debris on site. No future waste management, and open land to go into conservatory. Thank you.
- Response:** The diameter/height of tanks along with the value of land and the number of tanks needs to be optimized to maximize benefits. Odors from a wastewater treatment plant are most intense at the headworks of the plant. The SEAWRF will include a treatment system to minimize odor. No debris is planned to be stored on the site. No future solid waste management facilities are planned. The eastern slough will be preserved as wetlands.
- Comment:** The proposed area should be moved further East to accommodate "Kingston" area to be built. This should have been in the development approval process in exchange for building 10,000+ homes. We ask to build a very tall berm and landscaping on top. In addition, can the tanks be shorter.
- Response:** The site location is best suited for the needs of the Lee County community. The landscape buffer is intended to be hide the facility. An elevated berm will be considered in screening the project. The diameter/height of tanks along with the value of land and the number of tanks needs to be optimized to maximize benefits.
- Comment:** I am not in favor of this project. I think it was a dirty deal done in back rooms to swap this property with the property near The Place. I don't understand how putting this between the well sites is good. All the current development is well to the east of this site. Why put it here? I want to be informed throughout all this process!
- Response:** Previous regional hydraulic modeling supports this site area as being the best available location for the new plant. The site location is best suited for the needs of the Lee County community. Please visit the project website at www.LCUSEwater.com to sign up for project updates.
- Comment:** I am a Lee County resident and I am writing to express my opposition to building a new waste water plant in an area that is designated conservation land. I understand that there is a need to build a plant on Lee County but it should not violate the fact that the land chosen is a type 1 priority. We love the area because of all of the wildlife but there is absolutely too much development on the Corkscrew Road corridor and the wildlife we love are losing their habitat quickly. Thank you.

Response: The proposed advanced water reclamation facility is necessary to support the growth in this area of Lee County. The project will require an Environmental Resource Permit which details protection of any wildlife and their habitat. This project facilitated acquisition of the eastern slough which Lee County will preserve and helps with conservation goals by joining multiple areas together. Additionally, the Lee County Department of Transportation is proposing a wildlife crossing at the western slough as part of the Alico Road Extension Project.

Comment: **I'm just concerned for wildlife and overcrowding.**

Response: The Lee County Department of Transportation is proposing a wildlife crossing at the western slough as part of the Alico Road Extension Project.

Comment: **I am also interested in county commissioners work on water quality of Caloosahatchee and what is specifically being done.**

Response: Water quality is a top priority of the Lee Board of County Commissioners and water-quality projects are underway year-round. To learn more about Lee County's Water Quality Initiative, please visit Our Water Story at www.leegov.com/water. Here you will find information about how we got to where we are, what we're doing to fix it and how you can help shape the future of our waterways. Additionally, the site features a story map to take visitors on a tour of the watershed, discussing the challenges and causes as well as the steps Lee County and partner agencies have taken to help improve local water quality.

Lee County's Division of Natural Resources actively works to improve the water quality of our area. To learn more about their projects, visit their website at <https://www.leegov.com/naturalresources/WaterQuality>.

Comment: **I own a piece of property @ 14500 Alico Rd. I was wondering if I will get city or county water instead of having to get well water?**

Response: Offsite properties will not be affected by this project related to service connections to Lee County Utilities. Currently, Lee County Utilities has a 30" transmission water main that runs along Alico Road; however, individual property services are not connected to transmission mains. Visit the Lee County Utilities website at <https://www.leegov.com/utilities/new-development> to find out more information about utility service.

Comment: **Where is all this reclaimed water going to go?**

Response: The goal of the SEAWRF project is to implement beneficial reuse and it is still under evaluation. The treated effluent could be pumped down a deep injection well, used for landscape irrigation, or to recharge a natural wetland system, or a combination of these options.

Comment: **Who is the current Project Manager for this project? What is the current status and schedule of the project?**

Response: Mike Avoglia is the current Lee County Utilities project manager. The project is beginning to develop 30% plans as of February 2023. The SEAWRF construction is expected to begin in 2025 with completion in 2028. Please visit the project website at www.LCUSEwater.com to sign up for project updates.



Southeast Advanced Water Reclamation Facility Public Meeting Comment Sheet

Tuesday, January 31, 2023

Hilton Garden Inn Fort Myers Airport/FGCU
16410 Corporate Commerce Way, Fort Myers, FL 33913

Please use this feedback form to express your opinions about this project. Drop your written comments into the comment box here today, mail them to the address on the back of this form, or email them to Lee County's Public Information Consultant for the project, Cella Molnar and Associates, Inc. at info@LCUSEwater.com by February 14, 2023.

Please keep in mind that this is a public record.

Name Kurt Alexander

Address 9765 MarLargo Circle

City Fort Myers State FL Zip Code 33919

Email Address ckurtalexander@gmail.com

☒ Please add me to your email list for notifications concerning this project.

Comments:

I wish the treated water would not all
be wasted by injecting into deep wells
I think the water should be used
for irrigation and
Wetlands Reclamation like they do
in North Florida

(Attach additional sheets if necessary)

Thank you for your interest in this project. Public participation is solicited without regard to race, color national origin, age, sex religion, disability, or family status. The information you provide on this comment form becomes part of the project files and may be provided to those who may make a public records request. Please note, members of the public providing comments at this meeting or following this meeting will NOT be considered participants of the Hearing Examiner record. Participants of record for those proceedings must provide comments at the Hearing Examiner public hearing, to be scheduled.



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Please keep in mind that this is a public record.

Name John Buchholz Aqua Shore HOA President
Address 19077 Aqua Shore Drive Wildblue
City Fort Myers State FL Zip Code 33913
Email Address Johnb@buchholzgroup

☐ Please add me to your email list for notifications concerning this project.

Comments:

We would like the water tank height lower than 40'0" above finished grade. Additional tanks would provide the ~~the~~ cubic footage you need.

- Smells from the site are also a concern
- No storage of debris on site
- No future waste management, and open land to go into conservancy.

Thankyou

(Attach additional sheets if necessary)

Thank you for your interest in this project. Public participation is solicited without regard to race, color national origin, age, sex religion, disability, or family status. The information you provide on this comment form becomes part of the project files and may be provided to those who may make a public records request. Please note, members of the public providing comments at this meeting or following this meeting will NOT be considered participants of the Hearing Examiner record. Participants of record for those proceedings must provide comments at the Hearing Examiner public hearing, to be scheduled.



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Please keep in mind that this is a public record.

Name Kristi Huston
Address 19328 Aqua Shore
City Fort Myers State FL Zip Code 33913
Email Address Kristi.Huston@gmail.com

☒ Please add me to your email list for notifications concerning this project.

Comments:

The proposed area should be moved further east to accommodate "Kingston" area to be built. This should have been in the development approval process in exchange for building 10,000+ homes.

We ask to build a very tall berm and landscaping on top. In addition, can the tanks be shorter?

(Attach additional sheets if necessary)

Thank you for your interest in this project. Public participation is solicited without regard to race, color national origin, age, sex religion, disability, or family status. The information you provide on this comment form becomes part of the project files and may be provided to those who may make a public records request. Please note, members of the public providing comments at this meeting or following this meeting will NOT be considered participants of the Hearing Examiner record. Participants of record for those proceedings must provide comments at the Hearing Examiner public hearing, to be scheduled.



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16410 Corporate Commerce Way, Fort Myers, FL 33913

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Please keep in mind that this is a public record.

Name Richard A. Sprague
Address 17630 Devore Lane
City Ft. Myers State FL Zip Code 33913
Email Address Picktater71@aol.com

☒ Please add me to your email list for notifications concerning this project.

Comments:

I am not in favor of this project. I think it was a dirty deal
done in back rooms to swap this property with the property near The Place.
I don't understand how putting this between the well sites is good.
All the current development is well to the east of this site.
Why put it here?
I want to be informed throughout all this process!

(Attach additional sheets if necessary)

Thank you for your interest in this project. Public participation is solicited without regard to race, color national origin, age, sex religion, disability, or family status. The information you provide on this comment form becomes part of the project files and may be provided to those who may make a public records request. Please note, members of the public providing comments at this meeting or following this meeting will NOT be considered participants of the Hearing Examiner record. Participants of record for those proceedings must provide comments at the Hearing Examiner public hearing, to be scheduled.

Kaye Molnar

From: Icuewater.com Contact Form <mmoore@cella.cc>
Sent: Wednesday, February 1, 2023 6:18 AM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Duke Downey

Email

mduffy2000@gmail.com

Address

26099 Fawnwood CT Bonita Springs, FL 34134

Message

I'm just concerned for wildlife and over crowding

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Kaye Molnar

From: Joanne Cimorelli <joannedcimorelli@gmail.com>
Sent: Saturday, February 4, 2023 4:02 PM
To: info@lcusewater.com
Subject: New Waste water plant in Lee County

I am a Lee County resident and I am writing to express my opposition to building a new waste water plant in an area that is designated conservation land. I understand that there is a need to build a plant on Lee County but it should not violate the fact that the land chosen is a type 1 priority. We love the area because of all of the wildlife but there is absolutely too much development on the Corkscrew Road corridor and the wildlife we love are losing their habitat quickly.

Thank you.

Joanne Cimorelli

Joanne Cimorelli
Cell: 484.686.7763
Email: joannedcimorelli@gmail.com

Kaye Molnar

From: Icuwater.com Contact Form <mmoore@cella.cc>
Sent: Wednesday, February 8, 2023 2:10 PM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Jim Harshbarger

Email

jwharshbar@icucounty.com

Address

21004 W 1st St, apt 1401 Ft Myers, FL 33901

Message

I am also interested in county commissioners work on water quality of Caloosahatchie and what is specifically being done.

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Kaye Molnar

From: Icuewater.com Contact Form <mmoore@cella.cc>
Sent: Tuesday, February 7, 2023 9:07 AM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Robert Neuhauser

Email

rneuhauser@mac.com

Address

8495 Buena Vista Rd

Message

I own a piece of property @14500 Alico Rd. I was wondering if I will get city or county water instead of having to get well water?
Thanks

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Kaye Molnar

From: lcusewater.com Contact Form <mmoore@cella.cc>
Sent: Wednesday, February 8, 2023 10:20 PM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Norman Cannon

Email

normancannon@embarqmail.com

Address

10 Iguana Ct

Message

Where is all this reclaimed water going to go?

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Sent from Southeast Advanced Water Reclamation Facility

Kaye Molnar

From: lcusewater.com Contact Form <mmoore@cella.cc>
Sent: Thursday, February 9, 2023 9:24 AM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Marcus Russo

Email

mrusso@gaylordmerlin.com

Message

Who is the current Project Manager for this project?
What is the current status and schedule of the project?
When is acquisition scheduled to commence?

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Sent from Southeast Advanced Water Reclamation Facility

From: [Ryan Gonzalez](#)
To: info@lcusewater.com
Subject: Your upcoming Water Reclamation Facility
Date: Friday, January 13, 2023 3:55:46 PM

Hello,

When will construction begin and who is the design firm for the upcoming Southeast Advanced Water Reclamation Facility? When will bids go out as well? I have some clients interested in submitting qualifications when the timing is appropriate.

Thanks for your help,

Ryan Gonzalez
Industrial Services
8009 Creedmoor Rd, Suite 102
Raleigh, NC 27613
(919) 348-2919 voice & text
rgonzalez@ind-serv.com
www.ind-serv.com

Kaye Molnar

From: lcusewater.com Contact Form <mmoore@cella.cc>
Sent: Monday, January 16, 2023 12:56 PM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Taylor Stevenson

Email

taylor955@gmail.com

Address

18521 Green Meadow Rd.

Message

Can someone please call me in regards to this matter. I live on Green Meadow Rd. 803-847-2557. Thank you Taylor Stevenson

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Sent from Southeast Advanced Water Reclamation Facility

Kaye Molnar

From: lcusewater.com Contact Form <mmoore@cella.cc>
Sent: Thursday, January 26, 2023 12:05 PM
To: Kaye Molnar
Subject: Southeast Advanced WRF

Name

Patty Whitehead

Email

pbackos@hotmail.com

Address

20791 TANGLEWOOD LN

Message

I would like to be informed when (any) agency meetings are held for approval of this plant and be given at least 5 days notice of those meetings

I would like to receive future communications about the SEAWRF Project from Lee County?

Yes

Sent from Southeast Advanced Water Reclamation Facility

TRAFFIC CIRCULATION ANALYSIS
FOR
LEE COUNTY UTILITIES
SOUTHEAST ADVANCED WATER RECLAMATION FACILITY
(SEAWRF)

MAY 2023

Prepared for:



Post Office Box 398
Fort Myers, Florida 33902-0398

Prepared by:

JOHNSON
ENGINEERING
2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642



Digitally signed by Joshua J Hildebrand
DN: c=US, o=JOHNSON ENGINEERING
INC,
dnQualifier=A01410C0000017BA7E083
5B00005CA8, cn=Joshua J Hildebrand
Date: 2023.05.12 09:30:27 -04'00'

Joshua J. Hildebrand, P.E., PTOE
Florida License No. 73952

Date

TABLE OF CONTENTS

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APPENDICES

Appendix A	ITE Trip Generation
Appendix B	24-Hour Bi-Directional Traffic Counts
Appendix C	Peak Hour Turning Movement Counts
Appendix D	2022 Lee County Concurrency Report
Appendix E	Lee County Level of Service Tables
Appendix F	Alico Road Extension Traffic Technical Memorandum, prepared by Kisinger Campo & Associates dated March 2022

FIGURES

Figure 2-1	Project Location Map
Figure 4-1	Data Collection Map
Figure 4-2	A.M. Peak Hour Existing Trips
Figure 4-3	P.M. Peak Hour Existing Trips
Figure 5-1	Project Percent Trip Distributions
Figure 5-2	A.M. Peak Hour Project Trips
Figure 5-3	P.M. Peak Hour Project Trips

TABLES

Table 3-1	ITE Trip Generation Summary
Table 6-1	Area of Influence
Table 7-1	Summary of 2028 Level of Service Analysis
Table 7-2	Summary of 2045 Level of Service Analysis

1.0 INTRODUCTION

The purpose of this traffic circulation analysis is to assess the potential transportation impacts associated with the addition of a future Water Reclamation Facility in Lee County. The current zoning of the proposed site is Agricultural (AG-2) and is being requested to be rezoned to Community Facilities Planned Development (CFPD). This traffic circulation analysis is in accordance with Lee County Administrative Code (AC) 13-17 and determines the short range 5-year (2025) horizon and long range 20-year (2040) horizon roadway impacts associated with the change in Future Land Use designation from DR/GR to Public Facilities.

2.0 SITE ACCESS

The project site is located on Green Meadow Road, which is currently a two-lane undivided roadway that begins at the eastern end of Alico Road in Lee County (see **Figure 2-1**).

This segment is currently under design for the future extension and widening of Alico Road to a four-lane divided collector from Alico Road to S.R. 82, replacing the current segment of Green Meadow Road in front of the proposed project site. Alico Road is anticipated to have a posted speed limit and design speed of 45-mph within the project vicinity. Construction of the extension and widening is anticipated to occur in two phases. Phase 1 includes the widening of Alico Road from Airport Haul Road through Green Meadow Road, approximately 1-mile east of the Alico Road intersection. Phase 2 includes the extension of Alico Road from Green Meadow Road to S.R. 82. While both are currently under design, Phase 1 construction is anticipated to occur within 5 years and Phase 2 occurring shortly afterwards.



Figure 2-1: Project Location Map

3.0 TRIP GENERATION

The A.M. peak hour, P.M. peak hour, and daily trip generations for the project were estimated using trip generation rates and equations from the Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition) for the Wastewater Treatment Buildings.

The ITE trip generation estimates are summarized in **Table 3-1** and included in **Appendix A**.

Table 3-1: ITE Trip Generation Summary

Land Use	Size (sqft)	Trip Generation ⁽¹⁾	A.M. Peak Hour			P.M. Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Wastewater Treatment Facility (LUC 170 - Utility)	25,000	AM: 2.33	51	7	58	6	26	32	166
		PM: Ln(T)=0.81Ln(X)+0.86							
		Weekday: Ln(T)=0.74Ln(X)+2.73							
Total			51	7	58	6	26	32	166

Footnote:

(1) ITE Trip Generation (11th Edition)

4.0 DATA COLLECTION

To establish base traffic conditions and existing trip distributions, data was obtained from the sources listed herein (see **Figure 4-1** for the data collection map).

4.1 Roadway Directional Volumes

Twenty-four-hour machine traffic data collection counts were recorded during peak season beginning on Thursday, January 26, 2023 through Wednesday, February 1, 2023 at one location on Alico Road (see **Appendix B**). The counts were collected to serve as a base traffic condition for the roadway traffic analysis.

4.2 Turning Movement Counts

Turning movement counts were recorded on Thursday, January 26, 2023 from 7:00 A.M. to 9:00 A.M and 4:00 P.M. to 6:00 P.M. at the intersection of Alico Road and Green Meadow Road (see **Appendix C**) to help establish traffic patterns. A summary of the A.M. and P.M. peak hour turning movement counts are shown in **Figure 4-2** and **Figure 4-3**, respectively.

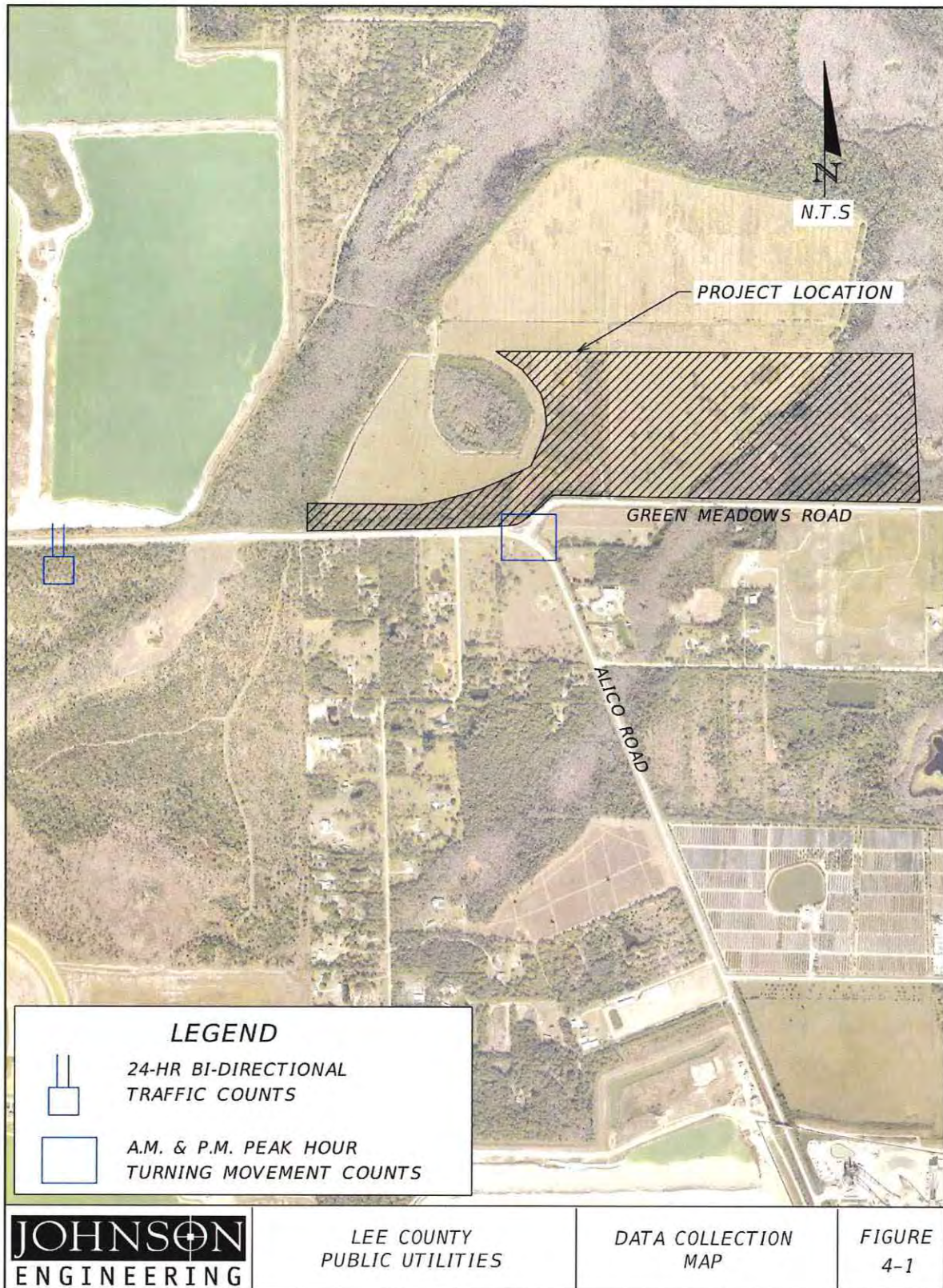


Figure 4-1: Data Collection Map

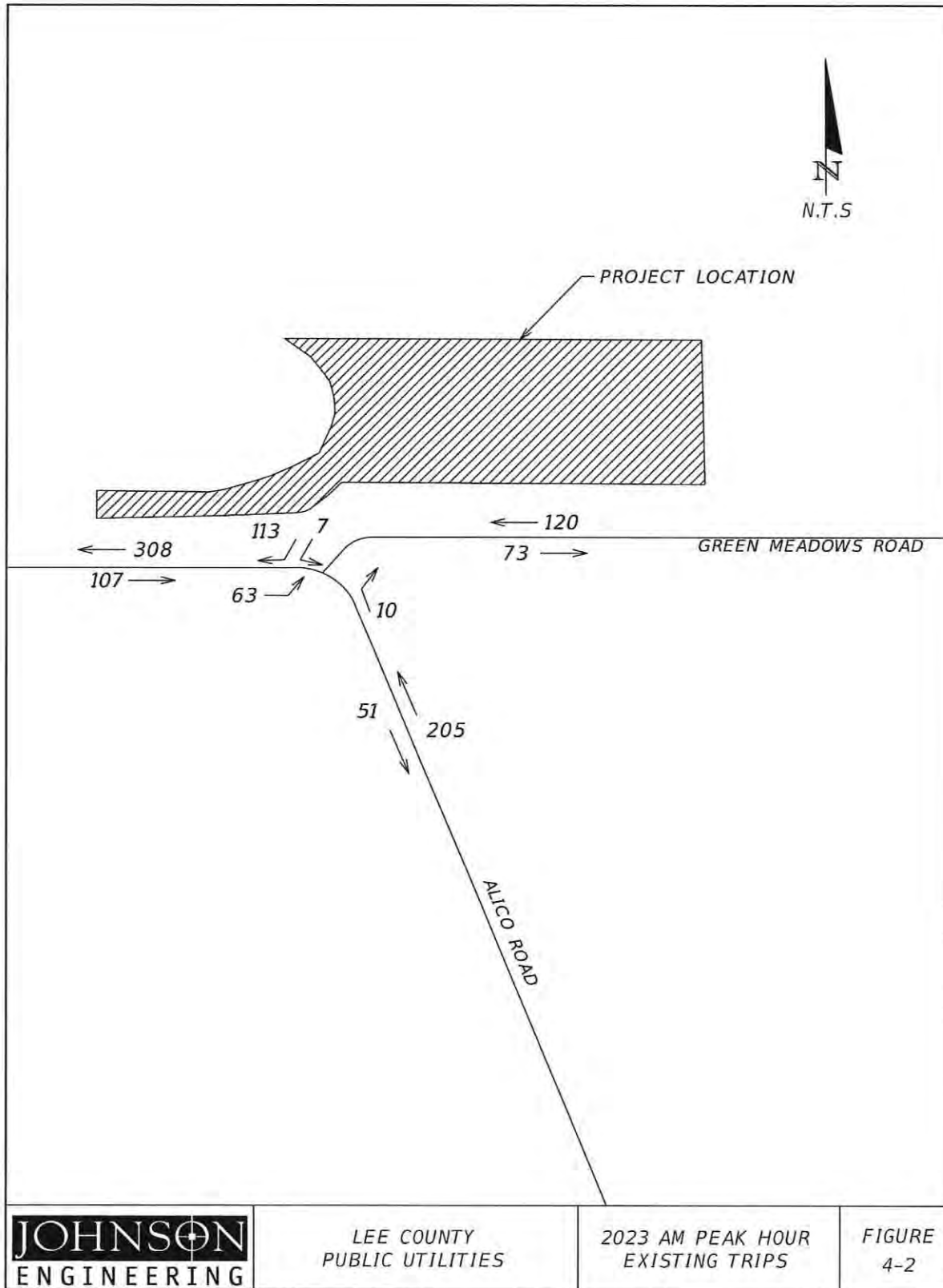


Figure 4-2: 2023 A.M. Peak Hour Existing Trips

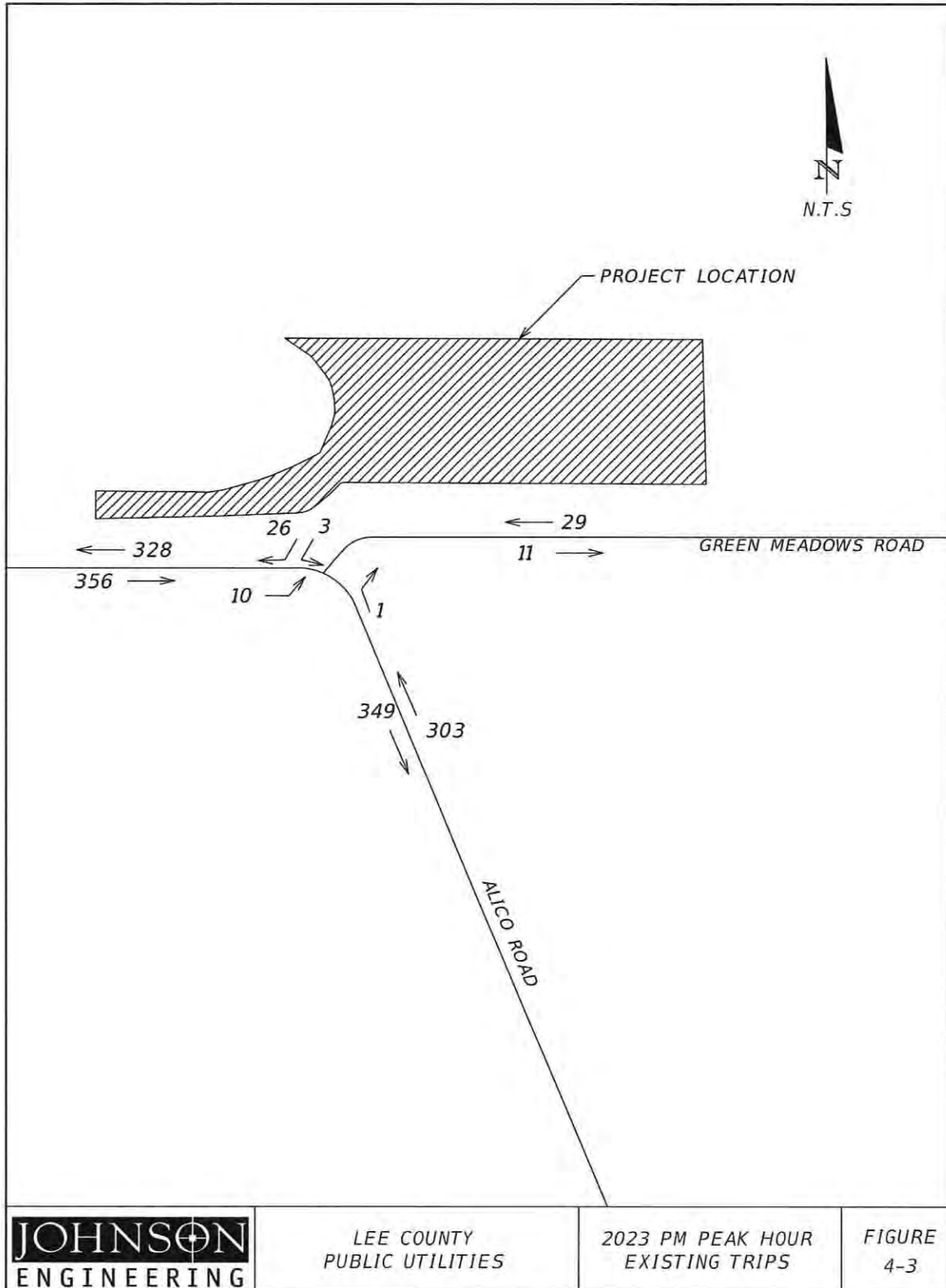


Figure 4-3: 2023 P.M. Peak Hour Existing Trips

5.0 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

The project A.M. and P.M. peak hour turning movements were estimated from the collected traffic data (see Section 4.0). **Figure 5-1** depicts the estimated percent distributions for the project traffic. Based on the estimated percent distributions of project traffic, the estimated project trips for the A.M. peak hour and P.M. peak hour are depicted in **Figure 5-2** and **Figure 5-3**. Anticipated distributions assume the Alico Road Extension Phase 2 has not been completed.

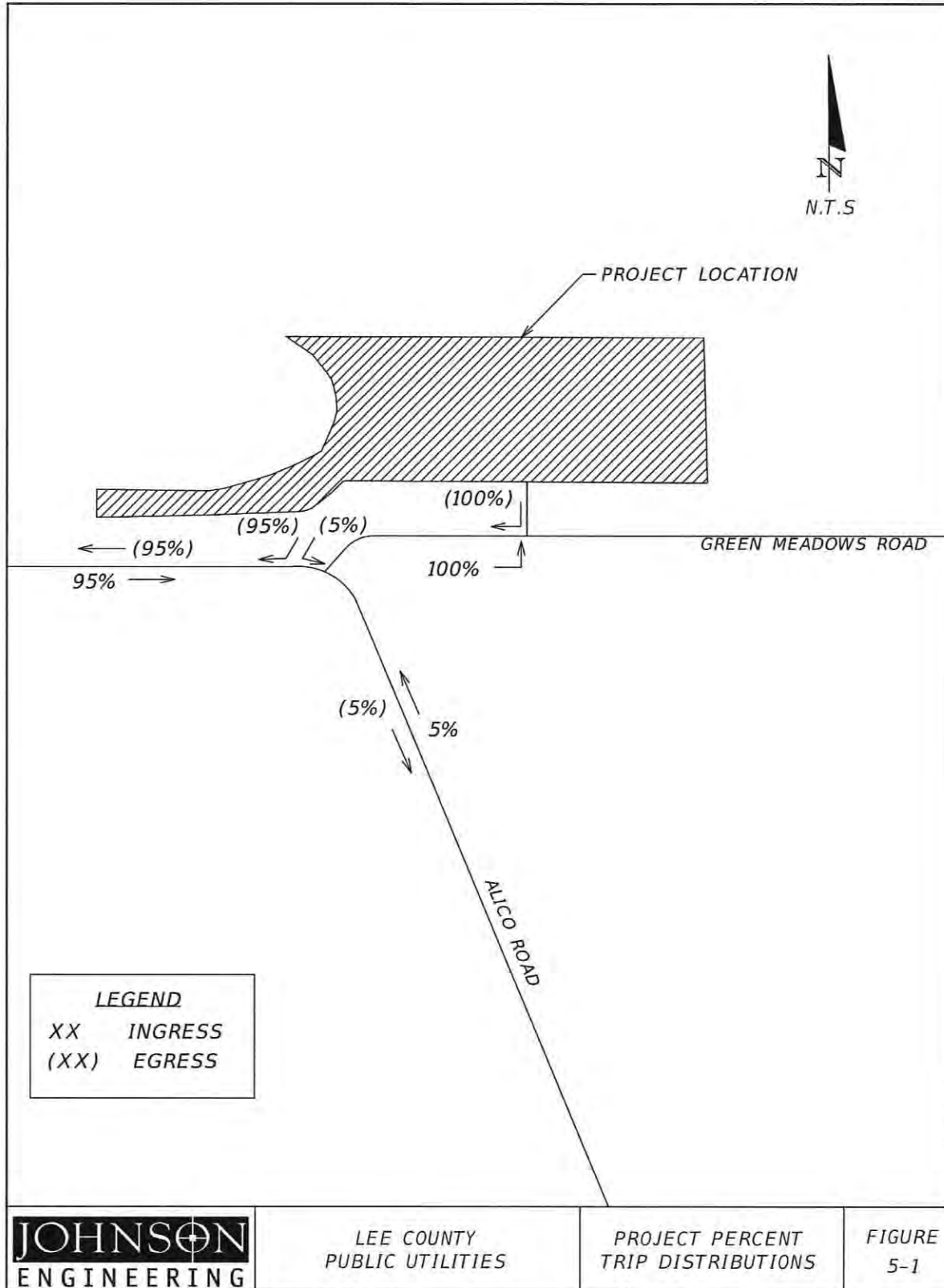


Figure 5-1: Project Percent Trip Distributions

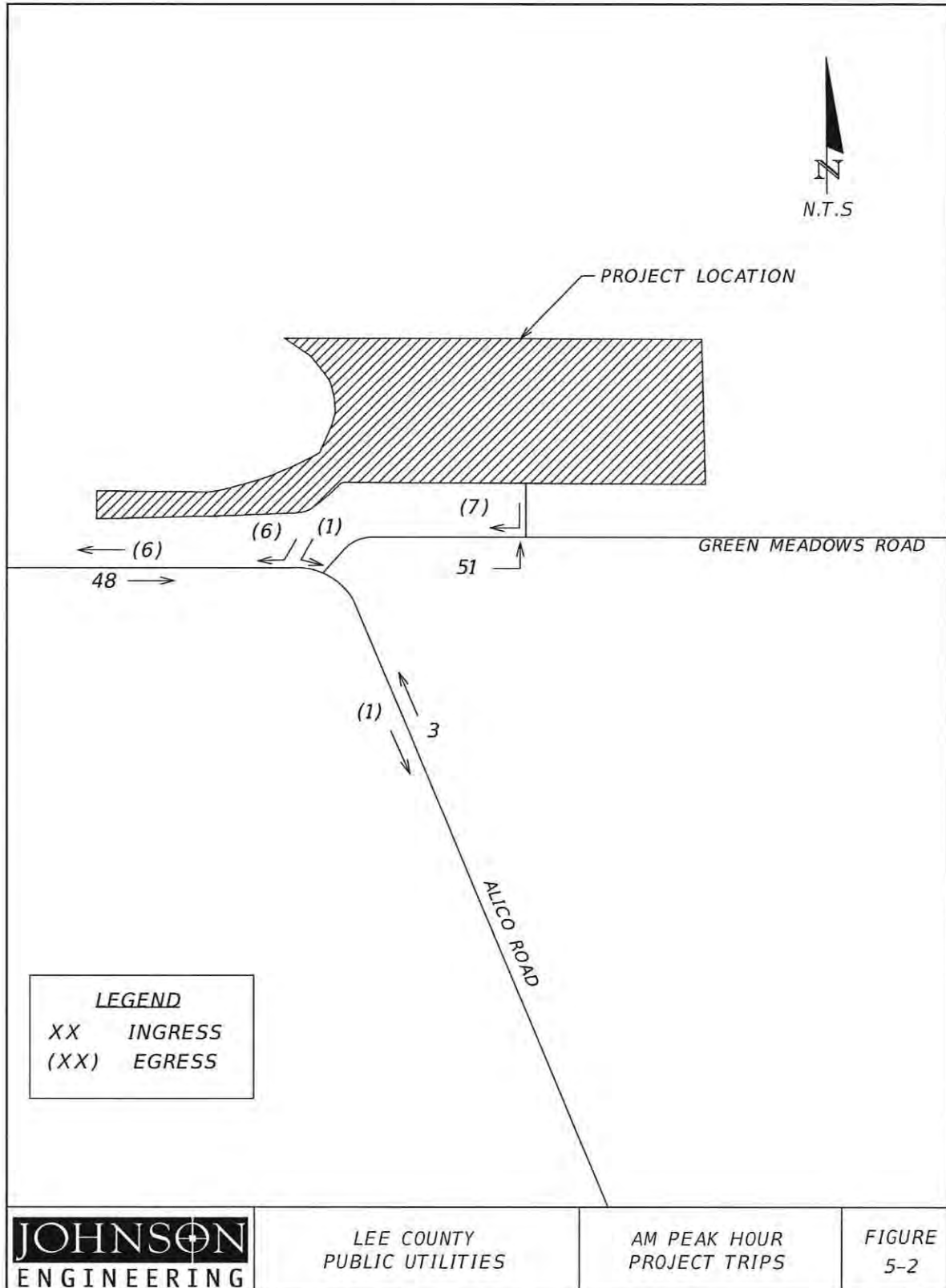


Figure 5-2: A.M. Peak Hour Project Trips

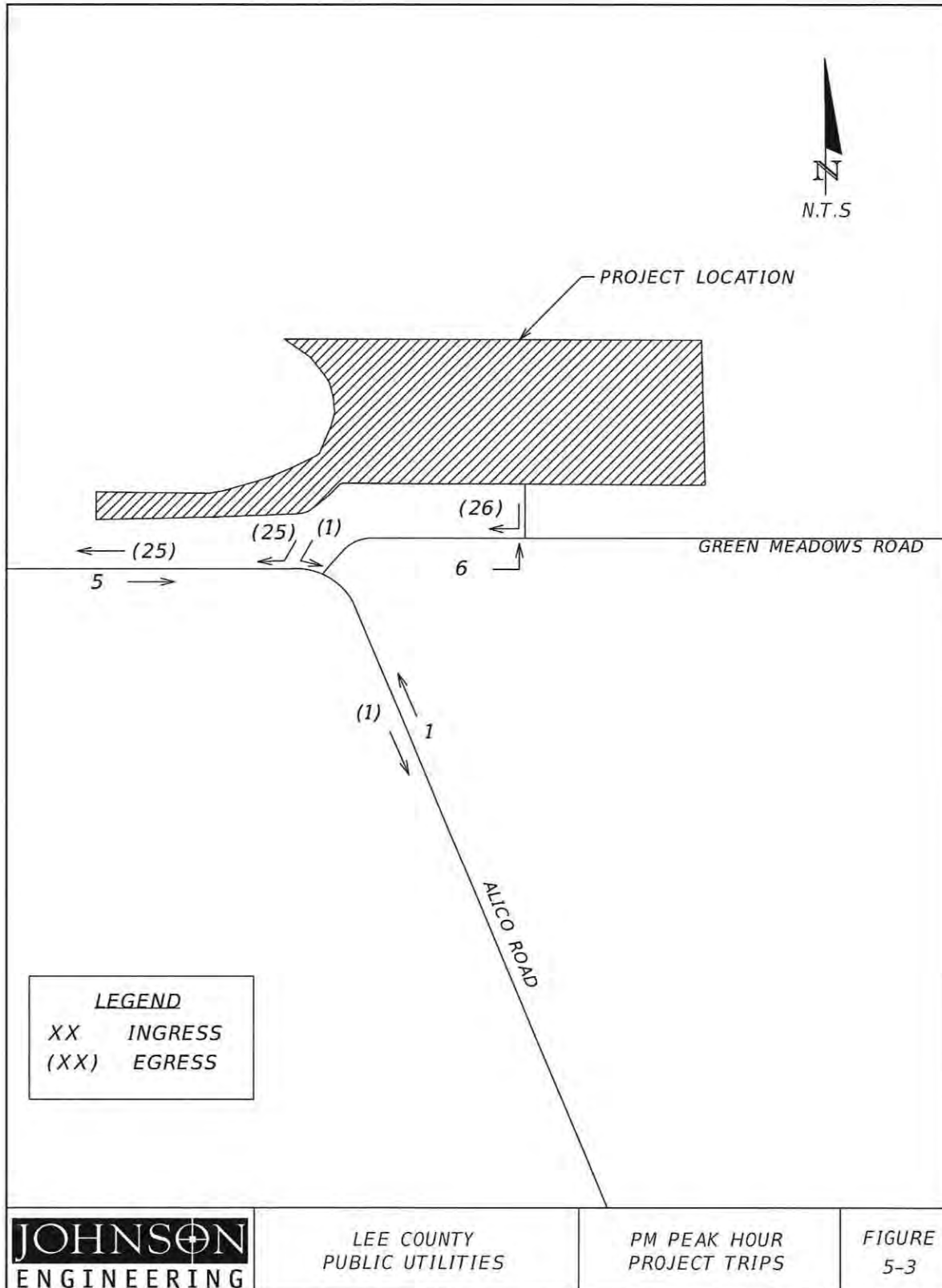


Figure 5-3: P.M. Peak Hour Project Trips

6.0 AREA OF INFLUENCE

The area of influence analyzed was based on the 25,000-sqft of wastewater treatment facility. The area of influence includes all county and state-maintained arterials and collectors within a 3-mile radius of the project site. Additionally, after the distribution of project trips, any roadway segment that is outside of the 3-mile radius, with 10% impact or more, was analyzed, consistent with Lee County requirements. Lee County maintained arterials and collectors and state arterials within the area of influence, according to the Lee County 2022 Concurrency Report (excerpt available in **Appendix D**) and the Lee County Level of Service Tables (**Appendix E**), are provided in **Table 6-1**.

Table 6-1: Area of Influence

Roadway	Segment	Performance Standard (Peak Hour Directional Volume)		Estimated Project Trips Peak Hour Peak Direction	Percent Impact (%)
		LOS	Capacity		
Alico Road	Ben Hill Griffin Boulevard to Green Meadow Road	E	2,940 ⁽¹⁾	48	1.6%
Alico Road	Green Meadow Road to Corkscrew Road	E	1,100	3	0.3%

Footnotes:

(1) Estimated from Lee County Level of Service Tables

7.0 LEVEL OF SERVICE (LOS) ANALYSIS

A link LOS analysis was conducted for all county and state-maintained arterials and collectors within a 3-mile radius of the project site for the short term 5-year horizon (2028) and long term (2045) horizon at project maximum build-out. Additionally, any roadway segment that is outside of the 3-mile radius, that has a 10% impact or more, was also analyzed for the short term 5-year horizon (2028) and long term (2045) horizon at project maximum build-out. The project trips were applied to the 5-year horizon (2028) conditions and the long-term horizon (2045) conditions.

The 5-year horizon was based on current Lee County Concurrency standards assuming the construction of the Alico Road project has not been completed. The 2028 traffic volumes were estimated using a 2% growth rate from the Lee County Concurrency 2026 volumes, see **Table 7-1**. The 2045 long term horizon roadway capacity was estimated from the Lee County Level of Service Tables (**Appendix E**) based on the ultimate build-out of Alico Road Phase 1 and Phase 2. The 2045 directional volumes were estimated from the Alico Road Extension Traffic Technical Memorandum, prepared by Kisinger Campo & Associates dated March 2022 (see **Appendix F** for excerpts and **Table 7-2**).

Table 7-1: Summary of 2028 Level of Service Analysis

Roadway	Segment	Performance Standard (Peak Hour Directional Volume) ⁽¹⁾		2026 Peak Hour Peak Direction from Lee County Concurrency ⁽¹⁾		2028 Estimated Roadway Peak Hour Peak Direction		2028 Estimated Roadway Peak Hour Peak Direction + Project	
		LOS	Capacity	LOS	Volume	LOS	Volume	LOS	Volume
Alico Road	Ben Hill Griffin Boulevard to Green Meadow Drive	E	2,940 ⁽²⁾	C	808	C	841	C	889
Alico Road	Green Meadow Drive to Corkscrew Road	E	1,100	B	224	B	233	B	236

Footnote:

- (1) Obtained from 2022 Lee County Concurrency Report
 (2) Estimated from Lee County Level of Service Tables

Table 7-2: Summary of 2045 Level of Service Analysis

Roadway	Segment	Performance Standard (Peak Hour Directional Volume)		2045 Peak Hour Peak Direction ⁽²⁾		2045 Peak Hour Peak Direction + Project	
		LOS	Capacity	LOS	Volume	LOS	Volume
Alico Road	Ben Hill Griffin Boulevard to Green Meadow Drive	E	2,940 ⁽¹⁾	E	2,030	E	2,078
Alico Road	Green Meadow Drive to Corkscrew Road	E	1,100	B	550	B	553

Footnotes:

- (1) Estimated from Lee County Level of Service Tables
 (2) Estimated from Alico Road Extension Traffic Technical Memorandum

8.0 CONCLUSIONS

Based on the link LOS analysis for 2028 and 2045 traffic within the area of study, Alico Road is anticipated to operate within the LOS performance standards with the addition of project trips.

APPENDIX A
ITE TRIP GENERATION

Land Use: 170 Utility

Description

A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility.

Additional Data

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Delaware, Oregon, and Texas.

Source Numbers

422, 443, 538, 876

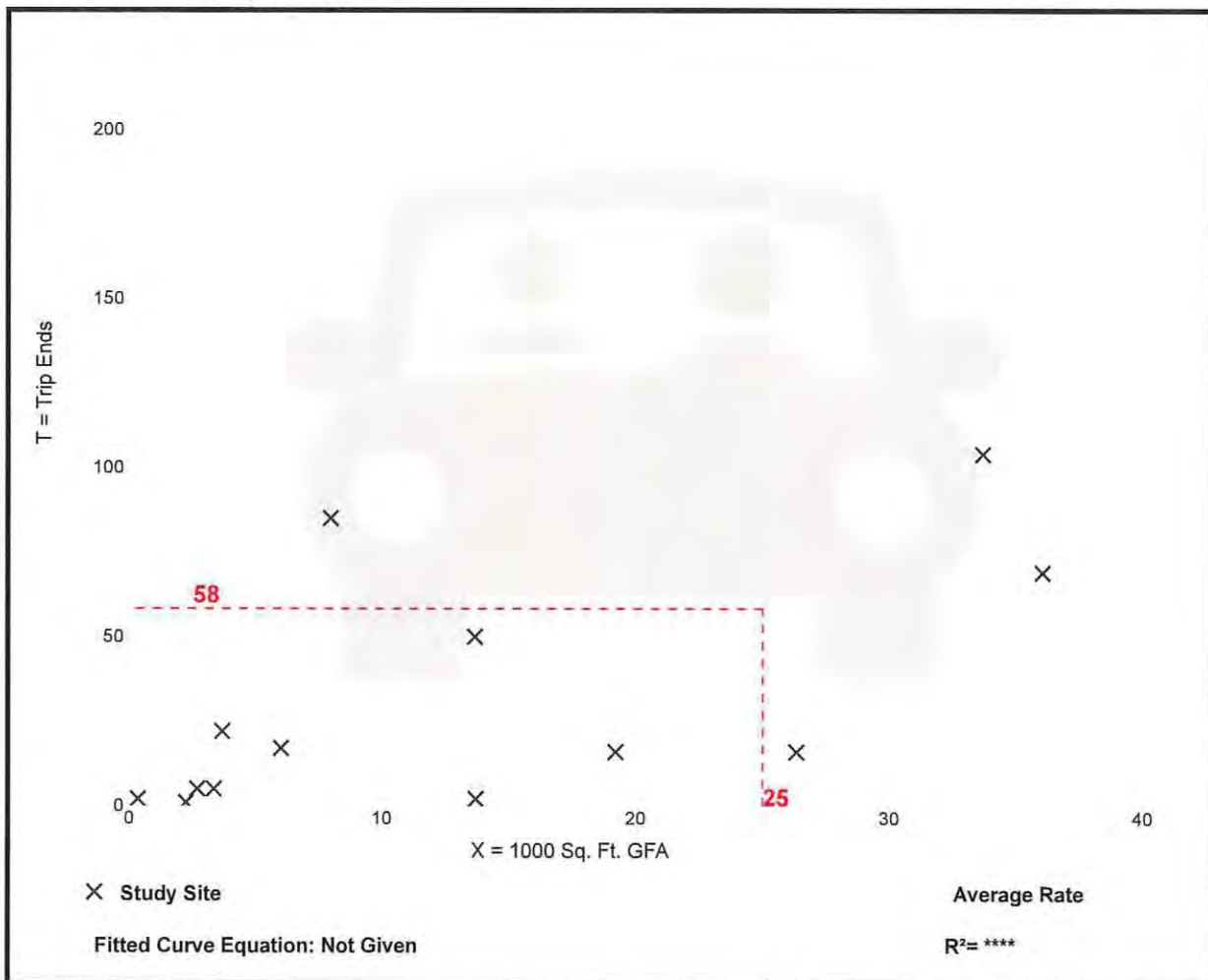
Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 13
 Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.33	0.15 - 10.67	2.34

Data Plot and Equation



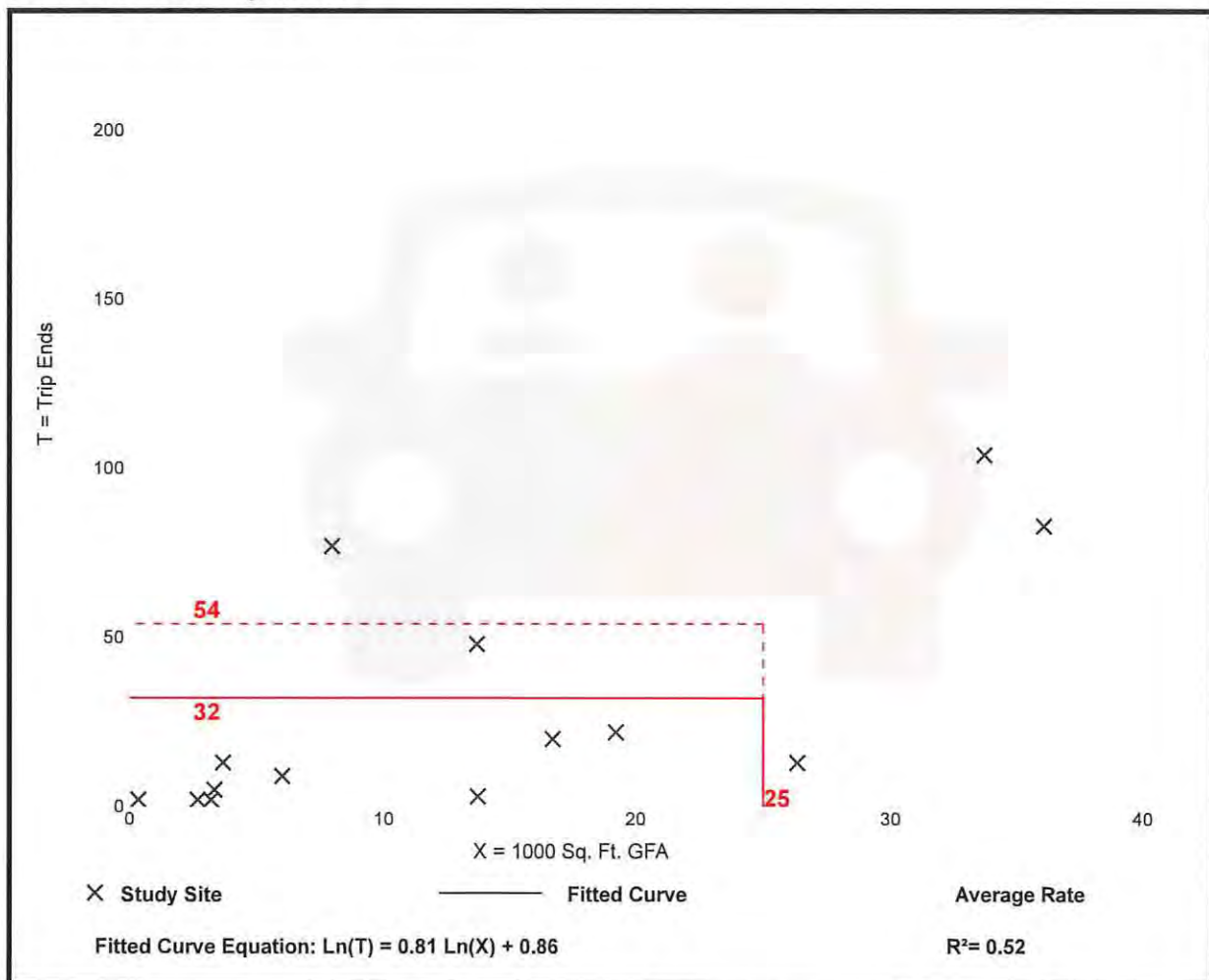
Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 14
 Avg. 1000 Sq. Ft. GFA: 13
 Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.22 - 9.67	2.00

Data Plot and Equation



Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13

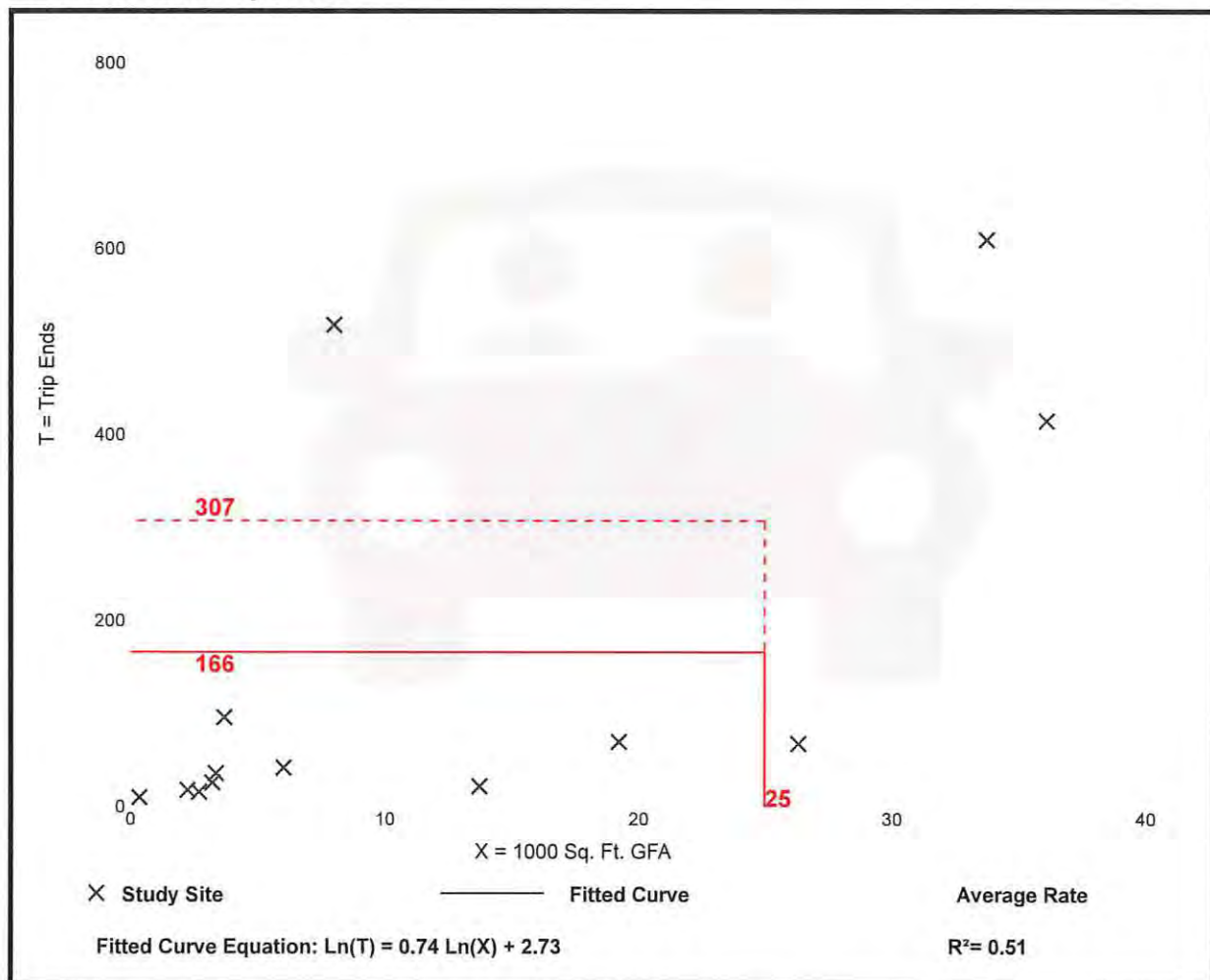
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA















Average Rate	Range of Rates	Standard Deviation
12.29	1.60 - 65.03	14.32















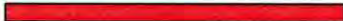









Data Plot and Equation











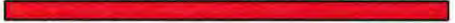















APPENDIX B

24-HOUR BI-DIRECTIONAL TRAFFIC COUNTS

























Time	1/25/2023 Wednesday	Eastbound	Westbound	Combined Total	
12:00 AM		*	*	0	
01:00		*	*	0	
02:00		*	*	0	
03:00		*	*	0	
04:00		*	*	0	
05:00		*	*	0	
06:00		*	*	0	
07:00		*	*	0	
08:00		*	*	0	
09:00		*	*	0	
10:00		492	84	576	
11:00		676	382	1058	
12:00 PM		510	537	1047	
01:00		535	496	1031	
02:00		495	555	1050	
03:00		438	388	826	
04:00		392	364	756	
05:00		379	274	653	
06:00		256	186	442	
07:00		166	56	222	
08:00		100	60	160	
09:00		58	28	86	
10:00		42	20	62	
11:00		19	16	35	
Total		4558	3446	8004	
Percent		56.9%	43.1%		
















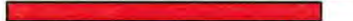








Time	1/26/2023 Thursday	Eastbound	Westbound	Combined Total	
12:00 AM		34	10	44	
01:00		16	18	34	
02:00		31	47	78	
03:00		78	57	135	
04:00		178	107	285	
05:00		355	285	640	
06:00		374	622	996	
07:00		379	976	1355	
08:00		406	624	1030	
09:00		478	484	962	
10:00		463	512	975	
11:00		444	510	954	
12:00 PM		500	532	1032	
01:00		448	466	914	
02:00		387	443	830	
03:00		420	353	773	
04:00		401	332	733	
05:00		400	318	718	
06:00		276	166	442	
07:00		169	76	245	
08:00		105	48	153	
09:00		80	32	112	
10:00		46	11	57	
11:00		24	16	40	
Total		6492	7045	13537	
Percent		48.0%	52.0%		

Time	1/27/2023 Friday	Eastbound	Westbound	Combined Total	
12:00 AM		31	16	47	
01:00		20	33	53	
02:00		50	42	92	
03:00		75	52	127	
04:00		185	116	301	
05:00		350	304	654	
06:00		348	634	982	
07:00		361	786	1147	
08:00		413	606	1019	
09:00		433	558	991	
10:00		410	508	918	
11:00		509	478	987	
12:00 PM		430	542	972	
01:00		472	468	940	
02:00		398	480	878	
03:00		382	368	750	
04:00		402	294	696	
05:00		340	254	594	
06:00		247	169	416	
07:00		144	74	218	
08:00		129	51	180	
09:00		87	56	143	
10:00		57	34	91	
11:00		48	31	79	
Total		6321	6954	13275	
Percent		47.6%	52.4%		



























Time	1/28/2023 Saturday	Eastbound	Westbound	Combined Total	
12:00 AM		26	9	35	
01:00		14	5	19	
02:00		17	11	28	
03:00		19	26	45	
04:00		28	34	62	
05:00		90	46	136	
06:00		104	164	268	
07:00		111	174	285	
08:00		144	218	362	
09:00		166	256	422	
10:00		202	258	460	
11:00		242	284	526	
12:00 PM		240	234	474	
01:00		188	168	356	
02:00		208	170	378	
03:00		220	154	374	
04:00		229	162	391	
05:00		196	174	370	
06:00		187	114	301	
07:00		108	66	174	
08:00		106	57	163	
09:00		92	54	146	
10:00		58	43	101	
11:00		58	48	106	
Total		3053	2929	5982	
Percent		51.0%	49.0%		













Time	1/29/2023 Sunday	Eastbound	Westbound	Combined Total	
12:00 AM		22	34	56	
01:00		17	15	32	
02:00		14	4	18	
03:00		11	12	23	
04:00		7	10	17	
05:00		14	16	30	
06:00		16	43	59	
07:00		32	57	89	
08:00		52	84	136	
09:00		78	96	174	
10:00		112	154	266	
11:00		126	130	256	
12:00 PM		132	152	284	
01:00		158	141	299	
02:00		240	141	381	
03:00		167	124	291	
04:00		159	106	265	
05:00		124	116	240	
06:00		155	102	257	
07:00		93	50	143	
08:00		79	44	123	
09:00		52	25	77	
10:00		32	25	57	
11:00		18	12	30	
Total		1910	1693	3603	
Percent		53.0%	47.0%		

Time	1/30/2023 Monday	Eastbound	Westbound	Combined Total	
12:00 AM		9	9	18	
01:00		12	6	18	
02:00		24	8	32	
03:00		77	46	123	
04:00		197	132	329	
05:00		317	246	563	
06:00		408	582	990	
07:00		351	958	1309	
08:00		514	638	1152	
09:00		488	580	1068	
10:00		446	536	982	
11:00		472	517	989	
12:00 PM		450	544	994	
01:00		446	455	901	
02:00		452	495	947	
03:00		416	417	833	
04:00		412	331	743	
05:00		354	316	670	
06:00		260	149	409	
07:00		155	62	217	
08:00		85	44	129	
09:00		64	20	84	
10:00		35	12	47	
11:00		23	6	29	
Total		6467	7109	13576	
Percent		47.6%	52.4%		



Time	1/31/2023 Tuesday	Eastbound	Westbound	Combined Total	
12:00 AM		22	15	37	
01:00		18	18	36	
02:00		32	34	66	
03:00		103	80	183	
04:00		195	130	325	
05:00		364	268	632	
06:00		419	628	1047	
07:00		410	1031	1441	
08:00		446	668	1114	
09:00		508	550	1058	
10:00		466	523	989	
11:00		470	596	1066	
12:00 PM		462	473	935	
01:00		438	528	966	
02:00		466	524	990	
03:00		399	436	835	
04:00		416	330	746	
05:00		397	282	679	
06:00		290	138	428	
07:00		150	73	223	
08:00		107	46	153	
09:00		81	15	96	
10:00		32	14	46	
11:00		25	9	34	
Total		6716	7409	14125	
Percent		47.5%	52.5%		

Time	2/1/2023 Wednesday	Eastbound	Westbound	Combined Total	
12:00 AM		14	13	27	
01:00		26	20	46	
02:00		29	36	65	
03:00		87	64	151	
04:00		190	120	310	
05:00		386	252	638	
06:00		402	720	1122	
07:00		457	964	1421	
08:00		517	717	1234	
09:00		540	622	1162	
10:00		524	620	1144	
11:00		531	600	1131	
12:00 PM		566	555	1121	
01:00		496	582	1078	
02:00		456	554	1010	
03:00		422	475	897	
04:00		409	332	741	
05:00		370	288	658	
06:00		292	182	474	
07:00		142	64	206	
08:00		114	62	176	
09:00		68	31	99	
10:00		37	14	51	
11:00		32	12	44	
Total		7107	7899	15006	
Percent		47.4%	52.6%		

Time	2/2/2023 Thursday	Eastbound	Westbound	Combined Total	
12:00 AM		16	16	32	
01:00		22	20	42	
02:00		40	39	79	
03:00		82	65	147	
04:00		196	128	324	
05:00		322	258	580	
06:00		381	672	1053	
07:00		350	933	1283	
08:00		472	533	1005	
09:00		440	532	972	
10:00		413	510	923	
11:00		150	179	329	
12:00 PM		*	*	0	
01:00		*	*	0	
02:00		*	*	0	
03:00		*	*	0	
04:00		*	*	0	
05:00		*	*	0	
06:00		*	*	0	
07:00		*	*	0	
08:00		*	*	0	
09:00		*	*	0	
10:00		*	*	0	
11:00		*	*	0	
Total		2884	3885	6769	
Percent		42.6%	57.4%		
Grand Total		45508	48369	93877	
Percent		48.5%	51.5%		
ADT		ADT: 11,533		AADT: 11,533	

APPENDIX C

PEAK HOUR TURNING MOVEMENT COUNTS

SUMMARY OF VEHICLE MOVEMENTS																	Total
LOCATION: Alico Road & Green Meadow Road										1/26/2023							
COUNTY: Lee										<div><div>Street: Green Meadow Road</div><div><div><div><div></div><div></div><div></div></div><div><div>R</div><div></div><div>L</div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> 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SUMMARY OF VEHICLE MOVEMENTS																		Total
LOCATION: Alico Road & Green Meadow Road										<div>1/26/2023</div> <div><div>Street: Green Meadow 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SUMMARY OF VEHICLE MOVEMENTS																	Total
LOCATION: Alico Road & Green Meadow Road									1/26/2023								
COUNTY: Lee									<div><div>Street: Green Meadow Road</div><div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div>Street: Alico Road</div></div>								
OBSERVER: Marina																	
WEATHER:																	
ROAD CONDITION:																	
REMARKS:																	
VEHICLE MOVEMENTS																	
TIME	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
BEGIN	L	T	R	Ped.	L - TRUCK	L - CAR	R - TRUCK	R - CAR	L - TRUCK	L - CAR	T - TRUCK	T - CAR	T - TRUCK	T - CAR	R - TRUCK	R - CAR	
7:00 AM					0	0	30	3	16	2	9	2	24	9	6	0	101
7:15 AM					1	1	28	0	11	1	5	3	15	7	1	1	74
7:30 AM					3	0	30	3	11	2	9	3	15	3	0	1	80
7:45 AM					0	2	17	2	19	1	9	4	21	4	1	0	80
8:00 AM					0	0	8	4	10	3	13	2	22	13	1	0	76
8:15 AM					0	0	15	3	12	0	22	4	12	0	0	3	71
8:30 AM					0	0	11	1	12	0	6	5	7	4	0	0	46
8:45 AM					2	0	15	1	14	1	10	2	26	4	2	2	79
TOTAL	0	0	0	0	6	3	154	17	105	10	83	25	142	44	11	7	607
PK. HOUR TOTAL	0	0	0	0	4	3	105	8	57	6	32	12	75	23	8	2	335
P.H.F.	0	0	0	0	0.33	0.38	0.88	0.67	0.75	0.75	0.89	0.75	0.78	0.64	0.33	0.50	0.83

SUMMARY OF VEHICLE MOVEMENTS																	Total
LOCATION: Alico Road & Green Meadow Road									1/26/2023								
COUNTY: Lee									<div><div>Street: Green Meadow Road</div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div>Street: Alico Road</div>								
OBSERVER: JAB																	
WEATHER: 70 deg. and overcast																	
ROAD CONDITION: Dry																	
REMARKS: School bus stopped at 4:20pm																	
VEHICLE MOVEMENTS																	
TIME	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
BEGIN	L	T	R	Ped.	L - TRUCK	L - CAR	R - TRUCK	R - CAR	L - TRUCK	L - CAR	T - TRUCK	T - CAR	T - TRUCK	T - CAR	R - TRUCK	R - CAR	
4:00 PM					2	1	3	8	1	1	8	79	6	72	0	1	182
4:15 PM					0	0	3	10	1	1	6	76	5	55	0	1	158
4:30 PM					0	1	0	9	1	5	11	79	10	44	0	0	160
4:45 PM					0	0	0	5	0	2	4	78	4	61	1	0	155
5:00 PM					0	2	0	11	0	0	4	72	3	108	0	0	200
5:15 PM					0	0	0	1	0	2	2	96	9	63	0	0	173
5:30 PM					0	1	0	2	0	2	1	95	3	52	0	0	156
5:45 PM					0	1	0	7	0	2	6	87	0	39	0	0	142
TOTAL	0	0	0	0	2	6	6	53	3	15	42	662	40	494	1	2	1326
PK. HOUR TOTAL	0	0	0	0	0	3	0	26	1	9	21	325	26	276	1	0	688
P.H.F.	0	0	0	0	0	0.38	0.00	0.59	0.25	0.45	0.48	0.85	0.65	0.64	0.25	0.00	0.86

APPENDIX D

2022 LEE COUNTY CONCURRENCY REPORT



PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

2022 - INVENTORY AND PROJECTIONS



November, 2022

Infrastructure Planning Section
Department of Community Development

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

Table 21 b) 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	
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	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
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	EEPCO Study
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	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	162	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14	old count projection(2009)
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	F	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	F	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	F	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	Constrained In City Plan
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	Constrained In City Plan(2010)
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
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	Constrained In City Plan
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	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	
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 80	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	F	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 TAMIAMI 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 TAMIAMI TR, PONDELLA RD)	SR 78		State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMIAMI TR, SR 78)	LITTLETON RD		State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMIAMI 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	BLIND 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

APPENDIX E

LEE COUNTY LEVEL OF SERVICE TABLES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

c:\input5

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

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

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

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

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

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

APPENDIX F

**ALICO ROAD EXTENSION TRAFFIC TECHNICAL MEMORANDUM,
PREPARED BY KISINGER CAMPO & ASSOCIATES
DATED MARCH 2022**



Alico Road Extension

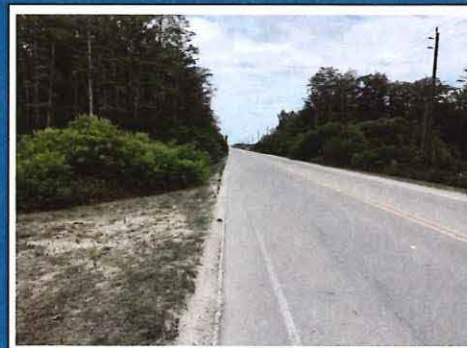
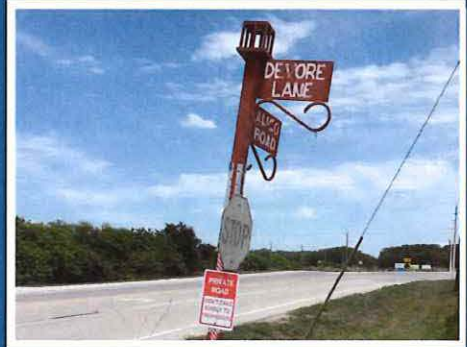
Traffic Technical Memorandum

Prepared by:

KCA | KISINGER CAMPO
& ASSOCIATES

201 N Franklin St Ste 400

March 2022



5.1. Future Year Turning Movement Volumes

The traffic design factors presented in **Section 2.3** were used to compute future year peak hour volumes. The FDOT TURNS5 tool was used to help in estimating future years turning movement counts. Output worksheets from TURNS5 can be found in **Appendix J**. The peak hour intersection turning movement volumes were checked for reasonableness and manually adjusted where necessary and appropriate. Directional AM peak hour volumes were obtained from the reciprocal movement PM peak hour volumes and vice versa. Intersection turning movement volumes were balanced with those of the adjacent intersections such that no addition or deletion of traffic volumes is needed to build the network simulation model. Figures 5.5, 5.6, and 5.7 depict the AM and PM turning movement volumes for the Design Year 2045 No-Build, Opening Year 2025, and Design Year 2045 Build, respectively, along Alico Road. Figures 5.8, 5.9, and 5.10 depict the AM and PM turning movement volumes for the Design Year 2045 No-Build, Opening Year 2025, and Design Year 2045 Build, respectively, along Sunshine Boulevard.

Figure 5.5 Alico Road Design Year 2045 No-Build Turning Movement Volumes

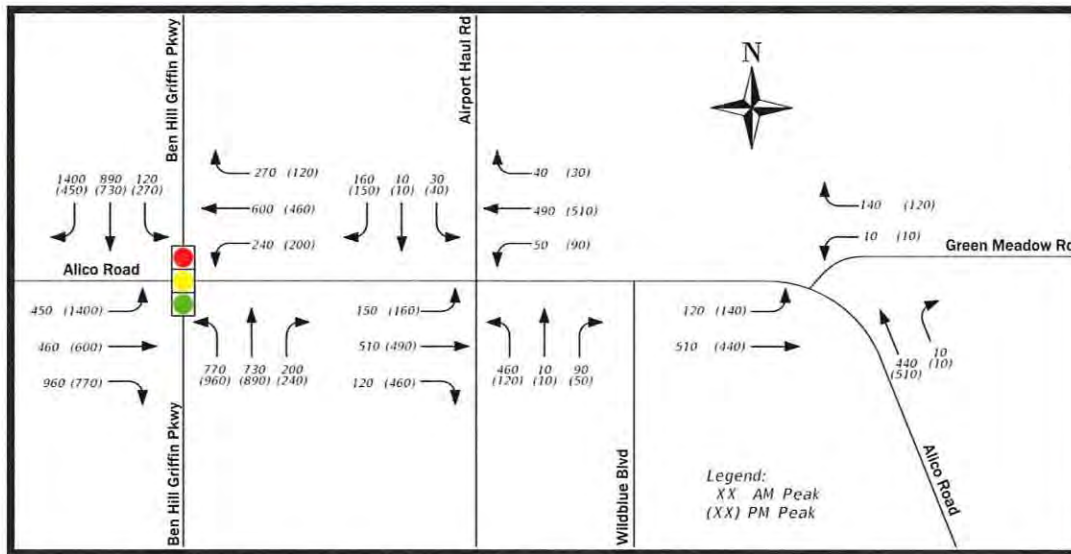


Figure 5.6 Alico Road Opening Year 2025 Build Turning Movement Volumes

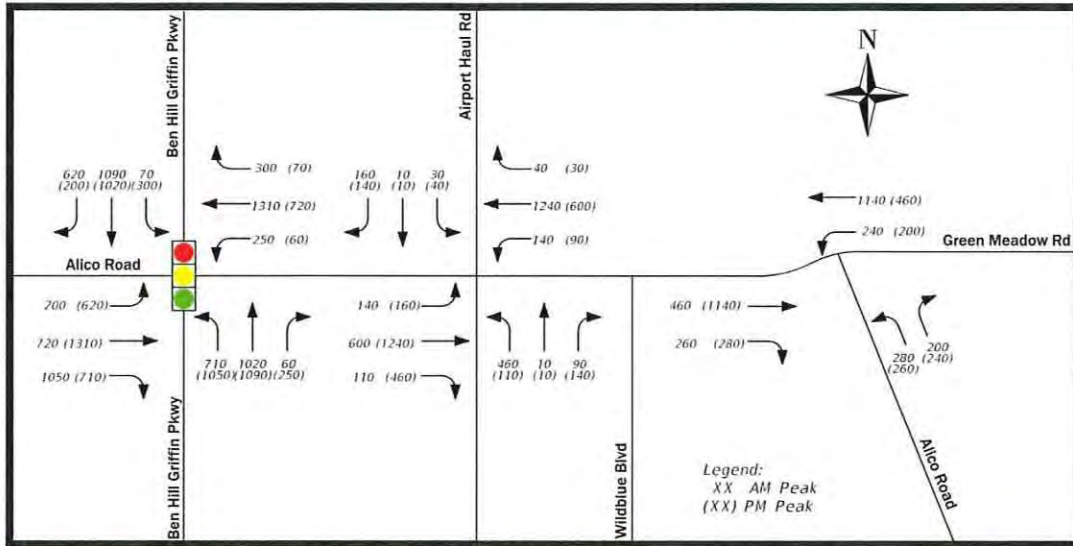


Figure 5.7 Alico Road Design Year 2045 Build Turning Movement Volumes

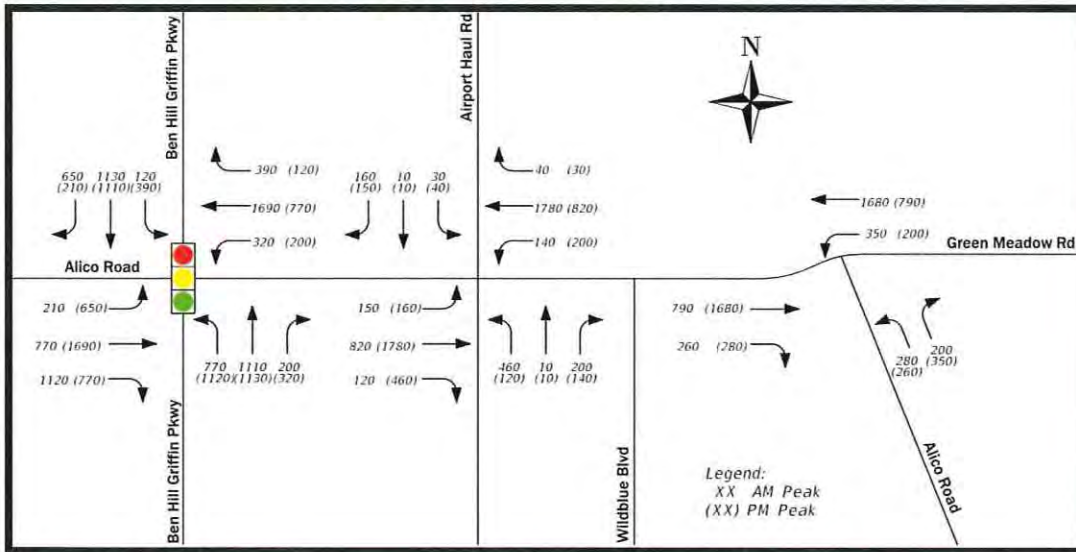


Figure 5.8 Sunshine Blvd Design Year 2045 No-Build Turning Movement Volumes

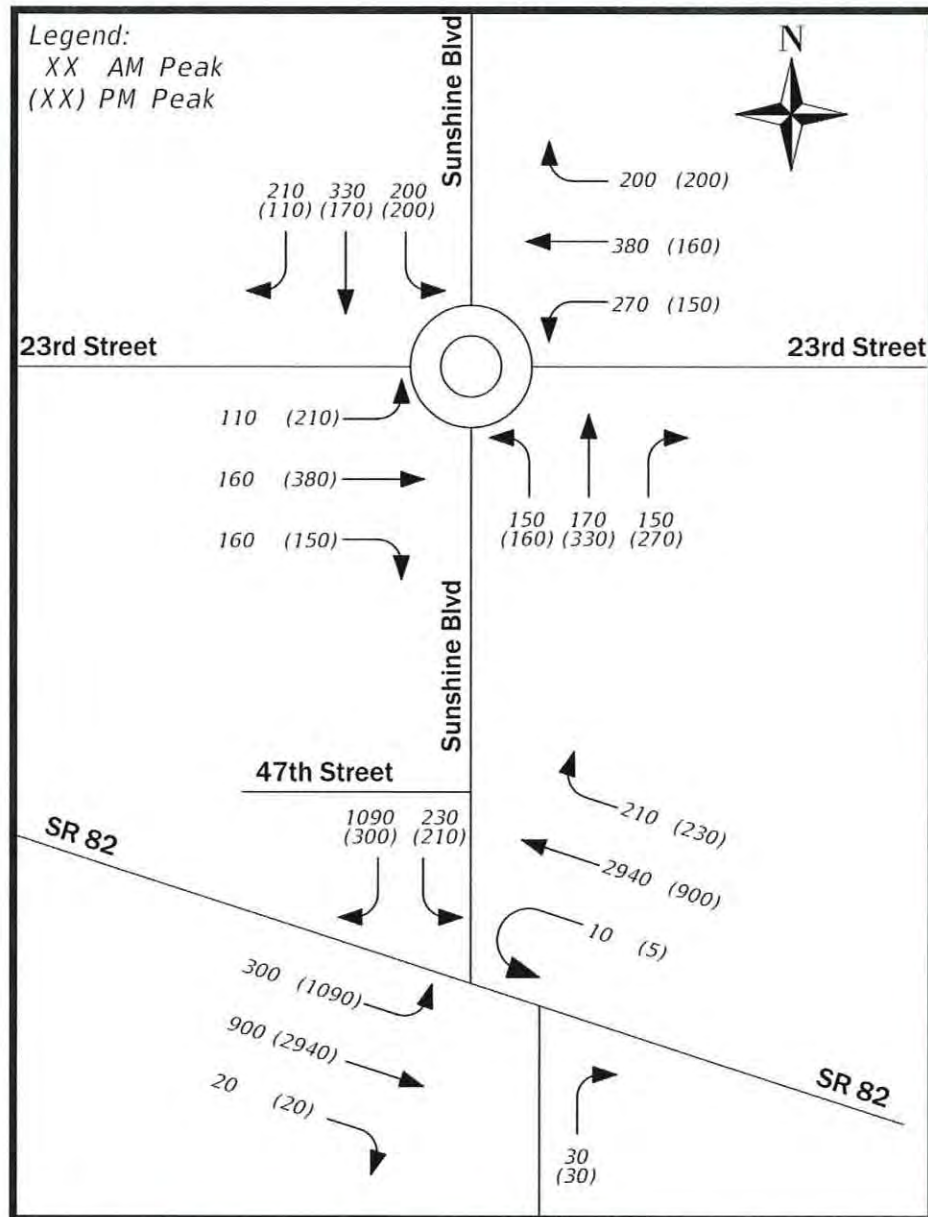


Figure 5.9 Sunshine Blvd Opening Year 2025 Build Turning Movement Volumes

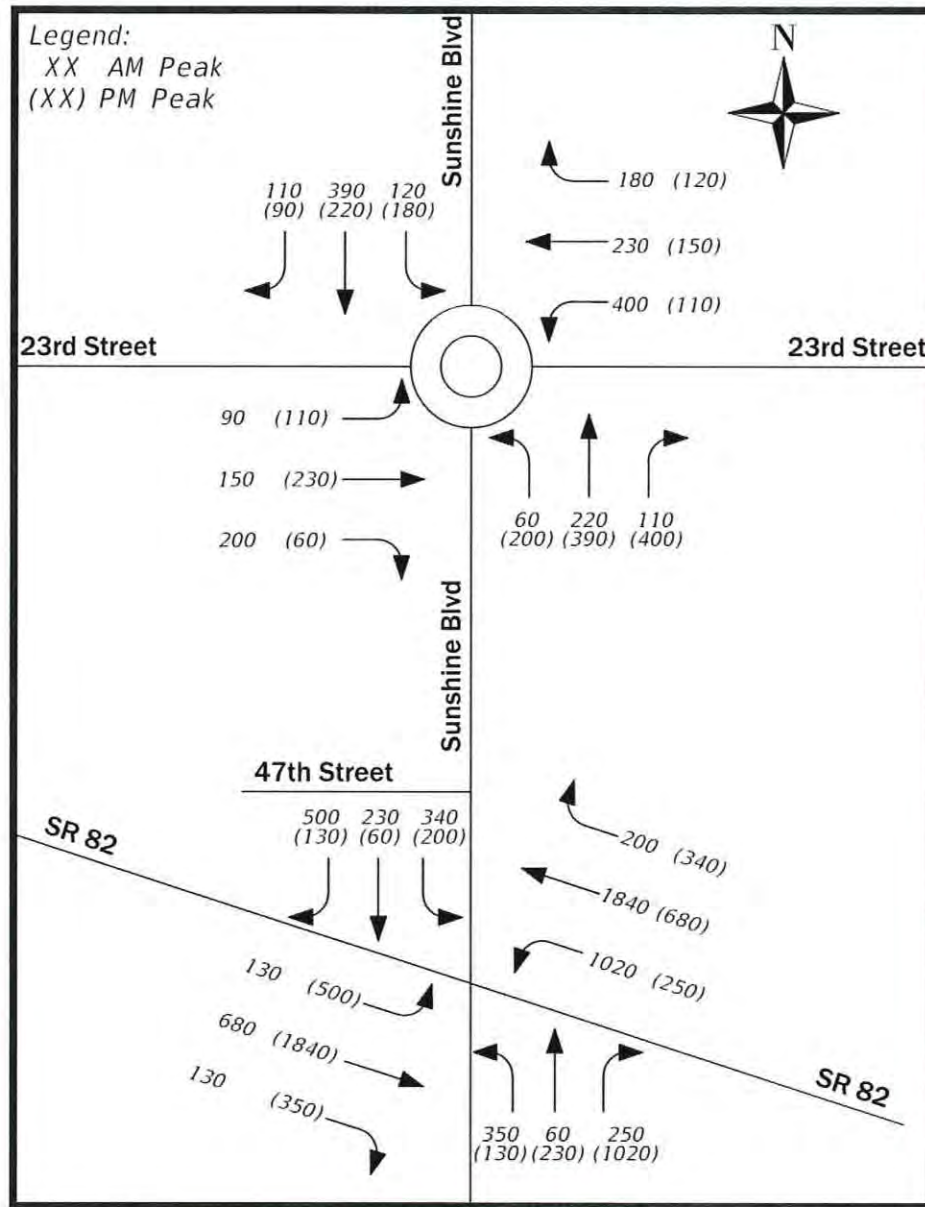
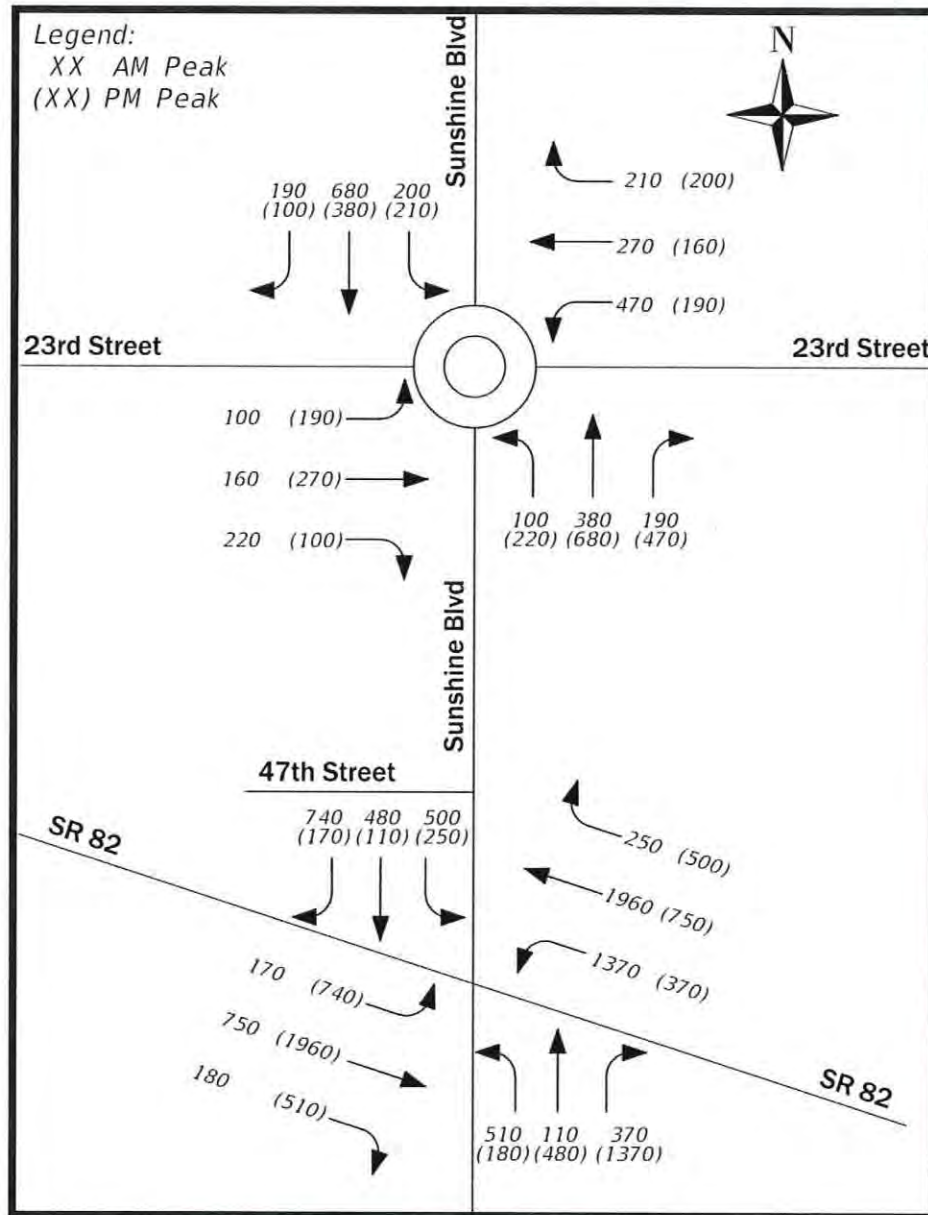


Figure 5.10 Sunshine Blvd Design Year 2045 Build Turning Movement Volumes



6. Design Year 2045 LOS Analysis

Design Year 2045 level of service (LOS) analysis was conducted based on the methodology outlined in the Highway Capacity Manual, 6th Edition using Synchro 11 and the Highway Capacity Software (HCS) for the signalized and unsignalized intersection LOS analysis. Delays and LOS for roundabout intersections were calculated using SIDRA INTERSECTION 8 software for the AM and PM peak hour volumes.

Alternative One geometry is the No-Build scenario. The Alternative One Design Year 2045 arterial LOS for each segment of Alico Road and Sunshine Boulevard is shown in Table 6.1. The arterial analysis shows that all the segments are expected to operate at an acceptable LOS except Alico Road between the I-75 ramps and Sunshine Boulevard between SR 82 and 40th Street. The 2045 AM and PM peak hour LOS for the Alternative One geometry for each intersection is presented in Table 6.2. The Design Year 2045 analysis shows that the Ben Hill Griffin Parkway and Airport Haul Road intersections along Alico Road and the SR 82 and 23rd Street intersections along Sunshine Boulevard are expected to operate at an unacceptable LOS with the existing geometry. At the current two-way stop-controlled intersections at Airport Haul Road and SR 82, the minor road delay in the Design Year 2045 is too high that HCS cannot accurately depict the delay. Therefore, a maximum delay of 300 seconds was used. **Appendix D** includes copies of the Synchro, HCS, and SIDRA LOS output spreadsheets.

Table 6.1 Design Year 2045 Arterial LOS – Alternative One

Segment	Northbound/Eastbound				Southbound/Westbound			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Alico Road	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
West of I-75 SB Ramp	1230	C	2130	D	N/A			
I-75 SB Ramp to I-75 NB Ramp	1700	C	2480	D	3320	E	2510	E
I-75 NB Ramp to Ben Hill Griffin Pkwy	1870	D	2770	D	2770	C	1870	C
Ben Hill Griffin Pkwy to Airport Haul Rd	780	B	1110	B	1110	B	780	C
Airport Haul Rd to Green Meadow Rd	630	C	580	C	580	C	630	C
East of Green Meadow Rd	520	C	450	C	450	C	520	C
Sunshine Boulevard	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
SR 82 to 40 th Street	510	E	1320	E	1320	E	510	E
40 th Street to 23 rd Street	470	D	760	D	760	D	470	D
North of 23 rd Street	480	D	740	D	740	D	480	D

Signalized (Synchro Results)

Table 6.2 Design Year 2045 Intersection LOS – Alternative One

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Alico Road at Ben Hill Griffin Parkway	E	66.9	F	114.4
Alico Road at Airport Haul Road	F	>300	F	>300
Alico Road at Green Meadow Road	B	12.2	B	12.5
Sunshine Boulevard at SR 82	F	>300	F	>300
Sunshine Boulevard at 23 rd Street	F	166.6	F	115.8

6.1. Proposed Geometry

Alternative Two geometry consists of the new four-lane Alico Road extension from the Alico Road at Green Meadow Road intersection to the SR 82 at Sunshine Boulevard intersection. Alternative Two also consists of widening Alico Road from two to four lanes from Airport Haul Road to Green Meadow Road and Sunshine Boulevard from two to four lanes from SR 82 to 40th Street. Figures 6.1 and 6.2 show the Alternative Two lane geometry along Alico Road and Sunshine Boulevard. Intersection improvements in Alternative Two include a T intersection with a continuous green westbound movement at Alico Road and Green Meadow Road (Figure 6.3) and a partial displaced left turn (continuous flow) intersection at SR 82 and Sunshine Boulevard (Figure 6.4).

Figure 6.1 Alico Road Alternative Two Geometry

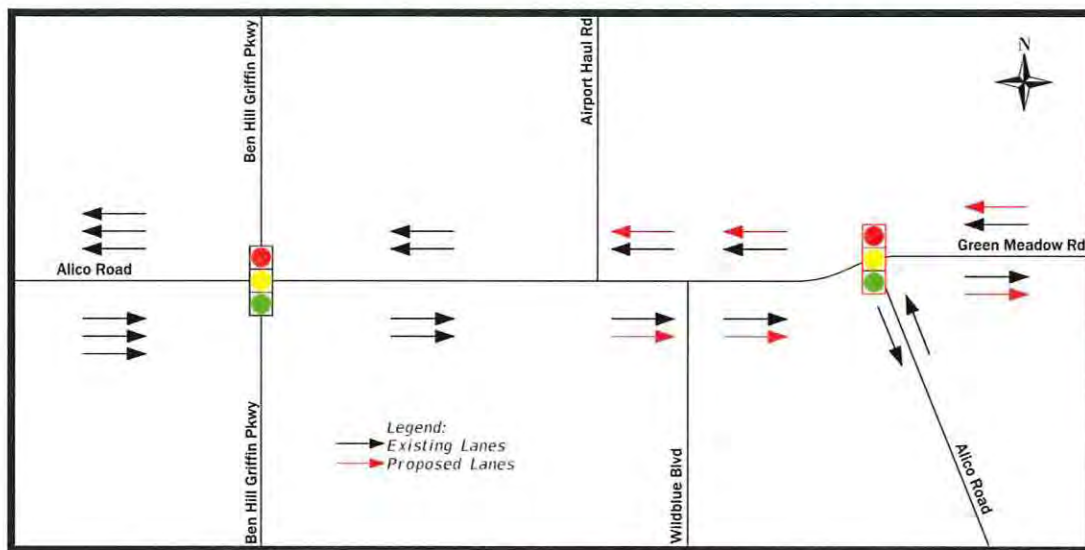


Figure 6.2 Sunshine Boulevard Alternative Two Geometry

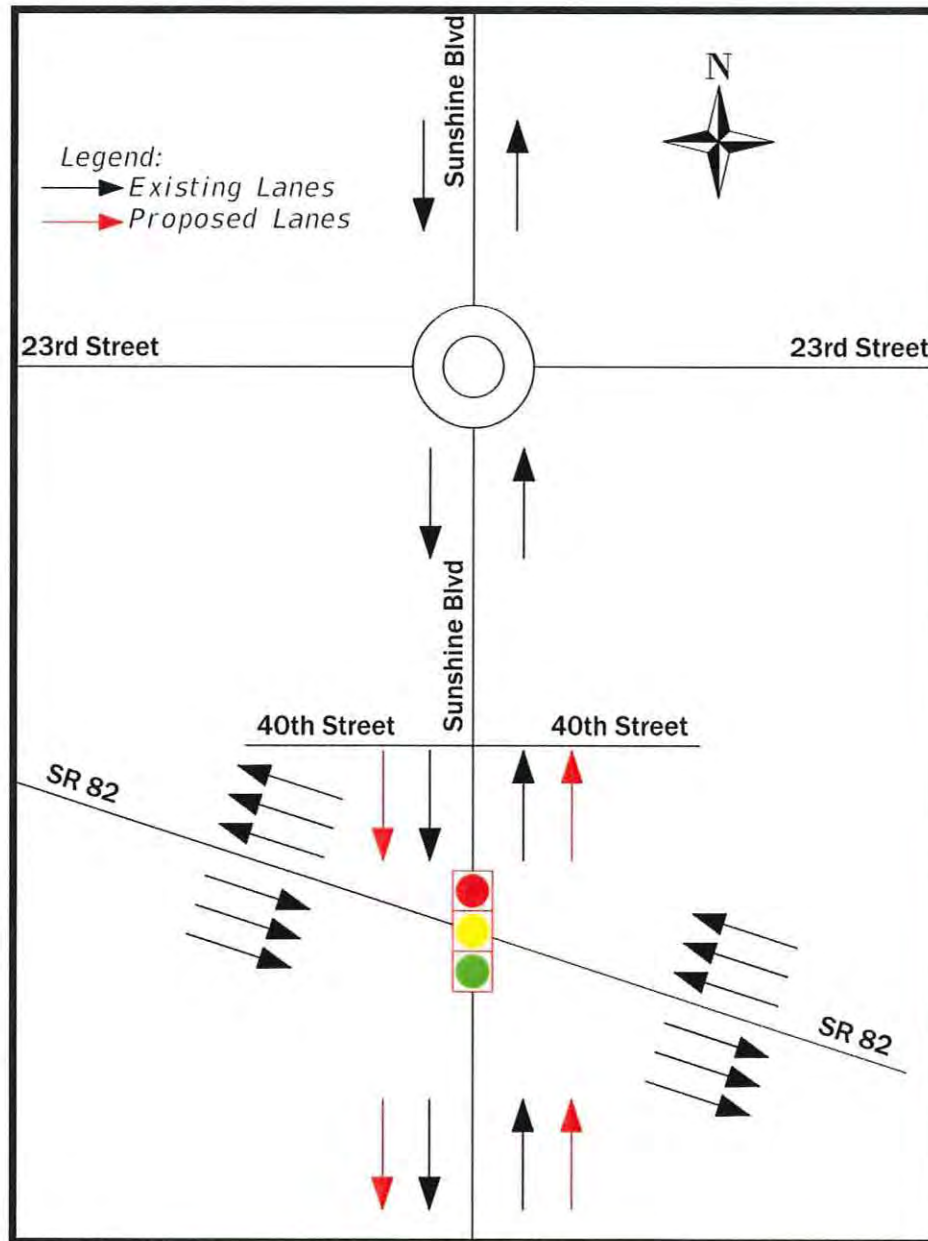


Figure 6.3 Alico Road at Green Meadow Road Proposed Geometry

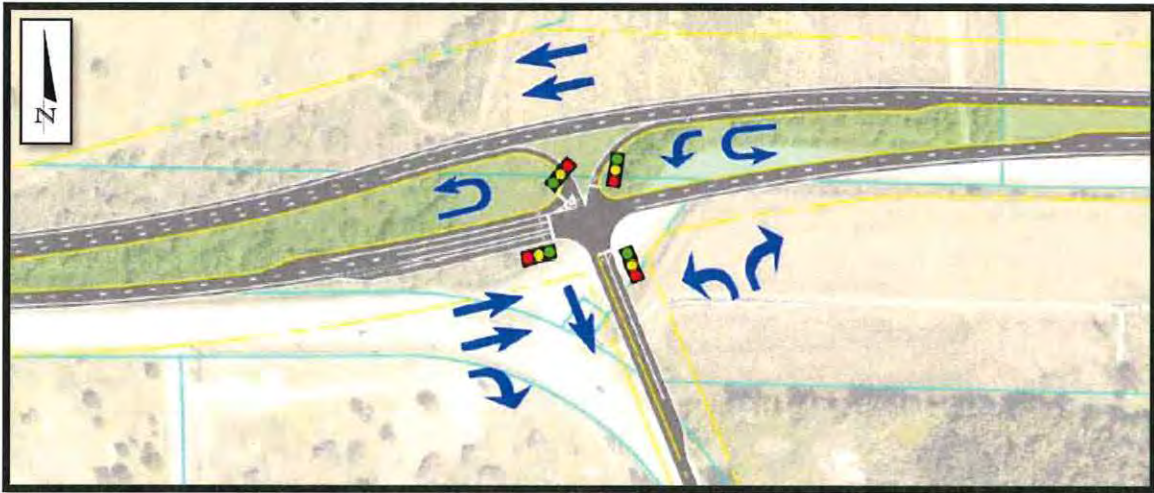


Figure 6.4 SR 82 at Sunshine Boulevard Proposed Geometry



The Alternative Two Opening Year 2025 arterial LOS for each segment of Alico Road and Sunshine Boulevard is shown in Table 6.3. The arterial analysis shows that all the segments except three in Alternative Two are expected to operate at an acceptable LOS. The Opening Year 2025 AM and PM peak hour LOS for the Alternative Two geometry for each intersection is presented in Table 6.4. The Opening Year 2025 analysis shows that the Ben Hill Griffin Parkway and Airport Haul Road intersections along Alico Road and the Sunshine Boulevard at 23rd Street intersection are expected to operate at an unacceptable LOS with the Alternative Two geometry. **Appendix D** includes copies of the Synchro, HCS, and SIDRA LOS output spreadsheets.

Table 6.3 Opening Year 2025 Arterial LOS – Alternative Two

Segment	Northbound/Eastbound				Southbound/Westbound			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Alico Road	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
West of I-75 SB Ramp	1330	C	2000	D	N/A			
I-75 SB Ramp to I-75 NB Ramp	1800	C	2350	C	3190	E	2610	D
I-75 NB Ramp to Ben Hill Griffin Pkwy	1970	D	2640	F	2640	D	1970	C
Ben Hill Griffin Pkwy to Airport Haul Rd	850	B	1860	C	1860	B	850	B
Airport Haul Rd to Green Meadow Rd	720	A	1420	C	1420	C	720	A
East of Green Meadow Rd	N/A				480	C	500	C
Green Meadow Rd to SR 82 (Extension)	660	A	1380	B	1380	B	660	A
Sunshine Boulevard	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
SR 82 to 40 th Street	390	A	1070	B	1070	B	390	A
40 th Street to 23 rd Street	390	E	990	E	990	E	390	E
North of 23 rd Street	490	C	620	C	620	C	490	C

Signalized (Synchro Results)

Table 6.4 Opening Year 2025 Intersection LOS – Alternative Two

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Alico Road at Ben Hill Griffin Parkway	F	88.7	F	101.6
Alico Road at Airport Haul Road	F	>300	F	>300
Alico Road at Green Meadow Road	B	16.1	C	27.5
Sunshine Boulevard at SR 82	D	36.3	D	45.6
Sunshine Boulevard at 23 rd Street	F	109.2	F	122.6

The Alternative Two Design Year 2045 arterial LOS for each segment of Alico Road and Sunshine Boulevard is shown in Table 6.5. The arterial analysis shows that all the segments are expected to operate at an acceptable LOS except Alico Road between the I-75 ramps and Ben Hill Griffin Parkway and Sunshine Boulevard between 40th Street and north of 23rd Street. The Design Year 2045 AM and PM peak hour LOS for the Alternative Two geometry for each intersection is presented in Table 6.6. The Design Year 2045 analysis shows that the Ben Hill Griffin Parkway and Airport Haul Road intersections along Alico Road and the Sunshine Boulevard at 23rd Street intersection are expected to operate at an unacceptable LOS with the Alternative Two geometry. **Appendix D** includes copies of the Synchro, HCS, and SIDRA LOS output spreadsheets.

Table 6.5 Design Year 2045 Arterial LOS – Alternative Two

Segment	Northbound/Eastbound				Southbound/Westbound			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Alico Road	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
West of I-75 SB Ramp	1460	C	2470	D	N/A			
I-75 SB Ramp to I-75 NB Ramp	1930	C	2820	D	3660	F	2740	D
I-75 NB Ramp to Ben Hill Griffin Pkwy	2100	D	3110	F	3110	D	2100	C
Ben Hill Griffin Pkwy to Airport Haul Rd	1090	B	2400	D	2400	C	1090	B
Airport Haul Rd to Green Meadow Rd	1050	B	1960	D	1960	D	1050	B
East of Green Meadow Rd	N/A				480	C	610	C
Green Meadow Rd to SR 82 (Extension)	990	B	2030	C	2030	C	990	B
Sunshine Boulevard	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
SR 82 to 40 th Street	530	A	1720	C	1720	C	530	A
40 th Street to 23 rd Street	670	E	1370	E	1370	E	670	E
North of 23 rd Street	690	E	1070	E	1070	E	690	E

Signalized (Synchro Results)

Table 6.6 Design Year 2045 Intersection LOS – Alternative Two

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Alico Road at Ben Hill Griffin Parkway	F	124.8	F	167.5
Alico Road at Airport Haul Road	F	>300	F	>300
Alico Road at Green Meadow Road	B	19.1	D	34.9
Sunshine Boulevard at SR 82	D	42.6	D	46.8
Sunshine Boulevard at 23 rd Street	F	>300	F	>300

Alternative Three consists of the improvements included in Alternative Two as well as additional widening along Alico Road and Sunshine Boulevard and lanes at the intersections of Alico Road at Ben Hill Griffin Parkway and Sunshine Boulevard at 23rd Street. Alternative Three consists of widening Alico Road from four to six lanes from Ben Hill Griffin Parkway to Airport Haul Road and Sunshine Boulevard from two to four lanes from SR 82 to north of 23rd Street. Figures 6.5 and 6.6 show the Alternative Three segment and intersection lane geometry along Alico Road. Figures 6.7 and 6.8 show the Alternative Three segment lane geometry along Sunshine Boulevard and intersection lane geometry at Sunshine Boulevard and 23rd Street.

Figure 6.5 Alico Road Alternative Three Segment Geometry

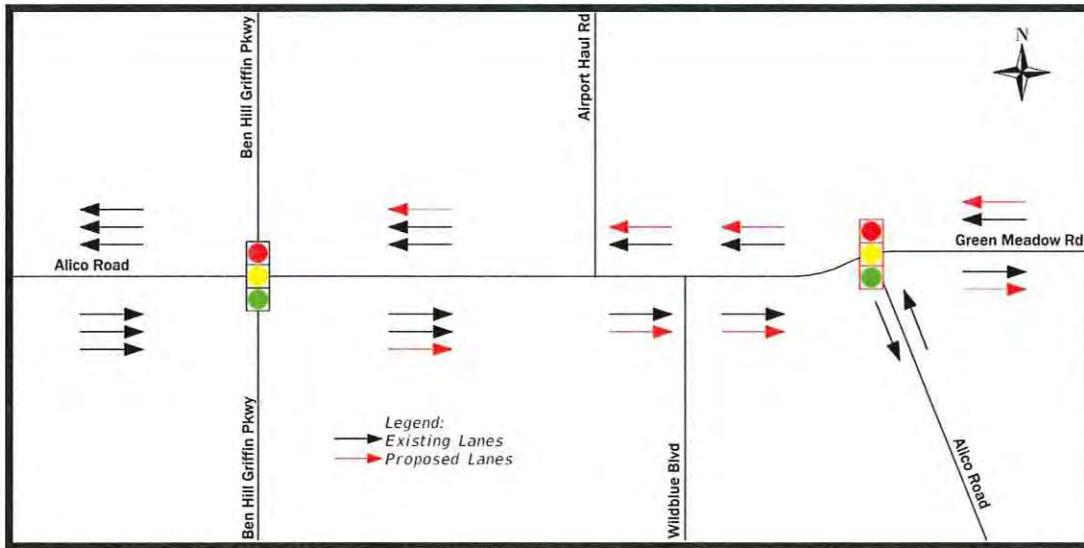


Figure 6.6 Alico Road Alternative Three Intersection Geometry

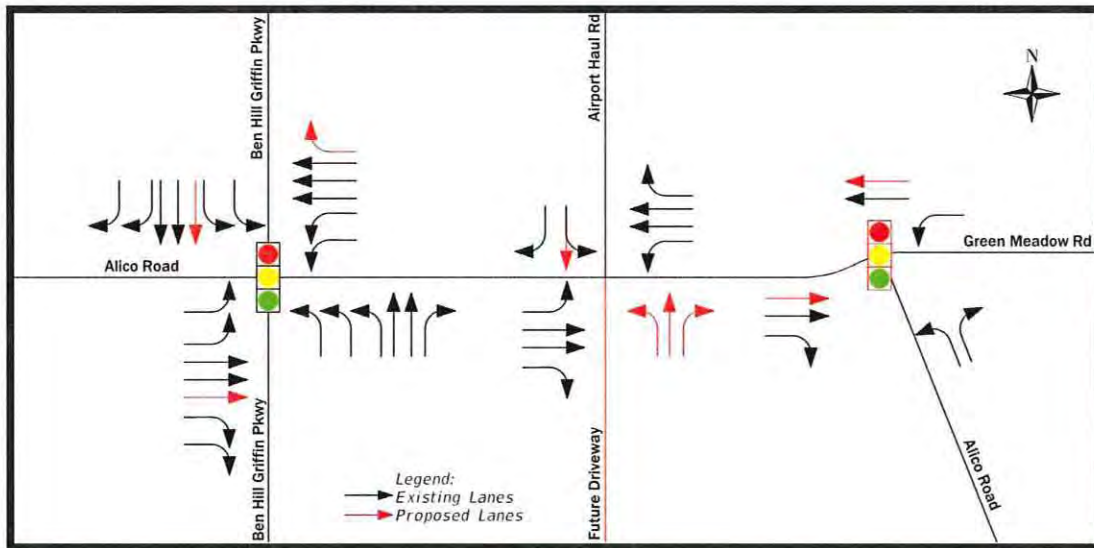


Figure 6.7 Sunshine Boulevard Alternative Three Segment Geometry

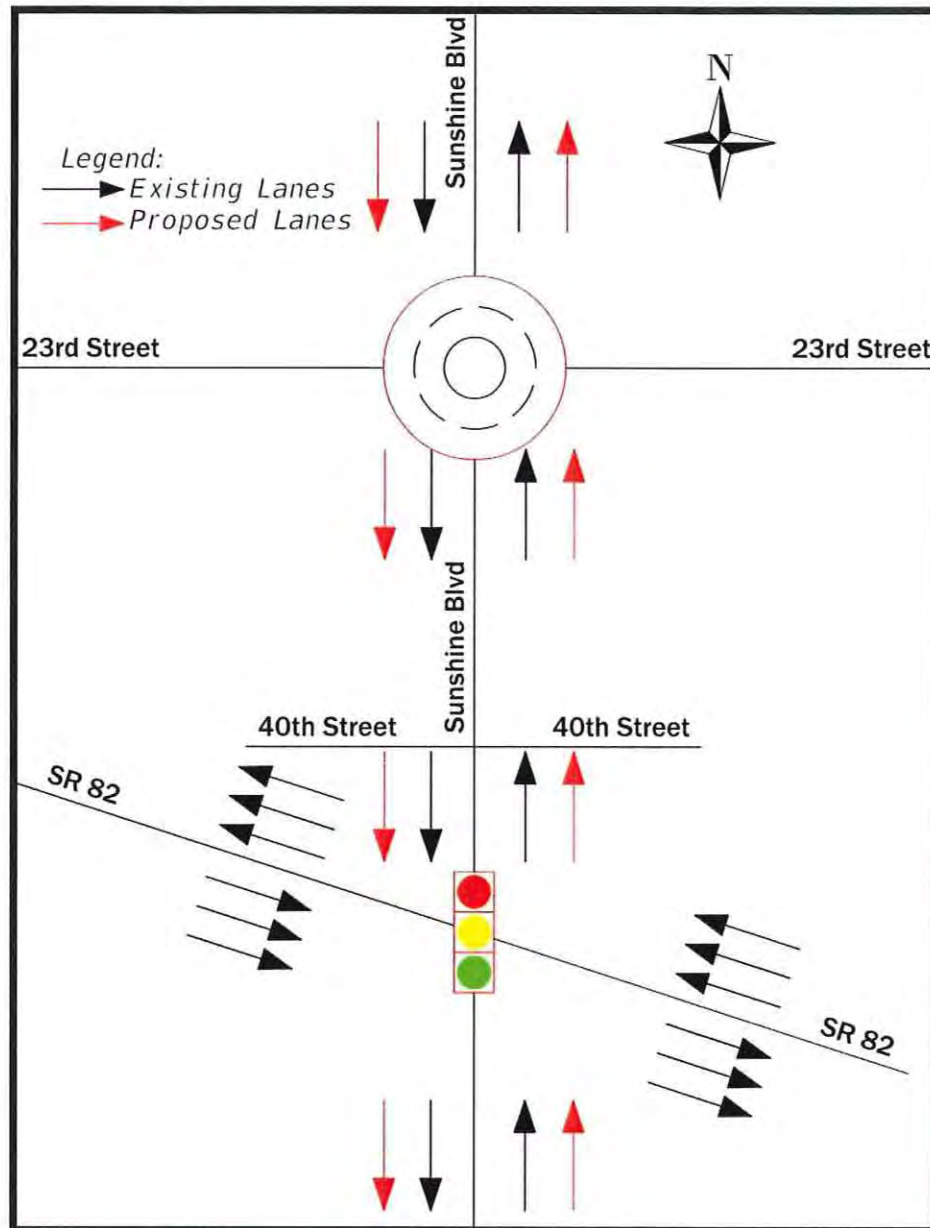
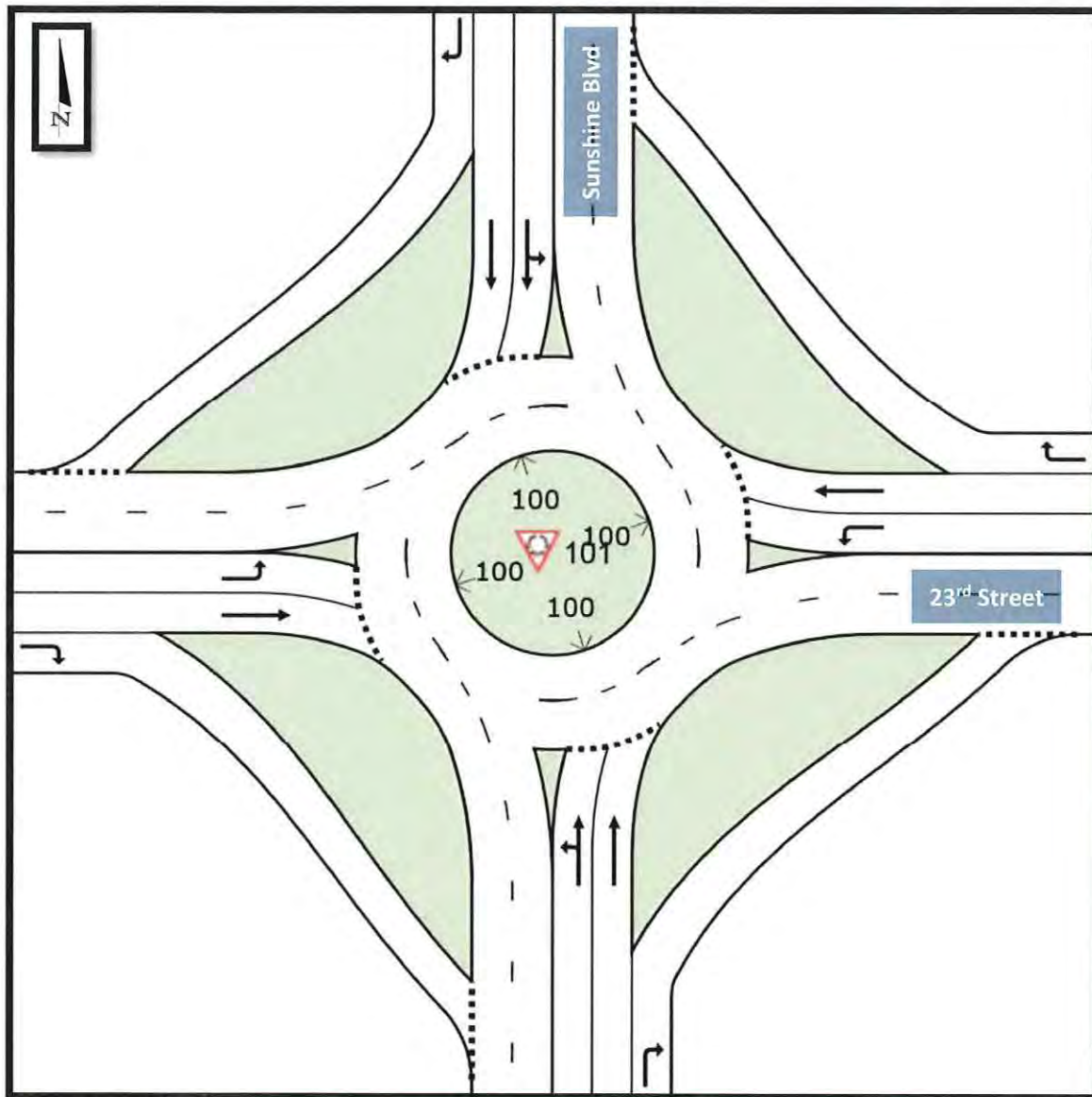


Figure 6.8 Sunshine Boulevard at 23rd Street Alternative Three Geometry



The Alternative Three Design Year 2045 arterial LOS for each segment of Alico Road and Sunshine Boulevard is shown in Table 6.7. The arterial analysis shows that all the segments are expected to operate at an acceptable LOS except Alico Road between the northbound I-75 ramp and Ben Hill Griffin Parkway. The Design Year 2045 AM and PM peak hour LOS for the Alternative Three geometry for each intersection is presented in Table 6.8. The Design Year 2045 analysis shows that the Ben Hill Griffin Parkway and Airport Haul Road intersections along Alico Road and the Sunshine Boulevard at 23rd Street intersection are expected to operate at an unacceptable LOS with the Alternative Three geometry. **Appendix D** includes copies of the Synchro, HCS, and SIDRA LOS output spreadsheets.

Table 6.7 Design Year 2045 Arterial LOS – Alternative Three

Segment	Northbound/Eastbound				Southbound/Westbound			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Alico Road	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
West of I-75 SB Ramp	1460	C	2470	D	N/A			
I-75 SB Ramp to I-75 NB Ramp	1930	B	2820	D	3660	D	2740	D
I-75 NB Ramp to Ben Hill Griffin Pkwy	2100	D	3110	E	3110	D	2100	C
Ben Hill Griffin Pkwy to Airport Haul Rd	1090	A	2400	C	2400	C	1090	B
Airport Haul Rd to Green Meadow Rd	1050	B	1960	D	1960	D	1050	B
East of Green Meadow Rd	N/A				480	C	610	C
Green Meadow Rd to SR 82 (Extension)	990	B	2030	C	2030	C	990	B
Sunshine Boulevard	Volume	LOS	Volume	LOS	Volume	LOS	Volume	LOS
SR 82 to 40 th Street	530	A	1720	C	1720	C	530	A
40 th Street to 23 rd Street	670	A	1370	C	1370	C	670	A
North of 23 rd Street	690	A	1070	B	1070	B	690	A

Signalized (Synchro Results)

Table 6.8 Design Year 2045 Intersection LOS – Alternative Three

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Alico Road at Ben Hill Griffin Parkway	E	65.9	F	85.5
Sunshine Boulevard at 23 rd Street	E	37.5	C	18.5

Based on the traffic projections and LOS analysis, the extension of Alico Road from the Alico Road at Green Meadow Road intersection to the SR 82 at Sunshine Boulevard intersection is recommended to be a four-lane roadway in the Opening Year 2025. This segment is not expected to exceed the capacity of a four-lane roadway until the future year 2062 based on the known access point density and number of signalized intersections along the corridor. However, if more access points with signalized intersections are added along the roadway after the Opening Year 2025, this segment is expected to reach four-lane capacity sooner than the future year 2062.

With the extension of Alico Road from Green Meadow Road to SR 82, adjacent roadway segments and intersections are expected to exceed the existing capacity in the Design Year 2045. The segment of Alico Road from Airport Haul Road to Green Meadow Road is currently a two-lane roadway. This segment is expected to require widening from two to four lanes by the Opening Year 2025. The segment of Alico Road from Ben Hill Griffin Parkway to Airport Haul Road is currently a four-lane roadway. This segment is expected to require widening from four to six lanes by the future year 2048. However, similar to the new

extension segment, if more access points with signalized intersections are added along the roadway after the Opening Year 2025, this segment is expected to reach four-lane capacity sooner than the future year 2048. Table 6.9 summarizes the existing, proposed, and future lanes along the project limits and the years widening is needed by.

The segment of Sunshine Boulevard from SR 82 to 23rd Street is currently a two-lane roadway. This segment is expected to require widening from two to four lanes by the Opening Year 2025. The segment of Sunshine Boulevard north of 23rd Street is currently a two-lane roadway. This segment is expected to require widening from two to four lanes by the future year 2036.

Table 6.9 Lane Geometry Summary

Segment	Existing Lanes	Proposed Lanes	Year Needed	Future Lanes	Year Needed
Alico Road					
West of I-75 SB Ramp	6-Lane	6-Lane	N/A	6-Lane	N/A
I-75 SB Ramp to I-75 NB Ramp	6-Lane	6-Lane	N/A	6-Lane	N/A
I-75 NB Ramp to Ben Hill Griffin Pkwy	6-Lane	6-Lane	N/A	6-Lane	N/A
Ben Hill Griffin Pkwy to Airport Haul Rd	4-Lane	4-Lane	N/A	6-Lane	2048
Airport Haul Rd to Green Meadow Rd	2-Lane	4-Lane	2025	4-Lane	N/A
East of Green Meadow Rd	2-Lane	2-Lane	N/A	2-Lane	N/A
Green Meadow Rd to SR 82 (Extension)	N/A	4-Lane	2025	6-Lane	2062
Sunshine Boulevard					
SR 82 to 40 th Street	2-Lane	4-Lane	2025	4-Lane	N/A
40 th Street to 23 rd Street	2-Lane	4-Lane	2025	4-Lane	N/A
North of 23 rd Street	2-Lane	4-Lane	2036	4-Lane	N/A

The intersections of Alico Road at Green Meadow Road and SR 82 at Sunshine Boulevard are expected to require significant improvements with the addition of the new roadway extension. The existing geometry at both intersections will no longer be feasible to serve the projected traffic volumes. Therefore, FDOT ICE analysis has been conducted for the intersections of Alico Road at Green Meadow Road and SR 82 at Sunshine Boulevard to determine the most preferred and feasible intersection alternative. The initial results include CAP-X analysis to determine the alternatives with the best traffic operations. Since traffic patterns change dramatically at the intersection with the new extension, the 2025 Opening Year turning movement volumes were used to analyze the intersection. The best two operating alternatives for the Alico Road at Green Meadow Road intersection were a Continuous Green T and a traffic signal. The best three operating alternatives for the SR 82 at Sunshine Boulevard intersection were a full Displaced Left Turn, a Quadrant Roadway N-W, and a Partial Displaced Left Turn E-W. These initial results are depicted in Figures 6.9 and 6.10 and included in **Appendix K**. The AM and PM peak hour LOS for the proposed intersection alternatives at both intersections is presented in Table 6.10.

Figure 6.9 Alico Road at Green Meadow Road CAP-X Results

TYPE OF INTERSECTION	Overall V/C Ratio	V/C Ranking	Multimodal Score	Pedestrian Accommodations	Bicycle Accommodations	Transit Accommodations
Continuous Green T S	0.68	1	4.4	Fair	Fair	Excellent
Traffic Signal	0.74	2	7.2	Good	Good	Excellent
Signalized Restricted Crossing U-Turn E-W	0.85	3	9.4	Excellent	Excellent	Good
1NS X 2EW	1.11	4	8.3	Good	Excellent	Excellent
2 X 2	1.11	4	8.3	Good	Excellent	Excellent
2NS X 1EW	2.09	6	8.3	Good	Excellent	Excellent
Unsignalized Restricted Crossing U-Turn E-W	2.12	7	6.7	Good	Good	Good
1 X 1	2.27	8	10.0	Excellent	Excellent	Excellent
All-Way Stop Control	2.66	9	10.0	Excellent	Excellent	Excellent
Two-Way Stop Control E-W	453.20	10	5.6	Fair	Good	Excellent

Figure 6.10 SR 82 at Sunshine Boulevard CAP-X Results

TYPE OF INTERSECTION	Overall V/C Ratio	V/C Ranking	Multimodal Score	Pedestrian Accommodations	Bicycle Accommodations	Transit Accommodations
Displaced Left Turn	0.63	1	4.8	Fair	Fair	Good
Quadrant Roadway N-W	0.70	2	4.4	Fair	Fair	Fair
Partial Displaced Left Turn E-W	0.71	3	4.8	Fair	Fair	Good
Quadrant Roadway S-W	0.75	4	4.4	Fair	Fair	Fair
Quadrant Roadway S-E	0.79	5	4.4	Fair	Fair	Fair
Quadrant Roadway N-E	0.80	6	4.4	Fair	Fair	Fair
Signalized Restricted Crossing U-Turn E-W	0.86	7	6.3	Good	Good	Fair
Partial Median U-Turn E-W	0.94	8	6.3	Good	Good	Fair
Traffic Signal	0.95	9	4.8	Fair	Fair	Good
Median U-Turn E-W	0.96	10	6.3	Good	Good	Fair

The Alico Road at Green Meadow Road intersection is expected to require a traffic signal to provide an acceptable LOS at the intersection. Three alternatives were evaluated at this intersection including a traditional traffic signal, a Continuous Green T intersection, and a Continuous Green T intersection with a northbound left-turn flyover ramp. Each alternative is expected to provide an acceptable LOS at the intersection in the Design Year 2045.

The SR 82 at Sunshine Boulevard intersection is expected to exceed the capacity of a traditional signalized intersection with the Opening Year 2025 traffic volumes. Therefore, more innovative and unique intersection designs were evaluated to provide an acceptable LOS in the Design Year 2045 including a full

and a partial displaced left turn (continuous flow) intersection. Both the partial and full displaced left turn intersection designs are expected to provide an acceptable LOS in the Design Year 2045. The full displaced left turn provides slightly less delays than the partial displaced left turn.

Table 6.10 Proposed Intersection LOS

Intersection	Year	Alternative	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Alico Rd at Green Meadow Rd	2025	Traffic Signal	C	25.7	C	30.7
		NB Left-turn Flyover	A	6.3	A	9.7
		Continuous Green T	B	16.1	C	27.5
	2045	Traffic Signal	D	31.3	D	45.5
		NB Left-turn Flyover	A	6.6	B	17.2
		Continuous Green T	B	19.1	D	34.9
SR 82 at Sunshine Blvd	2025	Traffic Signal	E	62.0	E	61.6
		Partial Displaced Left Turn	D	36.3	D	45.6
		Full Displaced Left Turn	D	35.9	D	44.2
	2045	Traffic Signal	F	145.6	F	116.8
		Partial Displaced Left Turn	D	42.6	D	46.8
		Full Displaced Left Turn	D	39.6	D	45.7

6.2. Turn Lane Lengths

With the proposed intersection geometry along the Alico Road extension, new turn lanes are being added. According to the FDOT Design Manual Chapter 212.6, the total deceleration distance is based on the design speed. The design speed limit along Alico Road and Sunshine Boulevard is 45 mph and along SR 82 is 55 mph. The resulting distance is added to the queue length to result in the required turn-lane length. The queue lengths for each location were chosen from the highest length from the Synchro AM and PM models. The minimum queue length was determined to be 50 feet, two vehicle lengths. The total deceleration distances, queue lengths, and total required turn-lane lengths are presented in Table 6.11.

Table 6.11 Turn Lane Lengths

Intersection	Approach	Total Deceleration Distance (Feet)	Queue Length (Feet)			Required Length (Feet)	
			Left Turn	Through	Right Turn	Left Turn	Right Turn
Alico Rd at Green Meadow Rd	Northbound	185	425	325		610	510
	Eastbound	185	N/A	850	200	N/A	385*
	Westbound	185	350	continuous green		535	N/A
SR 82 at Sunshine Blvd	Northbound	185	350	275	50	535	235*
	Southbound	185	325	475	50	510	235*
	Eastbound	350	400	525	125	750	475*
	Westbound	350	775	500	250	1125	600

*The left-turn and right-turn storage lanes lengths will need to exceed the through lane queue length for the turn lanes to remain accessible.

6.3. Safety (Crash) Analysis

The majority of the crashes along Alico Road occurred at the intersections of Airport Haul Road (about 34.62% of total) and Green Meadow Road (about 30.77% of total). Based on the five-year historical trends and crash types, the horizontal curve geometry at the Green Meadow Road intersection is determined to be the major resulting factor of the crashes. The lack of median east of Innovation Lane and excessive speeds leading to run off the road crashes are also determined to be resulting factors of many crashes. These crashes would be reduced with the proposed widening and intersection geometry improvements discussed in **Section 6.1**.

Tables 6.12 and 6.13 summarize the reduction of crashes using the crash modification factors (CMF) included in the proposed geometry. CMF from the USDOT/FHWA CMF Clearinghouse were applied for the appropriate improvements within the study area. **Appendix E** includes copies of the CMF details. The CMF were selected for the conversion of a two-lane roadway to a four-lane divided roadway and flattening a horizontal curve.

The total crashes along Alico Road east of Innovation Lane from the five-year study are expected to be reduced by 28.8% with the conversion of the two-lane roadway to four-lane divided roadway.

Table 6.12 Projected Number of Crashes in 5 Years along Alico Rd east of Innovation Ln

Segment	Existing Crashes	Two-Lane to Four-Lane	
		CMF	Projected Crashes
East of Innovation Lane	9	0.712	6.41

The total crashes for the intersection of Alico Road at Green Meadow Road from the five-year study are expected to be reduced by 68.5% by eliminating the horizontal curve.

Table 6.13 Projected Number of Crashes in 5 Years for Alico Rd at Green Meadow Rd

Intersection	Existing Crashes	Flatten Horizontal Curve	
		CMF	Projected Crashes
Green Meadow Road	8	0.315	2.52

7. Conclusions and Recommendations

Below is a summary of recommended improvements within the study area.

The Alico Road Extension is recommended based on the future land use and growth in the project area. The extension will serve as a major southwest to northeast connector in the surrounding project area and is expected to provide considerable relief to the adjacent roadway segments. Currently, Ben Hill Griffin Parkway and Daniels Parkway are the only main arterials used to travel between Estero and Lehigh Acres. The extension will provide an alternative travel route to accommodate this significant traffic demand. Traffic volumes are expected to reduce along Daniels Parkway, Ben Hill Griffin Parkway, and SR 82 by approximately 27%, 18%, and 8%, respectively. This reduction in traffic volumes along these roadways are expected to delay any needed improvements to the roadways and intersections.

Based on the traffic projections and LOS analysis, the extension of Alico Road from the Alico Road at Green Meadow Road intersection to the SR 82 at Sunshine Boulevard intersection is recommended to be a four-lane roadway in the Opening Year 2025. This segment is not expected to exceed the capacity of a four-lane roadway until the future year 2062 based on the known access point density and number of signalized intersections along the corridor. However, if more access points with signalized intersections are added along the roadway after the Opening Year 2025, this segment is expected to reach four-lane capacity sooner than the future year 2062.

With the extension of Alico Road from Green Meadow Road to SR 82, adjacent roadway segments and intersections are expected to exceed the existing capacity in the Design Year 2045. The segment of Alico Road from Ben Hill Griffin Parkway to Airport Haul Road is currently a four-lane roadway. This segment is expected to require widening from four to six lanes by the future year 2048. However, similar to the new extension segment, if more access points with signalized intersections are added along the roadway after the Opening Year 2025, this segment is expected to reach four-lane capacity sooner than the future year 2048. The segment of Alico Road from Airport Haul Road to Green Meadow Road is currently a two-lane roadway. This segment is recommended to be widened from two to four lanes by the Opening Year 2025.

The segment of Sunshine Boulevard from SR 82 to 23rd Street is currently a two-lane roadway. This segment is recommended to be widened from two to four lanes by the Opening Year 2025. The segment of Sunshine Boulevard north of 23rd Street is currently a two-lane roadway. This segment is recommended to be widened from two to four lanes by the future year 2036. Further analysis of this segment is recommended in the future since the traffic volumes along this segment are very much dependent on the potential future extension of Sunshine Boulevard to SR 80.

Table 7.1 provides a summary of the recommended lane geometry of each roadway segment.

Table 7.1 Lane Geometry Recommendations

Segment	Existing Lanes	Recommended Lanes	Year Needed
Alico Road			
West of I-75 SB Ramp	6-Lane	6-Lane	N/A
I-75 SB Ramp to I-75 NB Ramp	6-Lane	6-Lane	N/A
I-75 NB Ramp to Ben Hill Griffin Pkwy	6-Lane	6-Lane	N/A
Ben Hill Griffin Pkwy to Airport Haul Rd	4-Lane	4-Lane	N/A
Airport Haul Rd to Green Meadow Rd	2-Lane	4-Lane	2025
East of Green Meadow Rd	2-Lane	2-Lane	N/A
Green Meadow Rd to SR 82 (Extension)	N/A	4-Lane	2025
Sunshine Boulevard			
SR 82 to 40 th Street	2-Lane	4-Lane	2025
40 th Street to 23 rd Street	2-Lane	4-Lane	2025
North of 23 rd Street	2-Lane	4-Lane	2036

The intersections of Alico Road at Green Meadow Road and SR 82 at Sunshine Boulevard are expected to require significant improvements with the addition of the new roadway extension. The existing geometry at both intersections will no longer be feasible to serve the projected traffic volumes.

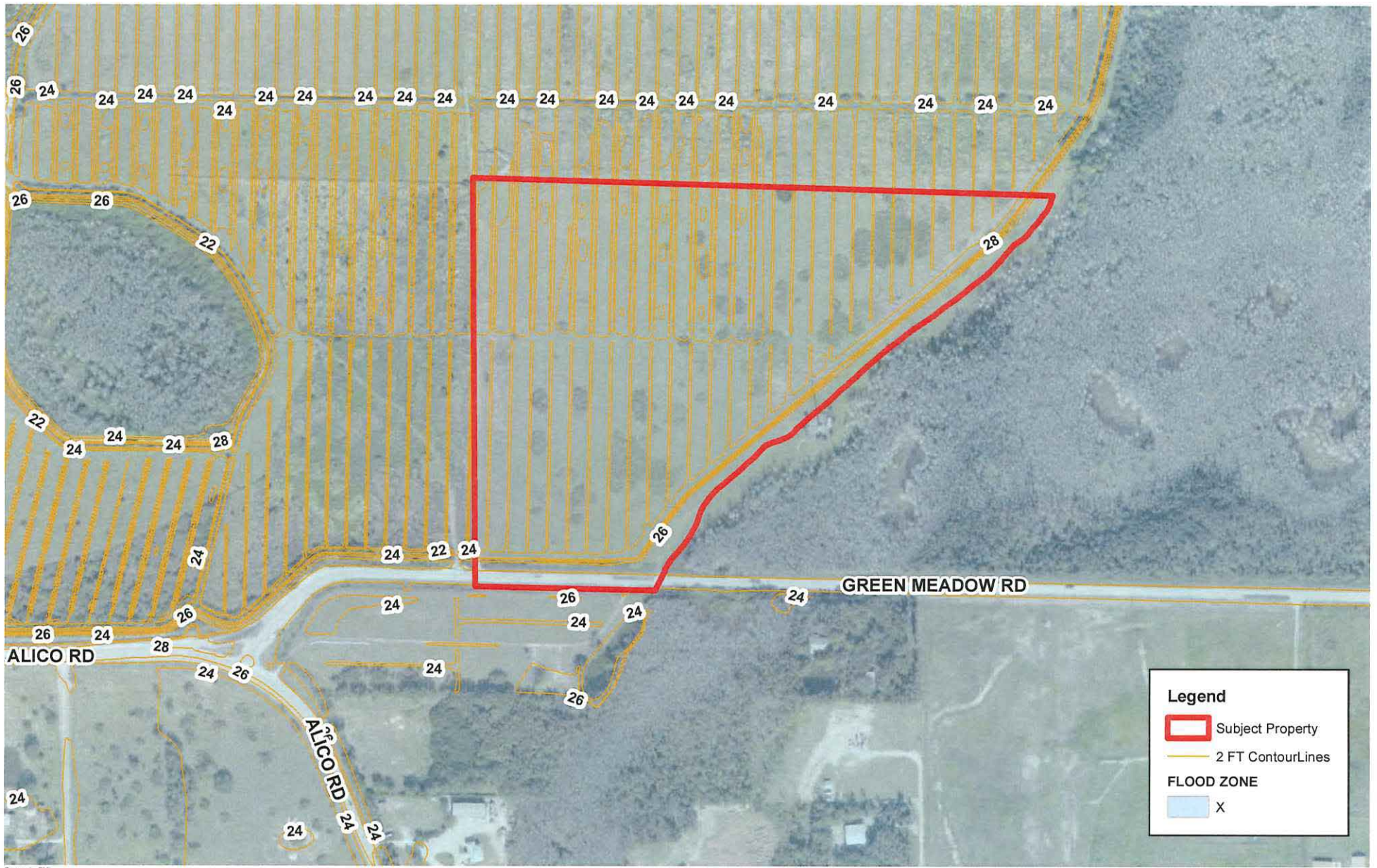
The Alico Road at Green Meadow Road intersection is expected to require a traffic signal to provide an acceptable LOS at the intersection. A Continuous Green T intersection is recommended based on the lower delays compared to the traffic signal alternative and lower cost compared to the flyover ramp alternative. Due to the high truck traffic expected to continue to travel east and west through this intersection, a Continuous Green T intersection is recommended to provide zero delays for vehicles traveling westbound through the intersection. A Continuous Green T intersection will also improve the safety at the intersection and the approaches.

The SR 82 at Sunshine Boulevard intersection is expected to exceed the capacity of a traditional signalized intersection with the Opening Year 2025 traffic volumes. Therefore, a partial displaced left turn (continuous flow) intersection is recommended to provide an acceptable LOS in the Design Year 2045. Although, the full displaced left turn alternative provides slightly less delays than the partial displaced left turn alternative, the partial displaced left turn alternative is recommended to reduce construction and right-of-way costs. The partial displaced left turn alternative will provide a highly efficient operating intersection similar to the one newly constructed at SR 82 and Daniels Parkway.

The intersections of Alico Road at Ben Hill Griffin Parkway and Sunshine Boulevard at 23rd Street are expected to require capacity improvements. Further evaluation of both intersections is recommended to provide acceptable LOS in the Design Year 2045.

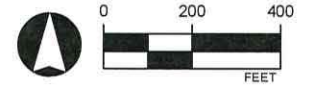
The additional westbound right-turn lane, eastbound through lane, and southbound through lane are recommended at the Alico Road and Ben Hill Griffin Parkway intersection to improve capacity.

At the intersection of Sunshine Boulevard and 23rd Street, further evaluation between a roundabout and signalization is recommended.

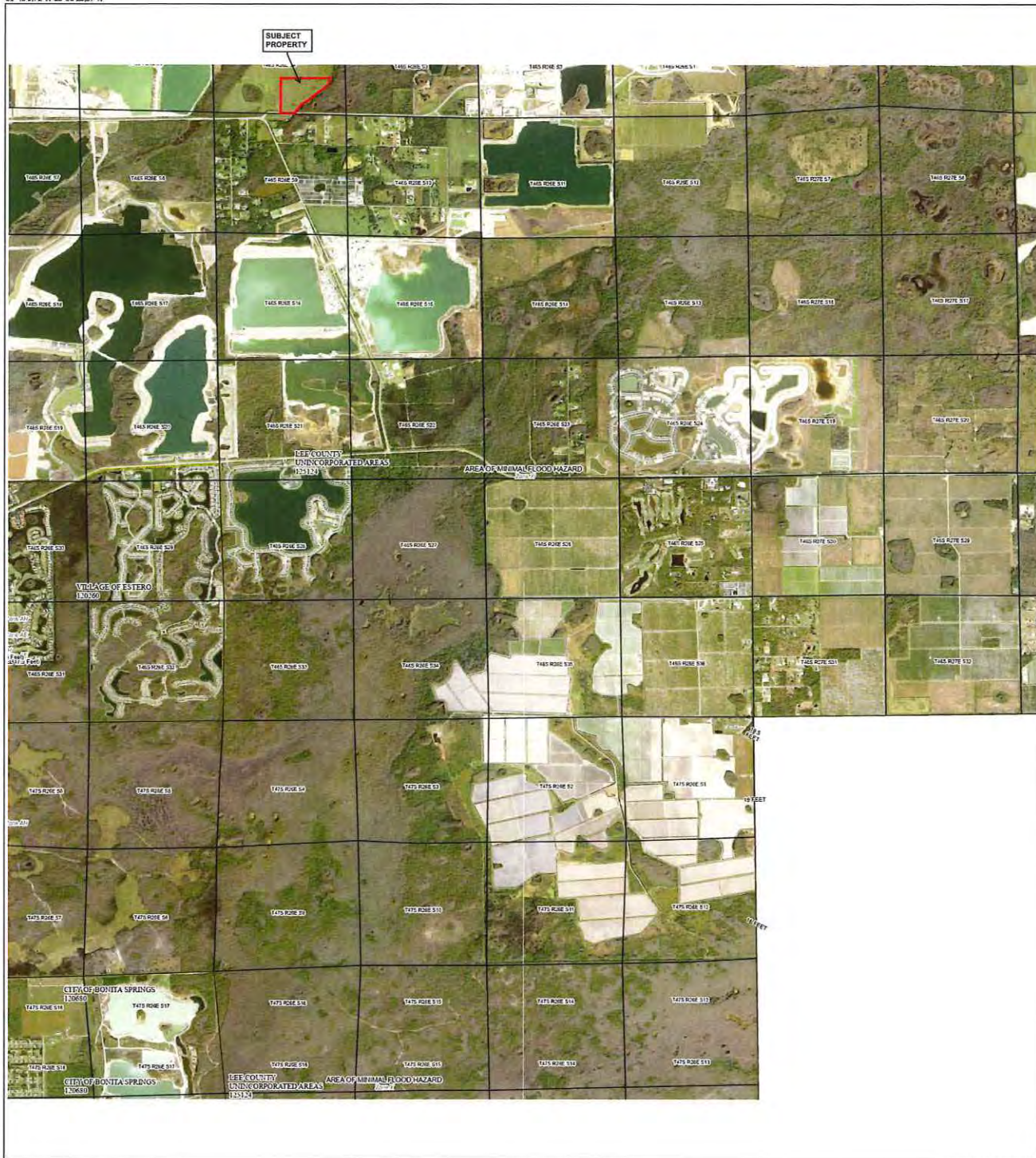


Southeast Advanced Water Reclamation Facility • Topography and Flood Zone Map

- Fort Myers, FL
- Date: 5/16/2023
- 22000368
- Lee County Utilities



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



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR ORAFT FIRM PANEL LAYOUT



NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map data for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-625-8347 or visit the FEMA Flood Map Service Center website at www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities issuing a Letter of Map Change (LOMC) must obtain a current copy of the adjacent panel as well as the current FIRM data. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and county map data, refer to the Flood Insurance Study Report for this jurisdiction.

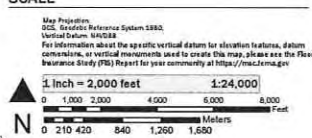
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-434-6286.

Background information about the FIRM was provided in digital format by the United States Geological Survey (USGS). The background shown is the USGS National Map. Other imagery, last updated October 2005.

This map was prepared from FEMA's National Flood Insurance Program (NFIP) data and does not reflect changes or amendments subsequent to the date of the map. The NFIP and its products may change or become superseded by new data at any time. For additional information, please see the Flood Insurance Mapping Update Overview Fact Sheet at <http://www.fema.gov/media-library/assets/documents/15418>.

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The background shown complies with FEMA's background mapping standards. This map may be used if the user or users of the following map elements do not appear to be using the map for any other purpose. Legend scale bar map version date, community identifier, FIRM panel number, and FIRM effective date.

SCALE



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PANEL 625 OF 678

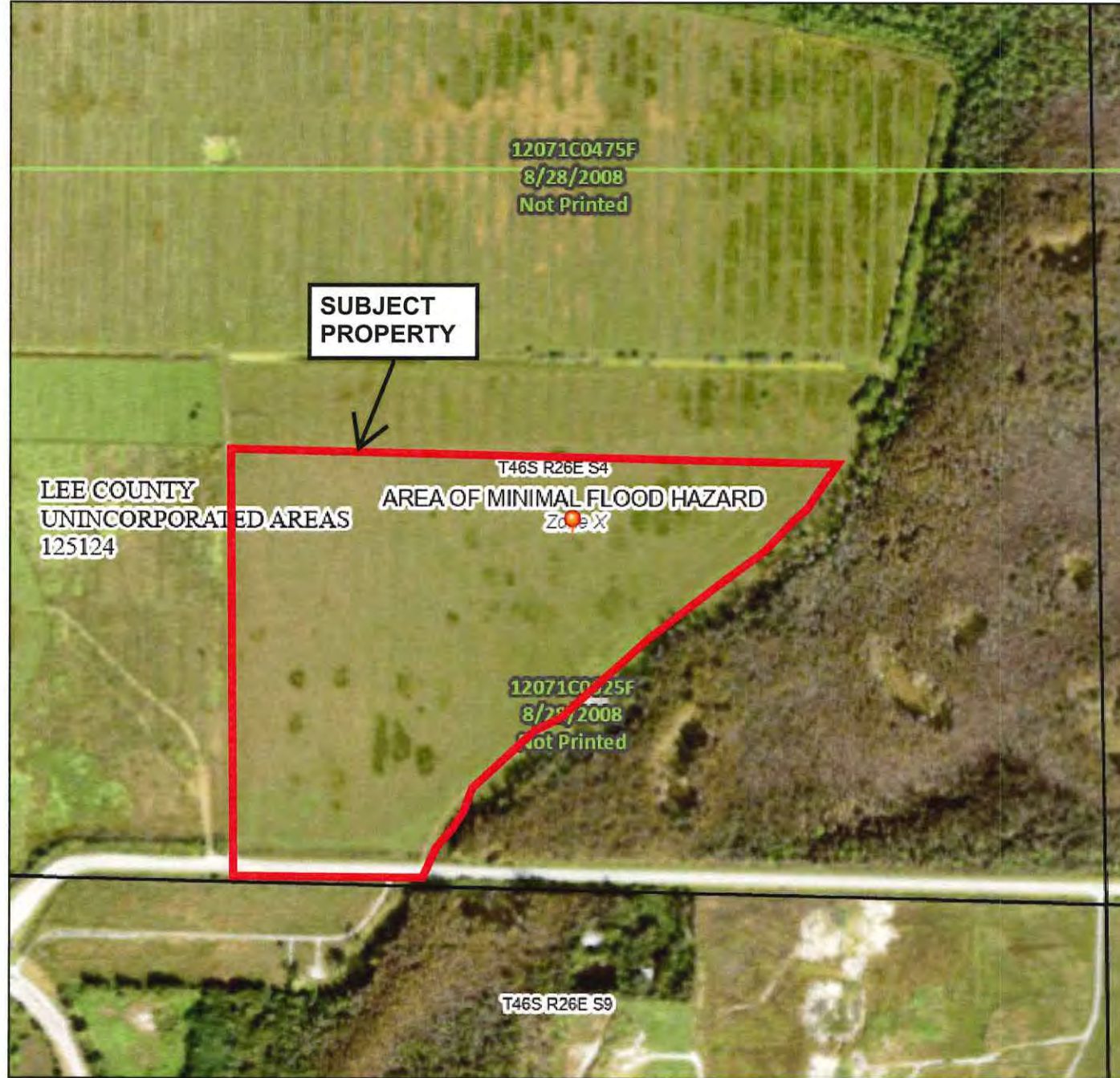
Panel Containing:

COMMUNITY	NUMBER	PANEL
LEE COUNTY	120124	0625
CITY OF BONITA SPRINGS	120180	0625
VILLAGE OF ESTERO	120360	0625
COLLIER COUNTY	120067	0625

National Flood Hazard Layer FIRMette



81°43'9"W 26°30'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 81°42'32"W 26°29'33"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/16/2023 at 7:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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