



7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

April 27, 2023

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33902

Via Email

RE: **The Nest SWFL** (formerly known as Eagle's Nest) - **DCI2022-00004**
Planned Development Application RPD/CPD – Final Revisions

This letter provides the list of final documents required and requested for this Minor Planned Development.

1. Revised Narrative/Comp Plan Consistency/Compatibility
 - a. Addresses changing number of units from 96 to 62 units.
 - b. Revise descriptions in the Comp Plan Consistency to reflect the revisions subsequent to the original application.
 - c. Expand on the compatibility justification.
2. Revised Application
 - a. Revised to change number of units to 62 and remove request for Affordable Housing Bonus Density.
3. Revised MCP
 - a. The MCP has been revised to depict three buildings that are two stories over parking vs. one building eight stories over parking.
4. Updated RPD Sketch & Descriptions to match revisions.
5. Updated CPD Sketch & Descriptions to match revisions.
6. Revised Development Regulations for the RPD to change the max. height from 95ft. to 45ft.
7. Revised CPD Cross Sections
8. Revised RPD Cross Sections
9. Revised TIS to address revised residential density and height.

If you have any questions, you may reach me by telephone 239-597-3111 or email (Emblidge@abbinc.com).

Regards,

Margaret Emblidge
Margaret Emblidge, AICP

DCI2022-00004 The Nest Minor RPD/CPD

Narrative Request Statement

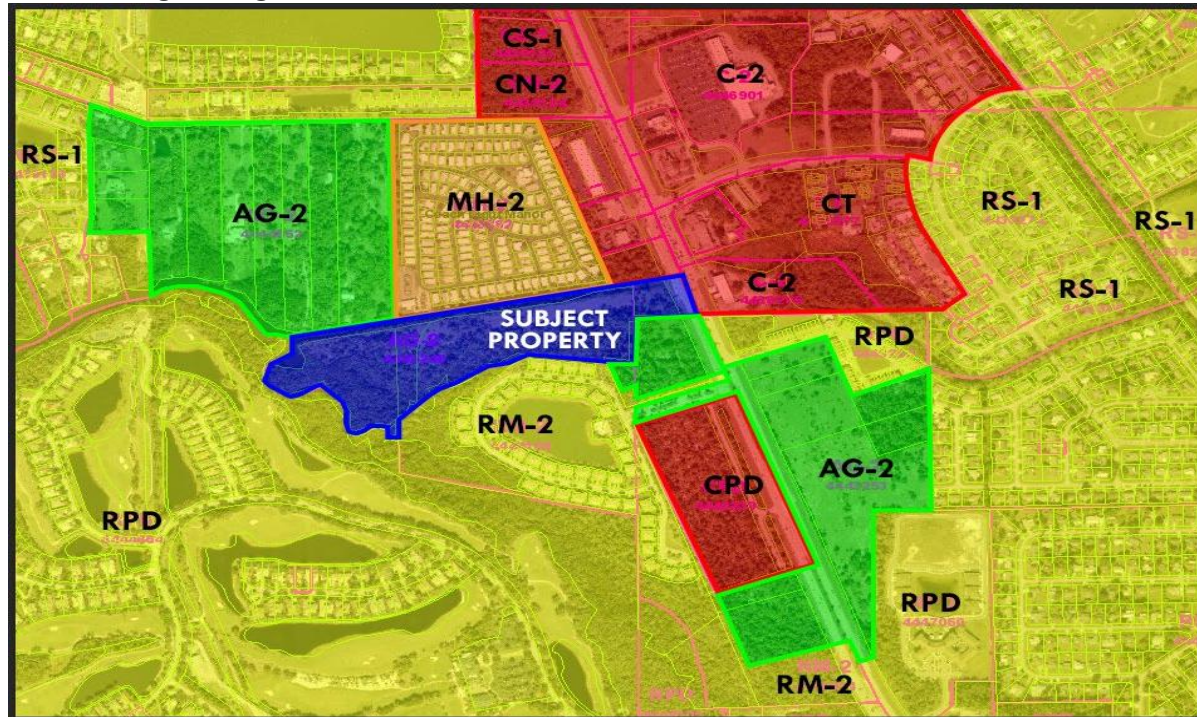
Introduction/Request

The applicant is requesting approval of a rezoning of 15.75+/- acres from Agriculture District (A-2) to a Residential Planned development (RPD) on 12+/- acres and to a Commercial Planned Development (CPD) on 3.75+/- acres. The RPD will consist of sixty-two (62) multi-family residences with a maximum height of forty-five (45) feet. The CPD will consist of 10,000 square feet of retail, restaurant, recreational and office uses with a maximum height of thirty-five (35) feet.

The property consists of four parcels that are vacant with the exception of cattle grazing per an approved AG Exemption. The property previously contained a bald eagle nest in the southeast corner of the property. The eagle's nest was destroyed during hurricane Ian. No bald eagles were seen or heard during the previous and recent nesting season monitoring of the nest area. However, A Bald Eagle Management Plan (BEMP) has been approved by the Eagle Technical Advisory Committee (ETAC) that will apply to the property until such time as the nest has been deemed lost per Lee County.

The property is located on the west side of South Tamiami Trail/US 41 south of Constitution Blvd. in South Lee County/San Carlos Park Area. The property has an access agreement with the adjacent property to access US 41. Future connectivity with the CPD to the south will accommodate additional access to US 41. There are existing bikes lanes, sidewalks and Lee Tran has routes that regularly run along US 41 providing alternative transportation to the project.

Surrounding Zoning



North of the property is Mullock Creek (a man-made canal), Coach Light Manor Mobile Home Park, single family and multi-family developments. Also to the north are several commercial parcels fronting US 41.

South of the property are multi-family and commercial developments existing and planned. There are remnant A-2 zoned properties which will likely be developed based on their location on US 41.

East of the existing development across US 41 are high density and intensity mixtures of residential and commercial developments. There are A-2 zoned parcels fronting US 41 which will likely be developed in the future.

West of the property are various preserves dedicated by the adjacent Creekside Preserve multi-family development and Shadow Wood Preserve Golf Course community. These preserves connect to the subject properties' preserve areas which provide protection to the natural Mullock Creek waterway.

Review Criteria

Per LDC Sec. 34-145(d)(4)(a)1 and 2 the following review criteria is met through this request:

a) **Complies with the Lee Plan;**

The property is located within the San Carlos Park Planning District and lies within the Urban Community future land use category. The proposed rezoning to a Minor RPD/CPD is consistent with the following goals, objectives, standards and policies of the Lee Plan which supports the appropriateness of the proposed development:

POLICY 1.1.4: *The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The Urban Community future land use category is characterized by a mixture of commercial and residential uses and encouraged to be mixed use. As a RPD/CPD Planned Development, The Nest development satisfies this characterization. The Nest will contain a mixture of commercial, residential, and recreational uses. The land use category allows a maximum standard density of six (6) units per acre. The proposed RPD will meet this requirement with the proposed 62 units on 12 acres less the 1.74 +/- acres of wetlands.

The CPD is proposing 10,000 sq.ft. mixture of commercial and recreational uses which will benefit the proposed RPD and surrounding community by providing services and access to Mullock Creek.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in §373.4211, Fla. Stat. (Ord. No. [94-30](#), [21-09](#))

There are wetlands located within the property boundary of The Nest development. All of the wetlands will be protected which will ensure the continued ecological functions of the wetlands. The property has already received a jurisdictional wetland determination from the SFWMD. Also, see the Indigenous Habitat & Protected Species Plan as augmented by the ETAC approved Bald Eagle Management Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

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

The Nest is located to the west of U.S. 41 and along Mullock Creek canal and natural waterway.

This location is unique in nature due to the shape of the property, and surrounding mix of residential and commercial uses. The development areas of The Nest will utilize the upland developable area of the property while conserving the existing wetlands and upland preserve. This compact development is consistent with the surrounding area. Furthermore, the property is located close to services and existing public facilities.

The Nest is a mixture of residential and commercial developments which is consistent with the surrounding developments along U.S. 41 where adequate public facilities already exist. The applicant is planning to develop the property upon approval.

The Nest is located wholly within the Urban Community Future Land Use Category which promotes the mixed use type of development being proposed. The density and intensity being proposed meets the maximum number of units per acre (6) and the proposed commercial development (10,000SF on 3.75 acres) will result in an intensity less than the typical 8,000 to 10,000SF per acres. Resulting in a well planned compact development appropriate for this location.

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

Goal 4 and the associated objectives and policies required new development to utilize public water and sewer systems to avoid impacts the surrounding natural features. This development will comply with these goals by utilizing the existing facilities which adds to the appropriateness of this development.

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

The proposed RPD/CPD zoning complies with the intent of this Policy.

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

The Nest is located in the CHHA which allows development as long as it is designed to meet all flood hazard and FEMA requirements. The residential density of the project will also be consistent with what is allowed within the Urban Community FLUC. In addition the development has direct access to US 41 and has limited development to preserve existing wetlands and a eagle's nest upland preserve area.

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

The RPD portion of the Nest will enhance the character and value of existing and future residential areas by preserving the natural areas and minimizing access to Mullock Creek. The existing residential development along Mullock Creek has individual boat docks on each lot or parcel, some with boat ramps. This development will only have a kayak launch and one dock limited to temporary tie ups within the CPD. Even though not required the applicant is proposing landscaping along Mullock Creek canal utilizing existing native plant material augmented by additional native plantings. These commitments will ensure compatibility with the surrounding residential and mobile home park.

The applicant has requested deviations from Required buffers to the south and east. The south buffer will be fulfilled by the proposed wetland and upland preserves. The buffer to the east will allow for the clustering of the plant material to provide viewsheds to the commercial development from US 41 avoiding traffic safety issues.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all

dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible.

Townhouses,

condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.

Typical accessory uses and activities will be provided for the residents in the RPD Tract. This will include but not be limited to Interconnected sidewalks, multi-use paths and outdoor pavilions throughout the development. Direct access to the CPD provides access to the kayak launch, and the commercial uses which provides some everyday services for the residences. In addition, the residences will have direct access to US 41 where there are sidewalks, bike paths and transit stops.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.

The CPD portion of the rezoning request is located adjacent to and nearby several commercial projects planned or existing. The location is on a major arterial US 41 and will have

interconnectivity with the commercial properties to the south allowing for additional accessibility thereby complying with this Goal.

GOAL 53: POTABLE WATER INFRASTRUCTURE. Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them. (Ord. No. 17-19)

The Nest development will connect to the existing Lee County Utilities potable water infrastructure. The Nest shall incur any costs from the potable water services provided by Lee County Utilities.

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County. (Ord. No. 98-09, 17-19)

Lee County Utilities shall service The Nest Development by tying into existing infrastructure for sanitary sewer service, water treatment and disposal.

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.

The Nest development will utilize existing native vegetation and will utilize native vegetation for the required buffers and landscaping which will reduce water demands.

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

The Nest development will be designed to meet or exceed standards set by FEMA and South Florida Water Management District (SFWMD) to reduce hazards to life, health and property created by flooding due to rainfall.

60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

The existing wetlands are located entirely outside of the development area and will be protected and enhanced.

GOAL 63: GROUNDWATER. To protect the County's groundwater supplies from those activities having the potential for depleting or degrading those supplies.

The development shall protect the counties ground water by installing erosion control protection such as silt fence and inlet protection during construction to prevent any erosion or sediment from entering the master stormwater management system. The stormwater

management system will meet the SFWMD quality and quantity requirements and remove nutrients to pre- development conditions. Potable water will be provided by the County and irrigation will be limited per the County requirements.

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

This policy requires development to be compatible with natural systems and defend against coastal flooding. The stormwater plan describes how the master drainage system will integrate into the existing natural systems. See attached Stormwater Plan narrative. In addition to the stormwater plan describes how this development will address potential flooding as follows: The property is located in the FEMA flood elevation AE11, the first finished floors will be set at a minimum of 12.0' NAVD (AE11, BFE+1). Parking will be located below the residential floors. The property is required to obtain a no rise permit through the local development order application process and compensating storage will be accommodated and the internal roads will be built at the 5-year 24 hour design event to reduce the potential for flooding. All habitable structures will be built to the current Florida Building Code to withstand flooding and wind loads. Finally all structures will be built on upland areas.

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

All wetlands on the project site will be preserved. The proposed development will protect and enhance the existing jurisdictional wetlands and accommodate historic flows as depicted on the Stormwater Plan. In addition, there are 1.74 acres of delineated wetlands on-site. These wetland JD lines have been established and agreed to by SFWMD. In addition to the wetlands that will be preserved, the project will also set aside 3.01 +/- acres of upland in proximity to the wetlands and within the eagle's nest area. These development conditions will ensure protection of the environmentally critical areas within and adjacent to the subject property. On-site wetlands will be enhanced through exotic removal, monitoring, and routine maintenance. The on-site wetlands will benefit from the project.

OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS. Protect human life and property from natural and man-made disasters. (Ord. No. 92-35, 93-25, 94-30, 00-22, 18-28)
The project is not seaward of the Coastal Construction Control Line.

Objective 101.3 and its subsequent policies are intended to protect existing and future residential development from flooding, storm surge and to require an applicant to provide continuing information to residents concerning hurricane evacuation and shelters. The applicant, like all of us are highly sensitive to this directive especially due to the impact of Hurricane Ian. Complying with this objective and policies is a priority of the applicant. The development of this project will meet all required flood resistant development options.

Evacuation from this property will initially occur from US 41 to the appropriate network per the specific impending threat.

OBJECTIVE 123.6: SOUTHERN BALD EAGLES. Monitor Southern bald eagle nesting activity and offer incentives to conserve buffer areas around Southern bald eagle nests. (Ord. No. [98-09](#), [18-28](#))

A bald eagle management plan has been approved by ETAC. See the Bald Eagle Management Plan for further information.

OBJECTIVE 123.10: WOOD STORK. Lee County will maintain regulatory measures to protect the wood stork's feeding and roosting areas and habitat. (Ord. No. [94-30](#), [00-22](#), [18-28](#))

Impacts to the property as a result of development and the indigenous habitat management plan will have a positive effect on available wood stork foraging area. No impacts to wetlands are planned as part of the development which eliminates the possibility of any loss of foraging habitat. On-site wetlands will be enhanced through exotic removal, monitoring, potential supplemental plantings, and routine exotic maintenance. Currently, wetlands on-site are covered by a dense tree canopy which precludes wood storks from foraging on the property. Initial exotic removal may create gaps in the canopy which will improve the accessibility of wetland environments as well as improve the habitat as a whole.

OBJECTIVE 123.12: FLORIDA BLACK BEAR. Maintain sustainable black bear populations in suitable habitats and promote connectivity between sub-populations. (Ord. No. [18-28](#))

The creation of on-site preserves establishes a large and contiguous area of protected habitat. A combination of upland and wetland preserves provides a more diverse environment by providing a larger array of potential natural food sources. A visiting black bear would have ample room to forage and would be able to traverse the property unimpeded by development. The future residents and commercial facilities will be provided information as to how to cohabitate with black bears in the event that bears are identified in the area. Adaptive management may become necessary if any black bear and human interactions. If the presence of black bears exists additional measures will be taken (bear proof trash cans, additional literature, education of the residents and commercial tenets, etc.)

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. (Ord. No. [94-30](#), [18-28](#))

All wetlands on the project site will be preserved.

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

The Stormwater Plan describes that development will be designed to meet all permitting

criteria to avoid any surface or ground water degradation. The irrigation withdrawals will be permitted through SFWMD to ensure no adverse ground water impacts.

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

The stormwater system will be designed to provide sufficient nutrient removal to meet or exceed SFWMD criteria.

Policy 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. (Ord. No. [00-22](#), [18-28](#))

This development is not a high-risk development that is typically associated with discharging affluent below state water quality standards.

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. (Ord. No. 18-28)

Please see Stormwater Plan.

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

Please see Stormwater Plan.

Policy 135.1.9: The County will ensure a mix of residential types and designs on a Countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map. (Ord. No. 00-22)

This policy emphasizes the importance of allowing a wide variety of housing densities and types, throughout the County. This development will provide a more compact development that provides greater preservation of the existing native areas and minimizes access to the Mullock Creek canal. This development is proximate to a mix of established and planned single-family and multifamily residential development. As proposed this development will expand the housing options and types in the area.

b) Meets this Code and other applicable County regulations or qualifies for deviations.

The proposed development will meet all applicable County regulations as shown in the Master Concept Plan with the exception of the deviations described as follows.

Deviation #1

Deviation #1 requests relief from LDC Section 34-2194 that requires buildings and structures may not be placed closer than 25ft. to a canal or to a bay or other water body or the distance required by the provisions of [chapter 6](#), article IV, pertaining to flood hazard reduction, whichever is greater to allow a zero ft. setback for a kayak launch and dock.

Justification:

This will be the only location accessing Mullock Creek which could otherwise have multiple single family docks.

Deviation #2

Deviation #2 seeks relief from LDC Section 10-291(3) that requires any residential development of more than five acres or any commercial or industrial development of more than 10 acres must provide, where practical, two or more means of ingress or egress for the development, to allow one entrance as depicted on the MCP.

Justification:

The boundary of the subject properties is unorthodox. The site is largest to the west, bound by preserve and waterways, and gets narrower to the east at U.S. 41. The frontage along U.S. 41 is about 323 linear feet. The frontage is not wide enough to provide two or more means of ingress or egress.

The proposed access shown may have a right turn in lane from U.S. 41 going southbound and a left turn in going northbound. This is dependent on the final FDOT Access Permits.

A shared access with the properties to the south is planned for the future following the development of the vacant parcel to the south. Once this property is developed, The Nest SWFL will connect the development through this parcel and fulfill the requirements of 10-291(3). The applicant received three letters of no objection with conditions from the Lee County Sheriff's Office, Lee County Public Safety, and the San Carlos Park Fire Protection and Rescue Service District. See Attached.

Deviation #3

Deviation #3 seeks relief from section 10-416(d)(3), that requires a Type D Buffer between Commercial development and a ROW/Roadway Easement to allow the 15-foot Type D buffer plantings to be clustered to allow for view sheds for the commercial building along U.S. 41. Preservation of existing native trees shall be credited toward the required landscape buffer.

Justification:

Clustering the required planting will provide view sheds that not only benefit the visibility of the commercial use but will address the traffic safety issues that are created when commercial uses are hard to see by the traveling public. Also, clustering will allow the preservation of existing Oak trees that are in key locations and ensure the continuing viability of the preserved Oak trees. Note one of the Oak trees to be preserved is depicted on the MCP at the entrance to the project.

Deviation #4

Deviation #4 requests relief from LDC Section 10-416(d) that requires a C or F type buffer between multiple family residential and commercial development to allow a 15ft. Type C buffer on the CPD/RPD tract boundary only at the location depicted on attached Exhibit A.

Justification:

There will be a minimum separation between the residential buildings and the property line of the CPD of 400ft. providing an ample separation between the principal uses. In addition, based on the requirements of LDC Section 416 – Landscape Standards both the RPD and CPD will have landscaping throughout the properties for parking areas, preserved and planted trees and the upland and wetland preserves creating additional screening between the properties.

Deviation #5

Deviation #5 requests relief from LDC Section 10-416(d) that requires a C or F type buffer between multiple family residential and commercial development to allow *the existing preserve areas to fulfill the buffer requirement* along the south property line of the CPD tract adjacent to Creekside Preserve.

Justification:

The Eagle's nest upland preserve area, a landscape blind and a 30ft. setback area between the southern commercial building and the preserve area will replace the code requirement. This alternative will more than meet the intent of the code. The Upland Preserve, and Landscape Blind are described in detail in the Bald Eagle Management Plan.

Deviation #6

Deviation #6 seeks relief from LDC Section 10-416(d)(9) requiring a 50ft. buffer for *Development abutting a natural waterway to allow the existing preserve areas to fulfill the buffer requirement.*

Justification:

The current placement of the preserves along the south and west property line provides a natural vegetative buffer and will shield the natural waterways and mangrove forests from runoff or disturbance from the planned development by acting as a physical barrier and nutrient uptake filter. The buffer provided includes mangrove wetlands, tidal wetland hardwood forests, and pine flatwoods communities which are comprised of a dense stratum of native trees and shrubs. Please see the Indigenous Habitat Management Plan for detailed descriptions of the vegetation species in these communities. The preserves are adjacent to submerged state lands and will create a larger contiguous preserved area when accounting for the submerged land and the neighboring preserve established by the neighborhood to the south.

c) Is compatible with existing and planned uses in the surrounding area;

The surrounding area is a mix of commercial and residential development. The adjacent existing and planned Commercial properties are located on U.S. 41 to the north and south of the project and across US 41. The adjacent existing and planned residential uses include a variety of residential densities and product type that are consistent with the proposed multi-family residential. There are multi-family type residential uses to the south within Creekside Preserve (approved for Multi-family type uses) and Shadow Wood Preserve (approved for 441 residential units and 100,000 SF of commercial and a 300-unit Hotel). Recent projects approved for residential multi-family and commercial includes Estero Vista located approximately one mile south of the subject property and approved for 144 multi-family units and commercial uses on a 20+/- acre site with an allowable height of four stories. Grand Bay MPD located adjacent to Estero Vista, was approved for a mix of commercial and residential uses with a maximum height of 56ft.

To the north is the Coach Light Mobile Home Park which includes approximately 178 units on its 28+/- acres and then to the north and west are single family and multi-family type developments of varying densities. The Nest property will follow this existing land use pattern with the proposed commercial property along the frontage of U.S. 41 buffering the major roadway from the proposed residential tract to the west.

The Illustrative Cross Sections demonstrate the separations and views from adjacent uses. These cross sections include the landscaping and example architectural designs of the buildings. The cross sections exhibit how the proposed project fits within the existing diverse land use pattern of the surrounding area.

As described in the following definitions that set the benchmarks for compatibility the proposed development would be similar with the immediate development to the south and along US 41. The proposed layout and landscaping minimize any perceived impacts to the properties to the north. The Mobile Home Park to the north has boat docks along its entire waterfront, a boat ramp and storage facility which would be consistent with the intensity of the subject property's proposed kayak launch, tie up dock and low intensity commercial and the pool area for the residential portion of the subject property. The single-family properties west of the Mobile Home Park also have individual boat docks with the closest residence located over 250ft. from the residential portion of the project.

Pursuant to the ETAC approved Bald Eagle Management Plan the following was agreed to as long as the eagle nest is active:

"The CPD Schedule of Uses was revised by eliminating Automobile Service Station and vehicle drive throughs, and outdoor recreational facilities/uses will be limited to passive and active recreational and educational activities including hiking, nature trails and nonmotorized water vessel use. This schedule is incorporated into the overall rezoning of the property and limits the intensity of noise producing activity for the entire tract. In addition, since the rear building is located at the edge of the 330' radius the following limitations will

apply until such time as the nest is deemed lost: The rear building's business operating hours will be limited to open one hour before sunrise and closed one hour after sunset. Additionally, no outdoor sound system will be installed and a south facing open air patio will not be built."

This adds another layer of minimizing perceived impacts as long as the eagle's nest remains.

Considering the definition of Compatible in the LDC:

Compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

And the Planning industry standard definition:

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The applicant is sensitive to the impacts the development may have to the surrounding area which is why they have proposed the following:

The LDC does not require a buffer along Mullock Creek canal since it is not a natural waterway. However, the applicant is proposing landscaping and a pedestrian pathway along the waterfront. The landscaping along the CPD waterfront will have a minimum of 4 four native canopy trees and 25 native shrubs per 100 linear ft. The landscaping along the RPD waterfront will have a minimum of 3 three native canopy trees and 25 native shrubs per 100 linear ft. The waterfront pathway will connect the RPD and CPD. The landscape material will be met through existing native vegetation located on either side of the pathway. The planted landscape trees shall be a minimum of 12ft in height at planting and the shrubs shall be a minimum of 3gal. at planting. The trees may be clustered to create a hammock type look with appropriate spacing. The shrubs may be clustered to allow flexibility in the design.

Please note that the parking areas will be required to have a mid-height hedge to block headlights.

See Cross section exhibits of the waterfront landscaping and pathway, and adjacent properties' view sheds.

d) Will provide access sufficient to support the proposed development intensity;

The proposed development will have a single access along U.S. 41 dedicated to ingress and egress as shown on the Master Plan. A left turn lane on U.S. 41 will be provided as well as a left in turn lane. A traffic study has also been completed to fully analyze the impact of the development on the local transportation in infrastructure. A future frontage connection is

planned to connect and provide a second access to the south. The applicant has coordinated with FDOT and LDOT on the future access and turn lanes.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

The traffic impact study will assess any required improvements, the project will be consistent with any existing County regulations and conditions. According to the Traffic Impact Statement provided by JMB transportation engineering Inc., the development will not have a significant or negative impact upon the surrounding road network. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the RPD/CPD.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

All wetlands on the project site will be preserved. The proposed development will protect and enhance the existing jurisdictional wetlands and accommodate historic flows as depicted on the Stormwater Plan. In addition, there are 1.74 acres of delineated wetlands on-site. These wetland JD lines have been established and agreed to by SFWMD. In addition to the wetlands that will be preserved, the project will also set aside 3.01 +/- acres of upland in proximity to the wetlands and within the eagle's nest area. These development conditions will ensure protection of the environmentally critical areas within and adjacent to the subject property. On-site wetlands will be enhanced through exotic removal, monitoring, and routine maintenance. The on-site wetlands will benefit from the project.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The Nest will be served by urban services as defined in the Lee Plan, including utilities, municipal water, sewer as well as provide the required stormwater quality and quantity. Availability Letters have been provided by the service providers.



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

REVISED October 2022

Project Name: The Nest SWFL

Request: Rezone from: AG-2 To: RPD/CPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

The project is separated into a residential planned development and commercial planned development. The RPD will consist of 62 multifamily living units, and typical accessory uses.

The CPD will consist of a maximum of 5,000 sf restaurant and 5,000 sf commercial buildings.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Matthew Slaughter, Manager

Address: 181 Carica Road

City, State, Zip: Naples, FL, 34108

Phone Number: 239-877-2040

E-mail Address: mjcslaughter@gmail.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Agnoli, Barber & Brundage, Inc.

Contact Person: Margaret Emblidge, AICP

Address: 7400 Trail Blvd, Suite 200

City, State, Zip: Naples, FL, 34108

Phone Number: 239-597-3111

Email: Emblidge@abbinc.com

2. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

PART 2 PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: STA FUND LLC

Address: 181 Carica Road

City, State, Zip: Naples FL 34108

Phone Number: _____ Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☒ Property owners list. [34-202(a)(8)]

☒ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 01/31/2020

PART 3 PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

17-46-25-00-01001.0040

18-46-25-00-00037.0010

18-46-25-00-00037.0030

18-46-25-00-00035.0000

B. Street Address of Property: 18200 S Tamiami Trail Fort Myers FL 33967

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Cattle Grazing

2. Intended uses of property are: RPD / CPD

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>15.75</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>380.7</u>	Feet		
2. Depth (average if irregular parcel):	<u>2087.6</u>	Feet		
3. Total area:	<u>685,663</u>	Square feet		
4. Frontage on road or street:	<u>325</u>	Feet on	<u>U.S. 41</u>	Street
2 nd Frontage on road or street:		Feet on		Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

- A. Gross Acres (total area within described parcel) (RPD 12, CPD 3.75)** 15.75+/- Acres
- | | | | |
|--|----------------|-------|--|
| 1. Submerged land subject to tidal influence | | Acres | |
| 2. a. Preserved freshwater wetlands | <u>0.10</u> | Acres | |
| b. Impacted wetlands | <u>0.00</u> | Acres | |
| c. Preserved saltwater wetlands | <u>1.74</u> | Acres | |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) (RPD 1.74, CPD .10) | <u>1.84+/-</u> | Acres | |
| 3. R-O-W providing access to non-residential uses | | Acres | |
| 4. Non-residential use areas ^{(1) (2)} | <u>1.84+/-</u> | Acres | |
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 1.84+/- Acres
- C. Gross residential acres. (A minus B) ⁽³⁾** 12+/- Acres
- D. Gross residential acres (by Land Use Category) (RPD)**
- | | | |
|--|--------------|-------|
| 1. a. Intensive Development – upland | | Acres |
| b. Intensive Development – preserved freshwater wetlands | | Acres |
| c. Intensive Development – impacted wetlands | | Acres |
| 2. a. Central Urban – upland | | Acres |
| b. Central Urban – preserved freshwater wetlands | | Acres |
| c. Central Urban – impacted wetlands | | Acres |
| 3. a. Urban Community or Suburban – upland | <u>10.26</u> | Acres |
| b. Urban Community or Suburban – preserved freshwater & saltwater wetlands | <u>1.74</u> | Acres |
| c. Urban Community or Suburban – impacted wetlands | <u>0.00</u> | Acres |

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

12+/- Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Urban Community

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	<u>10.26</u>	x <u>6</u> equals	<u>62</u>
	b. Total preserved freshwater/saltwater wetlands acres (from Part 4, D.)	<u>1.74</u>	x <u>1/20</u> equals	<u>0</u>
	c. Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	<u>0</u>
	d. Total Allowed Standard Units ⁽¹⁾			<u>62</u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			<u>0</u>
	b. Transferrable Dwelling Units			<u>0</u>
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			<u>62</u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

A. Commercial	Height	Total Floor Area (Square Feet)
1. Medical		
2. General Office		
3. Retail		
4. Other: <u>Restaurant</u>		
5. TOTAL FLOOR AREA		10,000
B. Industrial	Height	Total Floor Area (Square Feet)
1. Under Roof		
2. Not Under Roof		
3. TOTAL FLOOR AREA		
C. Mining	Depth	Total Acres
1. Area to be excavated		
D. Assisted Living Facilities	Height	Total Beds/Units
1. Dependent Living Units		
2. Independent Living Units		
3. TOTAL BEDS/UNITS		
E. Hotels/Motels (Room Size)	Height	Total Rental Units
1. < 425 sq. ft.		
2. 426-725 sq. ft.		
3. 725 < sq. ft.		
4. TOTAL UNITS		

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

☒ Not Applicable

Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:

 2. Quality of the effluent:

3. Expected life of the facility:
-

4. Who will operate and maintain the internal collection and treatment facilities:
-

5. Receiving bodies or other means of effluent disposal:
-

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
-

2. Current water table conditions:
-

3. Proposed rate of application:
-

4. Back-up system capacity:
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

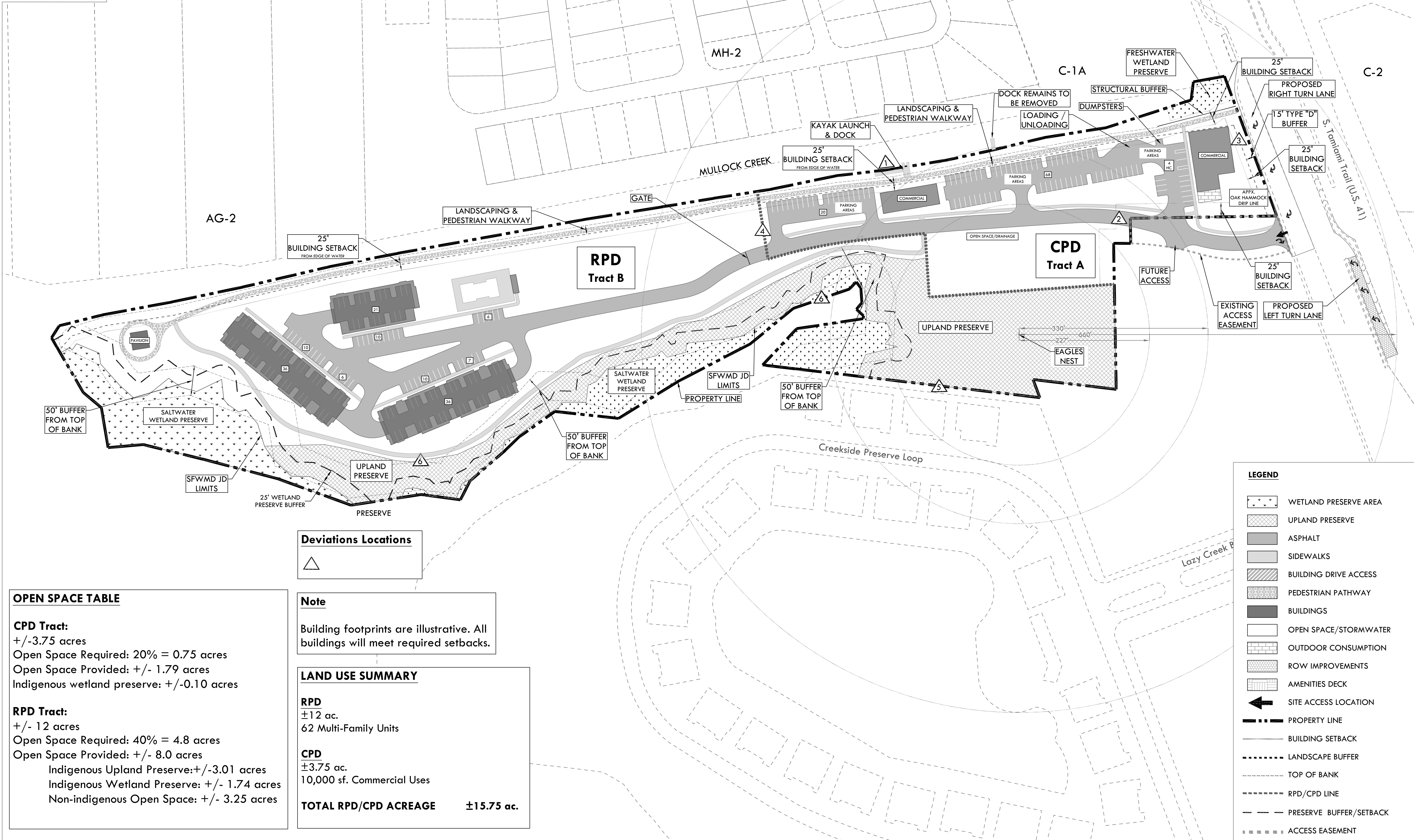
D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flow way corridors, cypress heads, natural lakes, and the restoration of impacted natural flow way corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

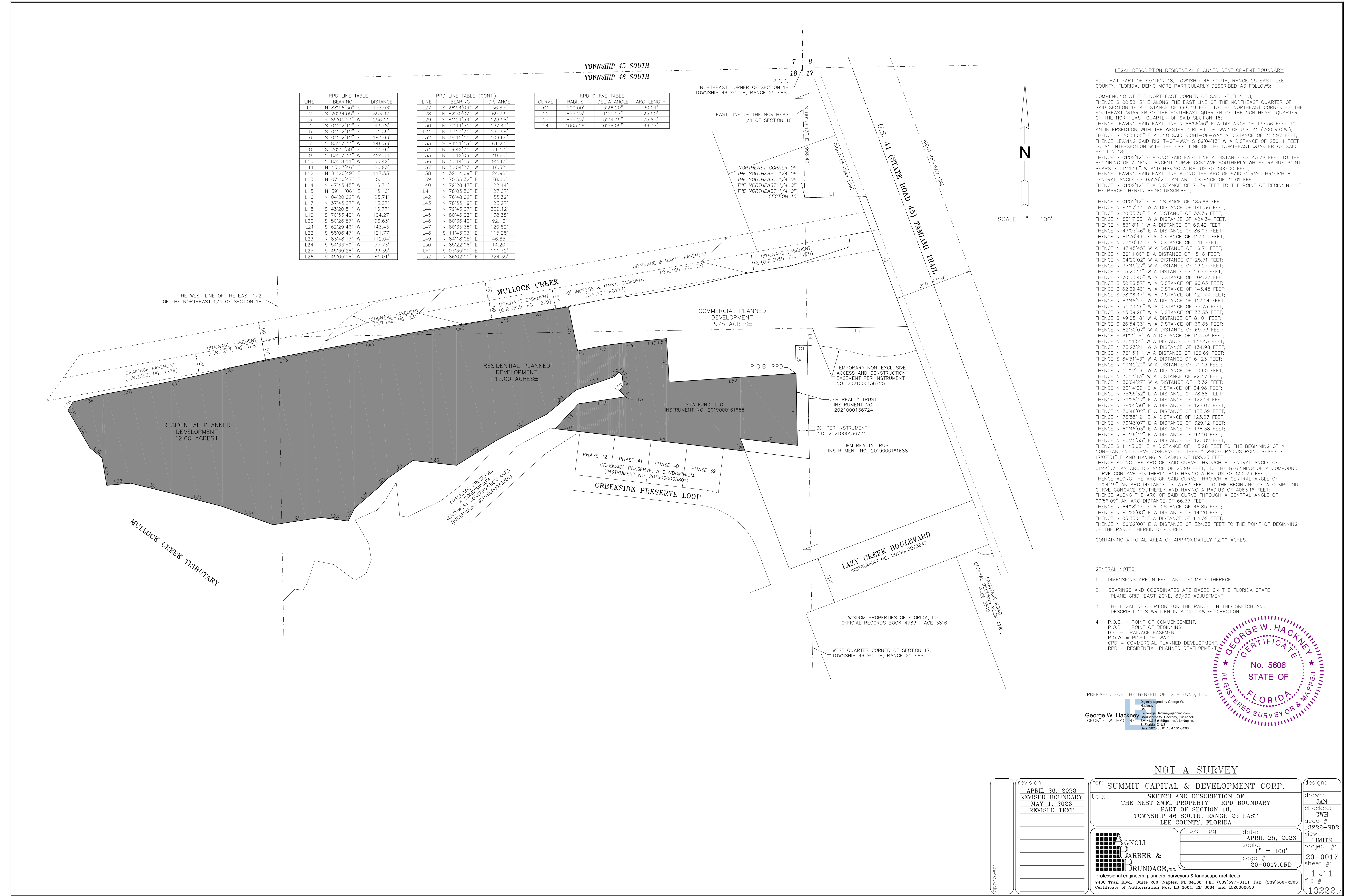
- 5. Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)] Provided**
- 6. Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)] Provided**
- E. Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)] Provided.**
- G. Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. **Flood Zone AE-EL 11**
- ☒ The minimum elevation required for the first habitable floor is 11 ft. plus 1 ft NAVD (MSL)
- H. Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☒	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☒	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☒	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3		Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3		Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☒	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☒	Environmental Assessment (if applicable) [34-941(g)(2)]
3		Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	X	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]



 AGNOLI BARBER & BRUNDAGE, inc. Professional engineers, planners, & land surveyors Certificate of Authorization No. LA 3686 and EB 3694 Callier County: 7400 Trail Blvd., Suite 200 Naples, FL 34108 Phonex (239)597-3111 Fax: (239)599-6200			
STA FUND LLC. NAPLES, FL 34108			
CLIENT NAME:			
PROJECT NAME:	THE NEST SWFL		
DRAWING TITLE:	MASTER CONCEPT PLAN		
DESIGN BY: ABB			
DRAWN BY: BLB			
CHECKED BY: .			
REVIEWED BY: .			
HORIZ. SCALE: 1" = 100'			
VERT. SCALE: NA			
DATE: SEPTEMBER 2022			
ACAD FILE NAME:	.		
ABB PROJECT #:	20-0017		
PLOT VIEW \ LAYOUT	Master Concept Plan		
SHEET	1		
OF	1		
Acad File #			



TOWNSHIP 45 SOUTH
TOWNSHIP 46 SOUTH

CPD LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°56'30" E	137.56'
L2	S 20°34'05" E	93.17'
L3	S 20°34'05" E	260.80'
L4	S 89°04'13" W	256.11'
L5	S 01°02'12" E	43.78'
L6	S 01°02'12" E	71.39'
L7	S 86°02'00" W	324.35'
L8	N 03°35'01" W	111.32'
L9	S 85°22'08" W	14.20'
L10	S 84°18'05" W	46.85'
L11	N 11°43'03" W	115.28'
L12	N 78°16'57" E	96.51'
L13	N 83°22'16" E	96.08'
L14	N 80°32'09" E	99.43'
L15	N 77°44'38" E	77.53'
L16	N 76°26'02" E	97.27'
L17	N 80°53'10" E	110.16'
L18	N 71°53'11" E	155.66'
L19	N 06°36'25" E	31.73'
L20	N 79°41'20" E	55.23'

CPD CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	500.00'	3°26'20"	30.01'
C2	4063.16'	0°56'09"	66.37'
C3	855.23'	5°04'49"	75.83'
C4	855.23'	1°44'07"	25.90'

P.O.C.
NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 46 SOUTH, RANGE 25 EAST

EAST LINE OF THE NORTHEAST
1/4 OF SECTION 18

NORTHEAST CORNER OF
THE SOUTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF
THE NORTHEAST 1/4 OF
SECTION 18

U.S. 41 (STATE ROAD 45) TAMMI TRAIL
RIGHT-OF-WAY LINE

P.O.B. CPD

DRAINAGE & MAINT. EASEMENT
(O.R.189, PG. 33)

DRAINAGE EASEMENT
(O.R.3555, PG. 1279)

50' INGRESS & MAINT. EASEMENT
(O.R.203 PG177)

DRAINAGE EASEMENT
(O.R.3555, PG. 1279)

DRAINAGE EASEMENT
(O.R.189, PG. 33)

RESIDENTIAL PLANNED
DEVELOPMENT
12.00 ACRES±

DRAINAGE EASEMENT
(O.R.257, PG. 185)

THE WEST LINE OF THE EAST 1/2
OF THE NORTHEAST 1/4 OF SECTION 18

RESIDENTIAL PLANNED
DEVELOPMENT
12.00 ACRES±

CREEKSIDE PRESERVE,
A CONDOMINIUM
NORTHWEST OBSERVATION AREA
(INSTRUMENT #2016000033801)

PHASE 42 PHASE 41 PHASE 40 PHASE 39
CREEKSIDE PRESERVE, A CONDOMINIUM
(INSTRUMENT NO. 2016000033801)

CREEKSIDE PRESERVE LOOP

STA FUND, LLC
INSTRUMENT NO. 2019000161688

JEM REALTY TRUST
INSTRUMENT NO. 2021000136724

JEM REALTY TRUST
INSTRUMENT NO. 2021000136724

JEM REALTY TRUST
INSTRUMENT NO. 2019000161688

LAZY CREEK BOULEVARD
INSTRUMENT NO. 2018000075947

WISDOM PROPERTIES OF FLORIDA, LLC
OFFICIAL RECORDS BOOK 4763, PAGE 3816

WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 46 SOUTH, RANGE 25 EAST

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT.
3. THE LEGAL DESCRIPTION FOR THE PARCEL IN THIS SKETCH AND DESCRIPTION IS WRITTEN IN A CLOCKWISE DIRECTION.
4. P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
D.E. = DRAINAGE EASEMENT.
R.O.W. = RIGHT-OF-WAY.
CPD = COMMERCIAL PLANNED DEVELOPMENT.
RPD = RESIDENTIAL PLANNED DEVELOPMENT.

LEGAL DESCRIPTION COMMERCIAL PLANNED DEVELOPMENT BOUNDARY

ALL THAT PART OF SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE S 00°58'13" E ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 18 A DISTANCE OF 988.49 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE LEAVING SAID EAST LINE N 88°56'30" E A DISTANCE OF 137.56 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (200' R.O.W.);

THENCE S 20°34'05" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 93.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 20°34'05" E A DISTANCE OF 260.80 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY S 89°04'13" W A DISTANCE OF 256.11 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE S 01°02'12" E ALONG SAID EAST LINE A DISTANCE OF 43.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 01°41'29" W AND HAVING A RADIUS OF 500.00 FEET;

THENCE LEAVING SAID EAST LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'20" AN ARC DISTANCE OF 30.01 FEET;

THENCE S 01°02'12" E A DISTANCE OF 71.39 FEET;

THENCE S 86°02'00" W A DISTANCE OF 324.35 FEET;

THENCE N 03°35'01" W A DISTANCE OF 111.32 FEET;

THENCE S 85°22'08" W A DISTANCE OF 14.20 FEET;

THENCE S 84°18'05" W A DISTANCE OF 46.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 06°01'44" E AND HAVING A RADIUS OF 4063.16 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'09" AN ARC DISTANCE OF 66.37 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 855.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'49" AN ARC DISTANCE OF 75.83 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 855.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'07" AN ARC DISTANCE OF 25.90 FEET;

THENCE N 11°43'03" W A DISTANCE OF 115.28 FEET;

THENCE N 78°16'57" E A DISTANCE OF 96.51 FEET;

THENCE N 83°22'16" E A DISTANCE OF 96.08 FEET;

THENCE N 80°32'09" E A DISTANCE OF 99.43 FEET;

THENCE N 77°44'38" E A DISTANCE OF 77.53 FEET;

THENCE N 76°26'02" E A DISTANCE OF 97.27 FEET;

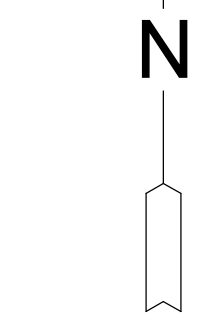
THENCE N 80°53'10" E A DISTANCE OF 110.16 FEET;

THENCE N 71°53'11" E A DISTANCE OF 155.66 FEET;

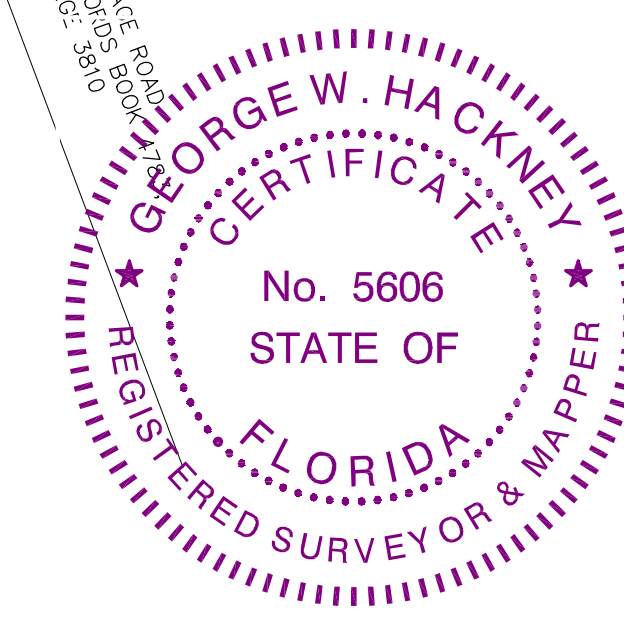
THENCE N 06°36'25" E A DISTANCE OF 31.73 FEET;

THENCE N 79°41'20" E A DISTANCE OF 55.23 FEET TO AN INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING A TOTAL AREA OF APPROXIMATELY 3.75 ACRES.



SCALE: 1" = 100'



PREPARED FOR THE BENEFIT OF: STA FUND, LLC

Digitally signed by George W. Hackney
DN: cn=George W. Hackney, o=George W. Hackney & Associates, Inc., ou=Lee County, Florida, email=george@georgehackney.com, c=US
George W. Hackney
OFFICIAL RECORDS BOOK 4763, PAGE 3816
Date: 2023.05.01 16:03:37-0400

NOT A SURVEY

revision: APRIL 26, 2023 REVISED BOUNDARY MAY 1, 2023 REVISED BOUNDARY	for: SUMMIT CAPITAL & DEVELOPMENT CORP.	design: JAN
	title: SKETCH AND DESCRIPTION OF THE NEST SWFL PROPERTY - CPD BOUNDARY PART OF SECTIONS 17 & 18, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA	checked: GWH
	bk: pg: date: APRIL 25, 2023	project #: 13222-SD1
	scale: 1" = 100'	limits: 20-0017
	cogo #: 20-0017.CRD	sheet #: 1 of 1
		file #: 13222

Professional engineers, planners, surveyors & landscape architects
7400 Trail Blvd., Suite 200, Naples, FL 34108 Ph: (239)597-3111 Fax: (239)566-2203
Certificate of Authorization Nos. LB 3664, EB 3664 and LC260000820

The Nest

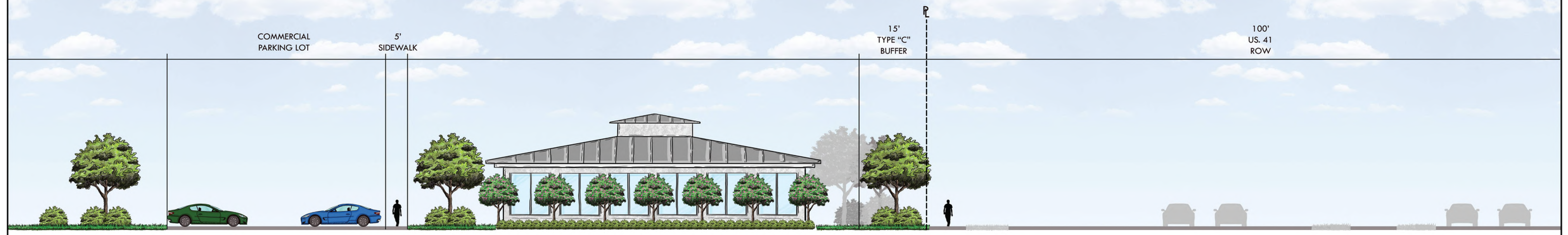
RPD / CPD Development Regulations

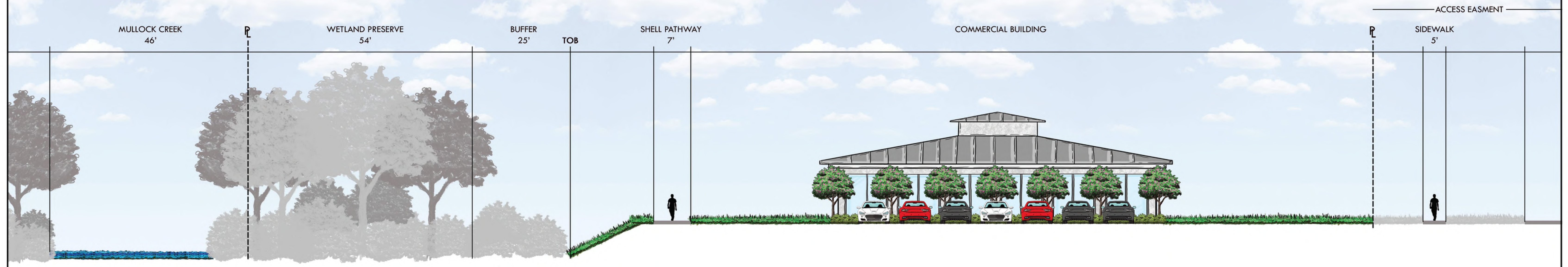
		CPD Tract A		RPD Tract B	
		Principal Uses	Accessory Uses	Principal Uses	Accessory Uses
Minimum Lot Area:		10,000 sq ft	-	12,000 sq ft	-
Minimum Lot Depth:		100 ft	-	100 ft	-
Minimum Lot Width:		100 ft	-	120 ft	-
Minimum Setbacks:	ROW	25 ft	25 ft	25 ft	25 ft
	North	25 ft - edge of water	*25 ft – edge of water	25 ft - edge of water***	25 ft - edge of water
	South	25 ft	25 ft	25 ft***	10 ft
	East	25 ft	25 ft	25 ft***	10 ft
	West	25 ft	25 ft	50 ft	25 ft
	Upland Preserve	30 ft	30 ft	25 ft	25 ft
	Wetland Preserve	25 ft	25 ft	50 ft	25 ft
Minimum Distance: between Structures:		20 ft	-	20 ft	-
Maximum Height:		35 ft	25 ft	62 ft	25 ft
Open Space:		Required 20%	Provided 20%	Required 40%	Provided 40%
Parking		**Required: Restaurant 12.5/1,000 Commercial 250/1,000		**Required: Multi-Family: 2.2/Unit	

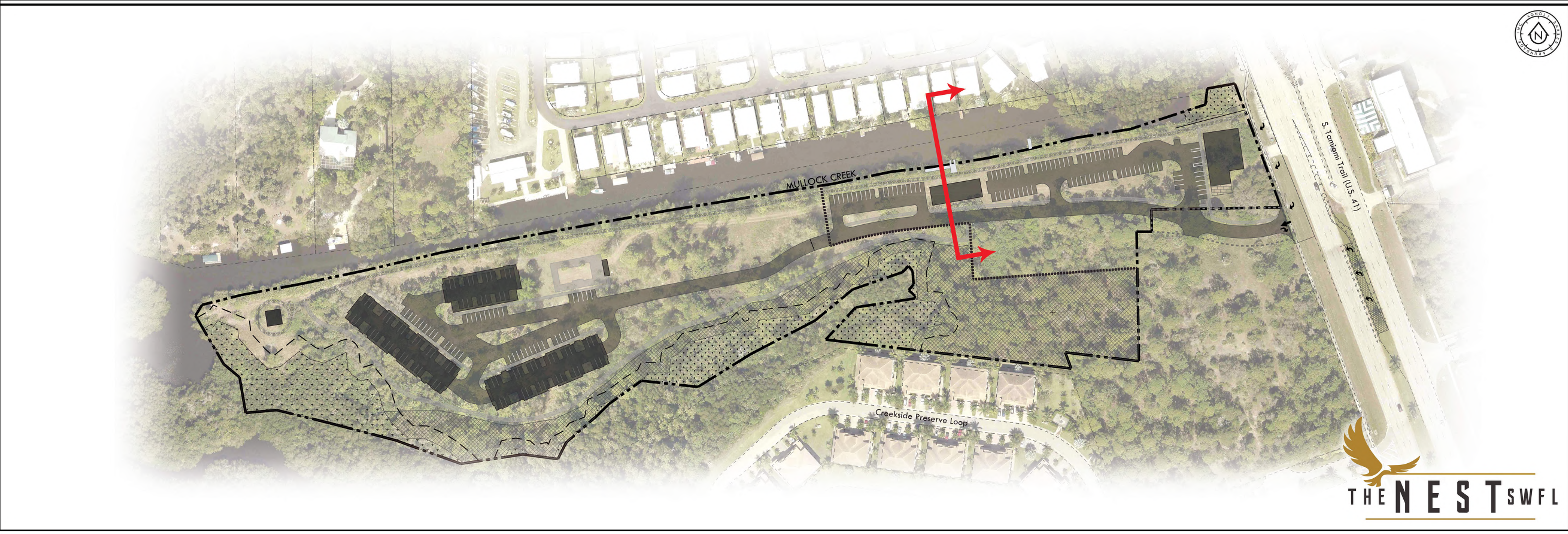
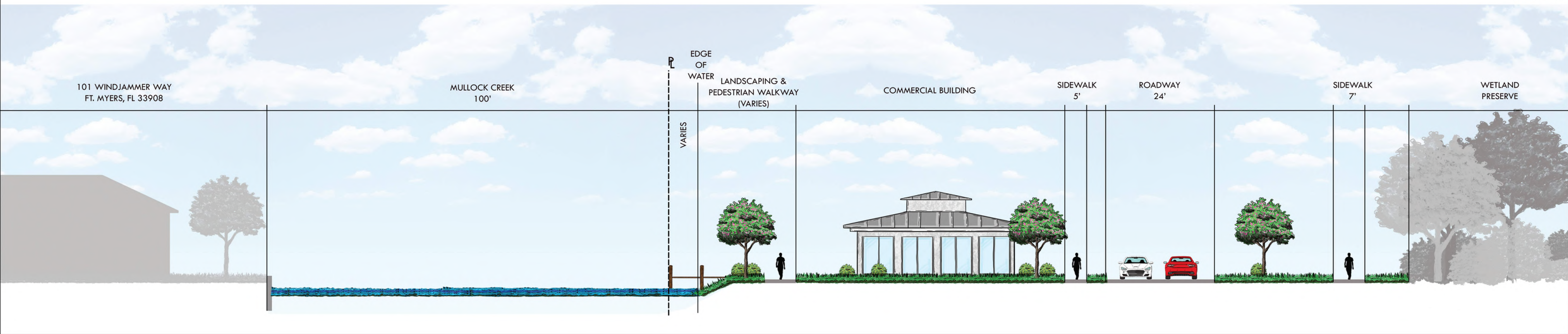
* Except as permitted per Deviation # 1

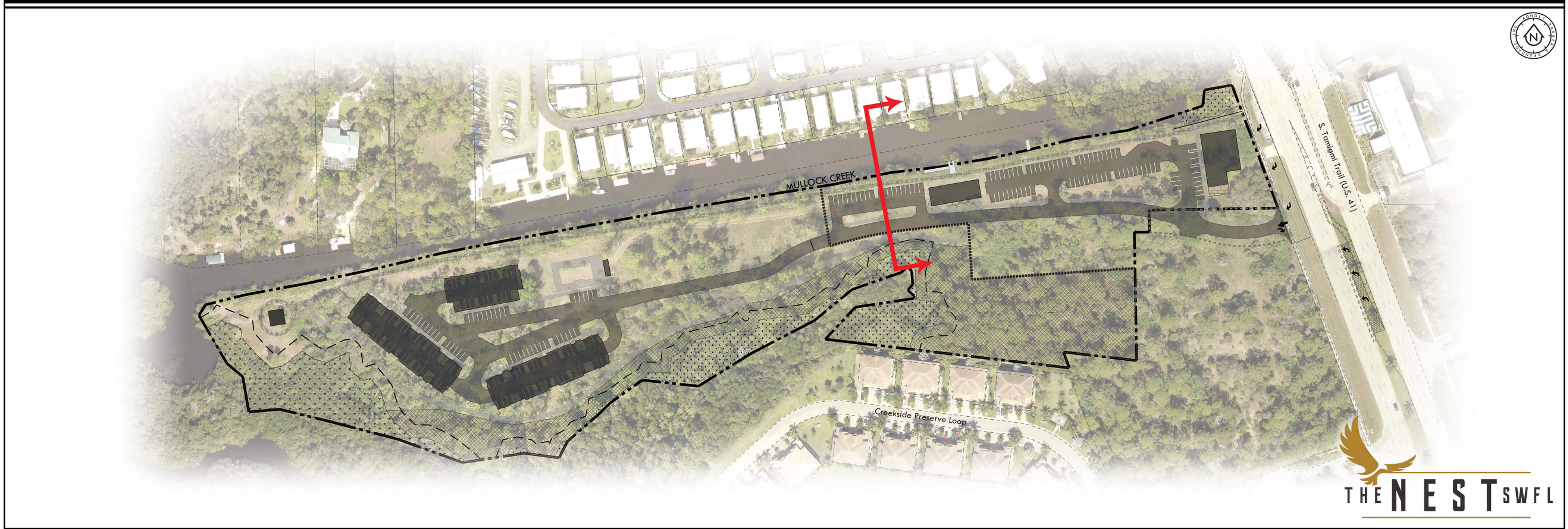
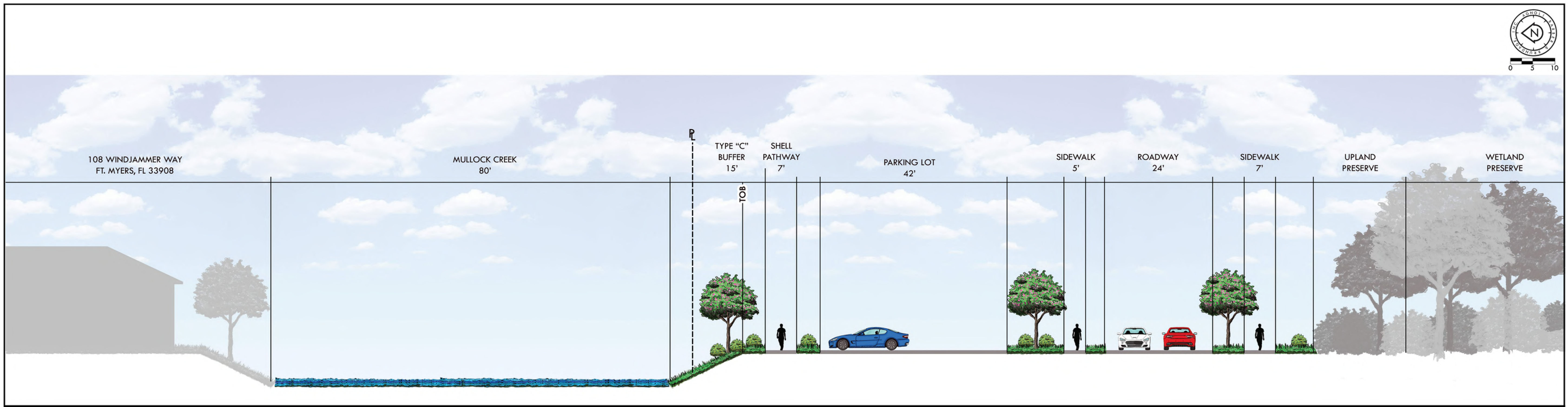
** Provided number to be determined at time of local development order.

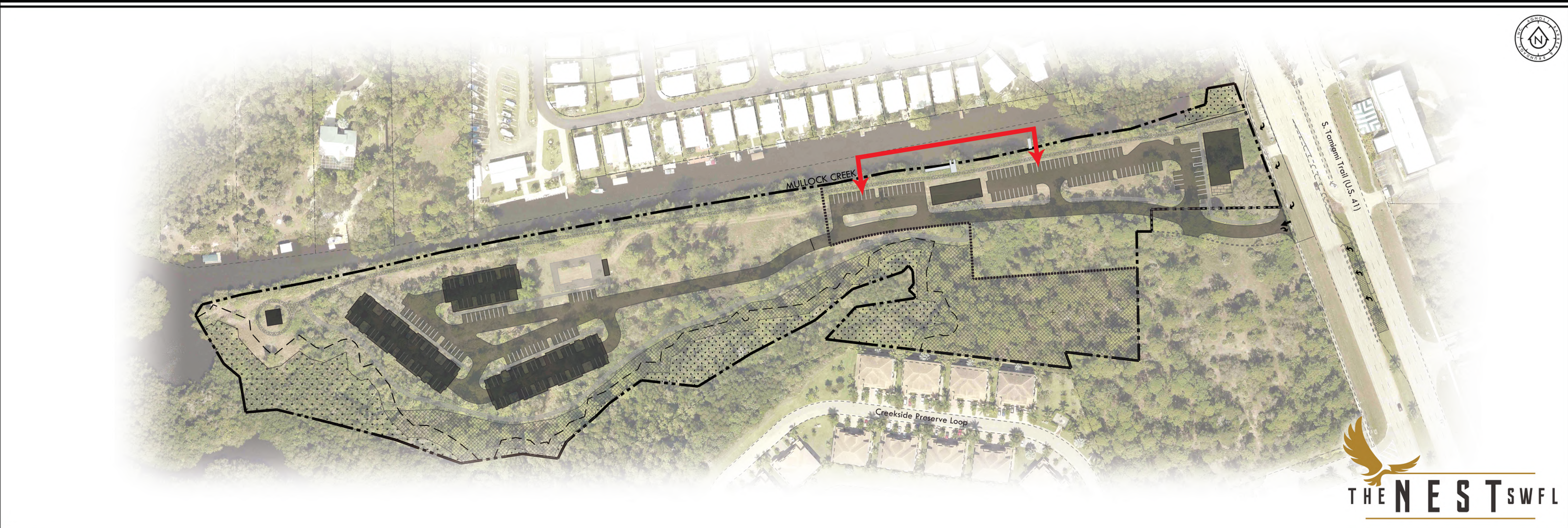
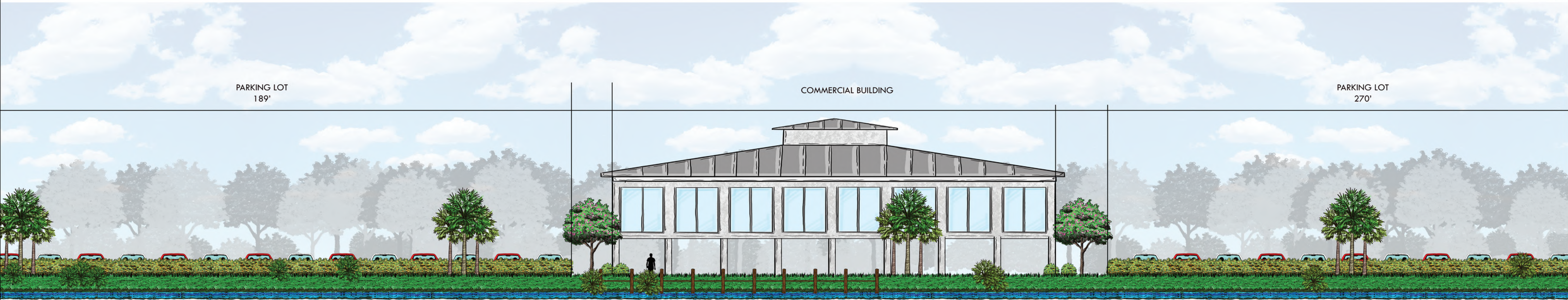
***Or half the Bldg. Height, whichever is greater.

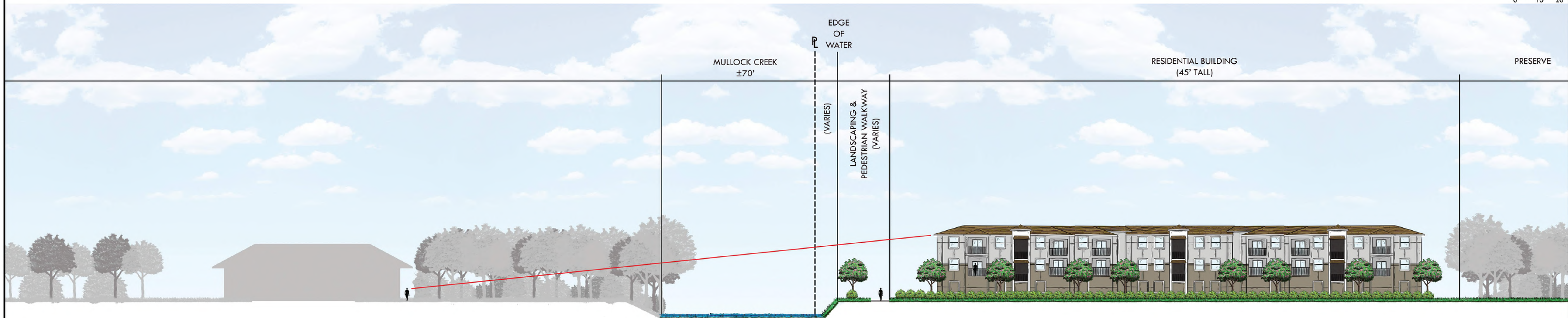


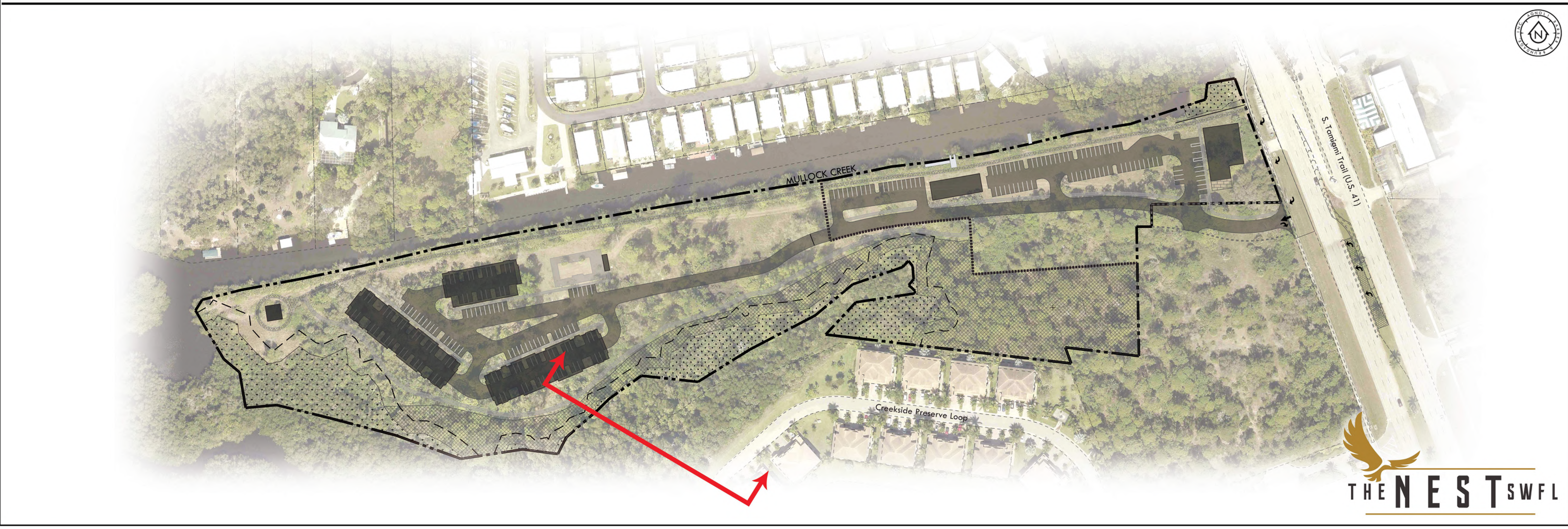
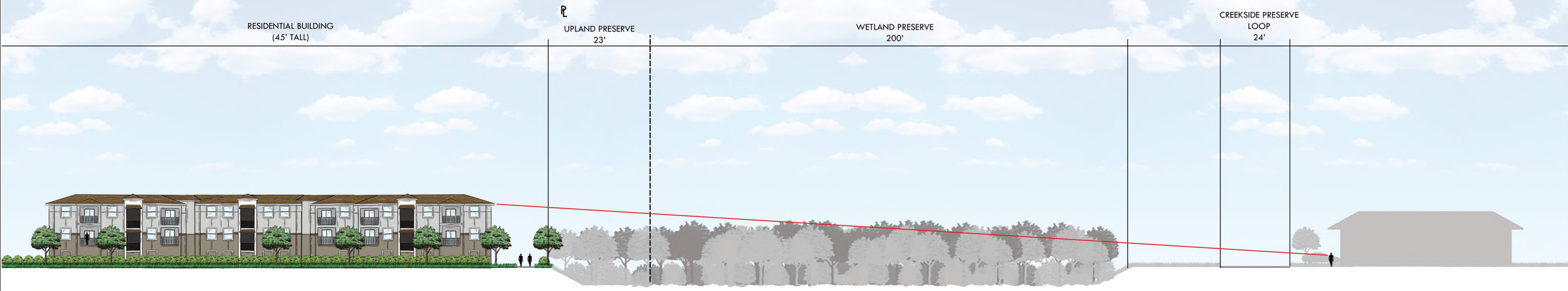


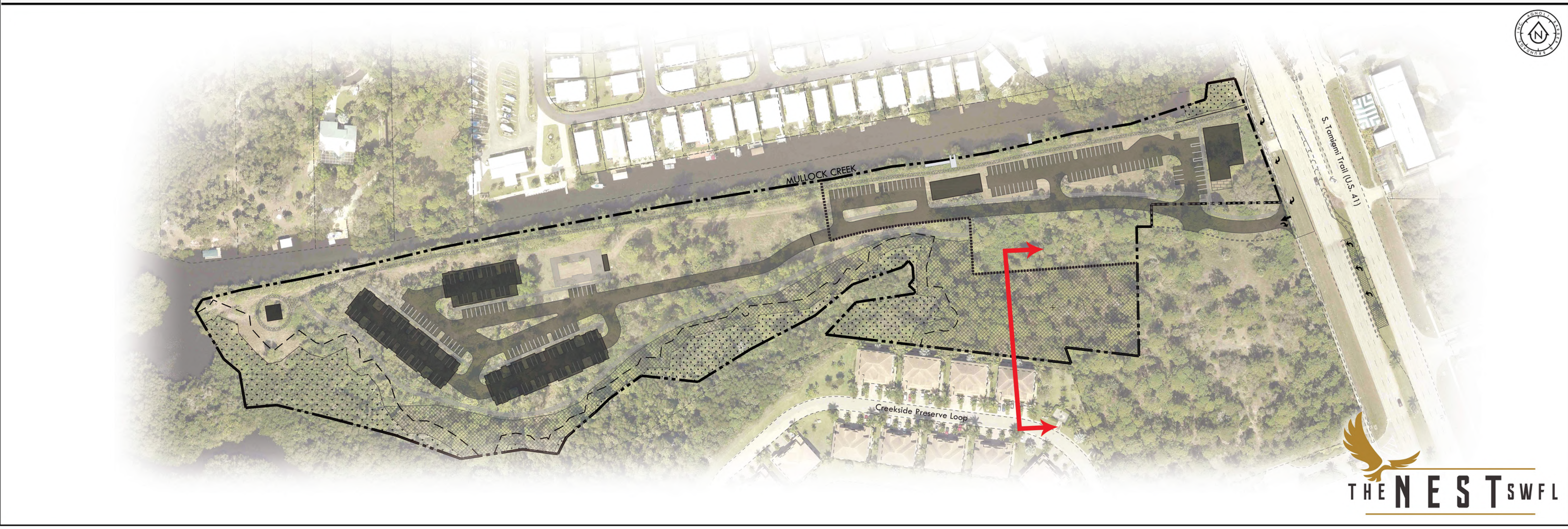


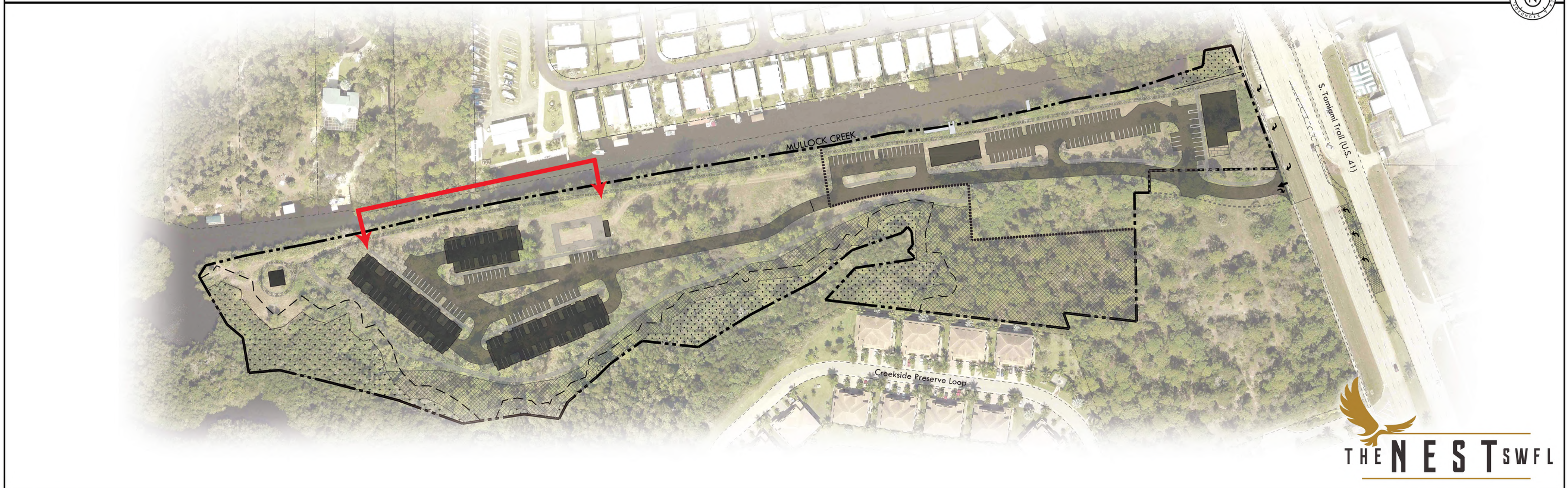
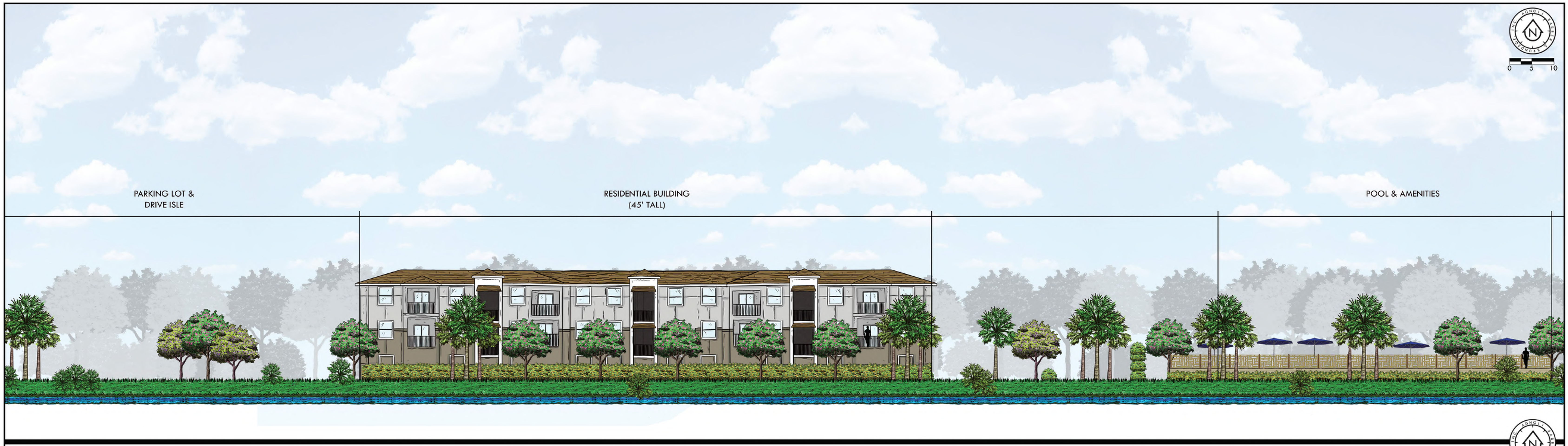












JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

**The Nest
(Lee County, Florida)**

April 21, 2023

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 200513)

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings of this report, it was determined that The Nest will not have a significant or negative impact upon the surrounding road network. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the proposed 62 multi-family dwelling units, 5,000 square feet of commercial retail/office space, 5,000 square feet of high-turnover restaurant land use and a small-scale public park, and the network will continue to operate at acceptable levels of service for project build-out traffic conditions.

Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Because the project will not cause any transportation deficiencies to occur, the Developer will not be required to fund any off-site roadway improvements/mitigation, other than the payment of road impact fees, which will be used to fund a portion of the costs of area-wide improvements as established by Lee County's CIE and Long-Range Transportation Plan (LRTP). More specifically, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by Lee County's Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

Concurrency Review

U.S. 41 (between San Carlos Boulevard and Alico Road) is classified as a six-lane divided arterial having an adopted maximum service capacity of 3,171 vph for the 100th highest hour peak direction. As concluded, that segment of U.S. 41 will have a project build-out traffic demand of 3,091 vphpd and a v/c ratio of 0.97. Therefore, this project will be consistent with the criteria of the Lee County Concurrency Management Policy.

Site Access

The project will have a direct right-in/out and left-in access to U.S. 41 which is under the jurisdiction of the Florida Department of Transportation (FDOT). Therefore, a FDOT driveway connection permit will need to be obtained prior to developing the site. The specifics of the site access improvements (e.g., ingress turn lanes, advisory signs, pavement markings, etc.) will be established with FDOT and Lee County Government as part of acquiring final development approval.

At the request of Lee County staff, an operational analysis of the site's right-in/out and left-in access on U.S. 41 was performed for the AM and PM peak hour traffic conditions for 2026 project build-out conditions. It was determined that the access will not cause any notable delay to north/south traffic flow along U.S. 41. Drivers entering the site via the left-in turn lane and exiting the site will incur delay, as is common and expected for projects accessing major arterials. *The operational analysis was performed based upon the methodologies established by the Highway Capacity Manual (HCS summary sheets are provided in the Appendix – refer to pages B1 and B2).*

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation-related impacts which may occur as a result of the proposed Eagles Nest.

Scope of Project

The Nest is a proposed mixed-use project that consists of 62 multi-family dwelling units, 10,000 square feet of commercial retail/office space and a small-scale (2 acre) public park. The site is located on the west side of U.S. 41 and south of Alico Road, within Lee County, Florida.

Access to the project will be provided via a right-in/out and left-in access on U.S. 41.

Table A
Proposed Land Use

Land Use	Size
Multi-Family Dwelling	96 units
Retail/Office	5,000 s.f.
High-Turnover Restaurant	5,000 s.f.
Public Park	2.0 +/- Acres

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that land use code Multi-Family (LUC 221), Public Park (LUC 411), Variety Store (LUC 814) and high-turnover Restaurant (LUC 932) were the most appropriate uses for estimating the project traffic. Note, the trips for all land uses were reduced to reflect a 5% internal capture, except for the Public Park that was reduced by 15% internal capture. The 15% internal capture is justified as it is a small-scale park that will not attract a significant volume of off-site patrons. It is more likely to be used by residents within a walkable distance. Trips were also adjusted to account for pass-by trips.

Table 1 of this report provides a detail of the calculations that were performed in estimating the trip generations, which have been summarized below in Table B.

Table B
Trips Computations Summary
(Summation of Table 1)

New Daily Trips Generated (ADT)	New AM Peak Hour Trips Generated (vph)	New PM Peak Hour Trips Generated (vph)
929	54	92

The report determined that the project will generate more than 100 net new trips during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "More Than 100 Trips".

Existing + Committed Roadway Conditions

U.S. 41 is a six-lane divided north/south arterial that is under the jurisdiction of the Florida Department of Transportation. Within proximity of the site, the road has a posted speed limit of 50 MPH. As set forth by the Lee County Concurrency Management Policy, U.S. 41 has an adopted performance standard of level of service LOS D and a maximum service volume capacity of 3,171 vph for the 100th highest hour peak direction.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as business, retail and medical uses. Table 2 and Figure 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by volume.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roads will be impacted by 10% or greater than its adopted level of service. Therefore, U.S. 41 is the only road that is considered to be impacted by the project.

Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the forecasted 2026 background build-out traffic volumes. The annual growth rate for all roads within the project's area of impact was established based upon historical traffic counts, but no less than 2% per year was applied, which was used to forecast future traffic conditions. Table 3 provides a detail of the existing and 2026 background traffic conditions. Table 4 reflects the 2026 background plus project traffic conditions. Table 4 describes the traffic volumes based upon the 100th highest hour peak direction demand along U.S. 41, as well as the road's level of service. As determined, U.S. 41 will continue to operate at acceptable levels of service at project build-out conditions.

Concurrency Review

U.S. 41 (between San Carlos Boulevard and Alico Road) is classified as a six-lane divided arterial having an adopted maximum service capacity of 3,171 vph for the 100th highest hour peak direction. As concluded, that segment of U.S. 41 will have a project build-out traffic demand of 3,091 vphpd and a v/c ratio of 0.97. Therefore, this project will be consistent with the criteria of the Lee County Concurrency Management Policy.

Site Access Evaluation

The project will have a direct right-in/out and left-in access to U.S. 41 which is under the jurisdiction of the Florida Department of Transportation (FDOT). Therefore, a FDOT driveway connection permit will need to be obtained prior to developing the site. The specifics of the site access improvements (e.g., ingress turn lanes, advisory signs, pavement markings, etc.) will be established with FDOT and Lee County Government as part of acquiring final development approval.

At the request of Lee County staff, an operational analysis of the site's right-in/out and left-in access on U.S. 41 was performed for the AM and PM peak hour traffic conditions for 2026 project build-out conditions. It was determined that the access will not cause any notable delay to north/south traffic flow along U.S. 41. Drivers entering the site via the left-in turn lane and exiting the site will incur delay, as is common and expected for projects accessing major arterials. *The operational analysis was performed based upon the methodologies established by the Highway Capacity Manual (HCS summary sheets are provided in the Appendix – refer to pages B1 and B2).*

APPENDIX A

Tables 1 thru 4

Figures 1 thru 3

Support Documents

APPENDIX B

Highway Capacity Manual Operational Analysis (HCS worksheets and Results)

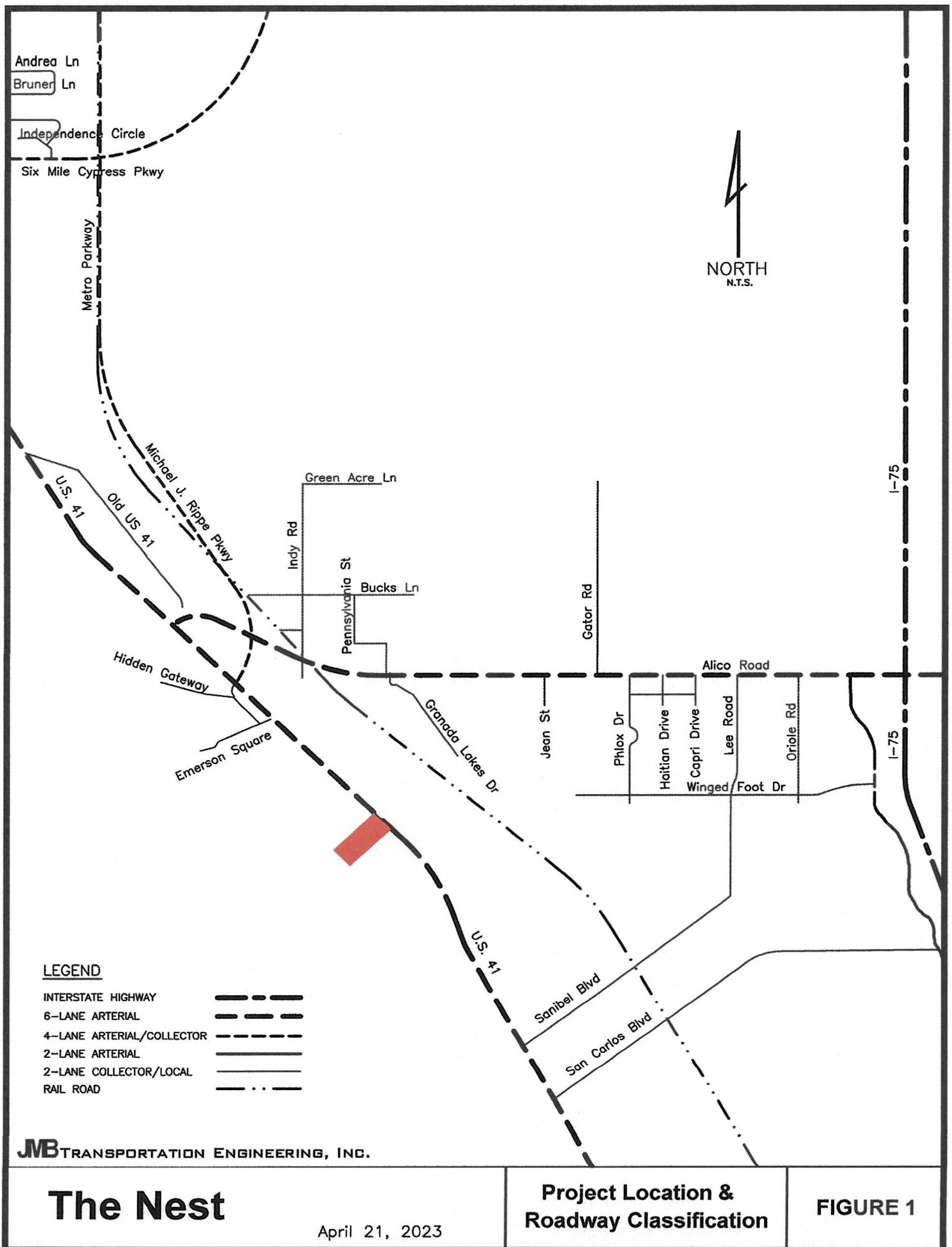


TABLE 1
(page 1 of 2)
TRIP GENERATION COMPUTATIONS
The Nest

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
221	Multi-Family (Mid-Rise)	62 Units
411	Public Park	2 Acres
814	Variety Store	5,000 s.f.
932	High-Turnover Restaurant	5,000 s.f.

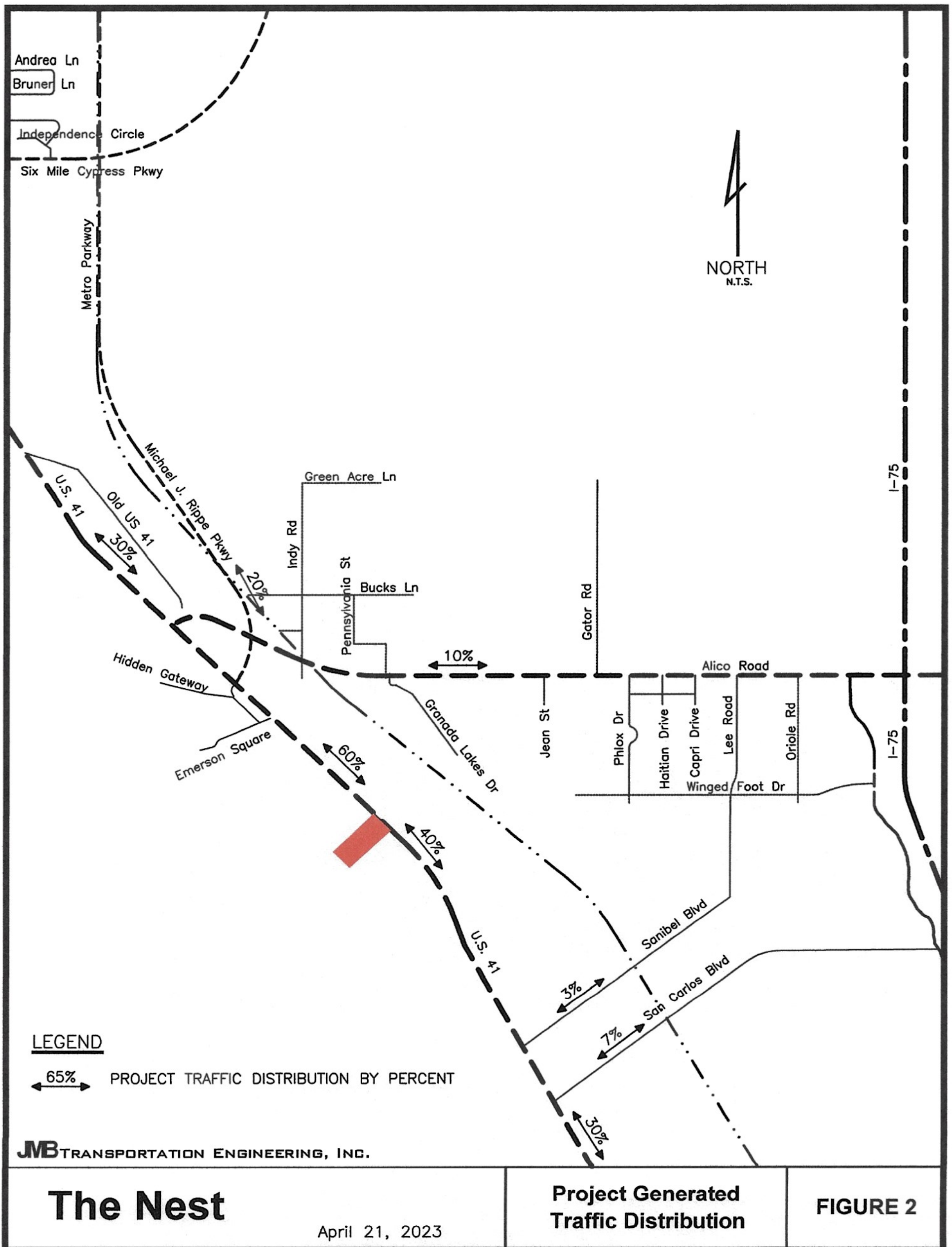
<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 221	Daily Traffic (ADT) =	$T = 4.77(X) - 46.46 =$ (5% Internal Cap. Adj)	237 ADT	
	AM Peak Hour (vph) =	$T = 0.44(X) - 11.61 =$ (5% Internal Cap. Adj)	15 vph	3 / 12 vph
		23% Enter/ 77% Exit =		
	PM Peak Hour (vph) =	$T = 0.39(X) + 0.34 =$ (5% Internal Cap. Adj)	23 vph	14 / 9 vph
LUC 411	Daily Traffic (ADT) =	$T = 0.64(X) + 88.46 =$	90 ADT	
	AM Peak Hour (vph) =	$T = 0.02(X) =$	0 vph	0 / 0 vph
		59% Enter/ 41% Exit =		
	PM Peak Hour (vph) =	$T = 0.06(X) + 22.60 =$ (15% Internal Cap. Adj)	19 ADT	11 / 9 vph
LUC 814	Daily Traffic (ADT) =	$T = 63.66(X) =$ (5% Internal Cap. Adj)	302 ADT	
	AM Adj. Peak Hour (vph) =	$T = 3.04(X) =$ (5% Internal Cap. Adj)	14 vph	8 / 6 vph
		57% Enter/ 43% Exit =		
	PM Adj. Peak Hour (vph) =	$T = 6.70(X) =$ (5% Internal Cap. Adj)	32 vph	16 / 16 vph
		51% Enter/ 49% Exit =		
	Per Lee County ADT = Pass-by = 25% ADT and 30% AM & PM		25% Daily Pass-by Rate	
			30% AM & PM Pass-by Rate	
		Pass-by Daily Traffic (ADT) =	76 ADT	
		Pass-by AM Peak Hour (vph) =	4 vph	2 / 2 vph
		Pass-by PM Peak Hour (vph) =	10 vph	5 / 5 vph
		New Daily Traffic (ADT) =	227 ADT	
		New AM Peak Hour (vph) =	10 vph	6 / 4 vph
		New PM Peak Hour (vph) =	22 vph	11 / 11 vph

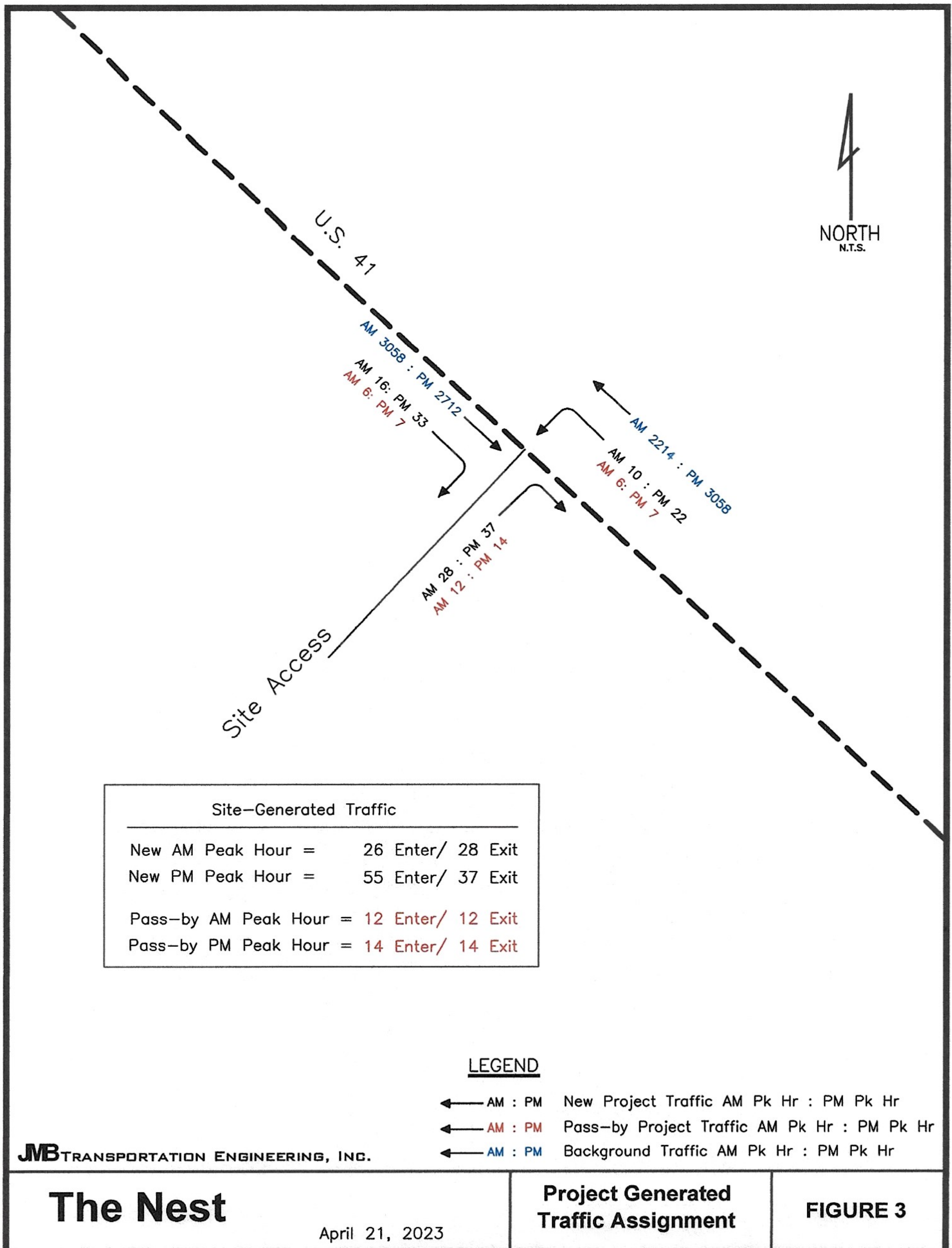
TABLE 1
(page 2 of 2)
TRIP GENERATION COMPUTATIONS
The Nest

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 932	Daily Traffic (ADT) =	$T = 107.2(X) =$	536 ADT	
	AM Peak Hour (vph) =	$T = 9.57(X) =$	48 vph	26 / 22 vph
	7-9 AM	55% Enter/ 45% Exit =		
	PM Peak Hour (vph) =	$T = 9.05(X) =$	45 vph	28 / 18 vph
	4-6 PM	61% Enter/ 39% Exit =		
<i>Pass-by Trips per ITE= 43%</i>			30% Daily Pass-by Rate	
Per Lee County ADT = Pass-by = 30% ADT and 40% AM & PM			40% AM & PM Pass-by Rate	
	Pass-by Daily Traffic (ADT) =		161 ADT	
	Pass-by AM Peak Hour (vph) =		19 vph	10 / 10 vph
	Pass-by PM Peak Hour (vph) =		18 vph	9 / 9 vph

	New Daily Traffic (ADT) =		375 ADT	
	New AM Peak Hour (vph) =		29 vph	17 / 12 vph
	New PM Peak Hour (vph) =		27 vph	19 / 9 vph

TOTALS	Daily Traffic (ADT) =		929 ADT	
	AM Peak Hour (vph) =		54 vph	26 / 28 vph
	PM Peak Hour (vph) =		92 vph	55 / 37 vph





JMB TRANSPORTATION ENGINEERING, INC.

The Nest

April 21, 2023

**Project Generated
Traffic Assignment****FIGURE 3**

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) = 55									
Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	LOS "C"		Project's Percentage Impact	Significant Impact	Adopted		
			Service Volume	Pk Direction (vphpd)			Service Volume	Pk Direction (vphpd)	
Alico Road	U.S. 41 to Dusty Road	4LD	10%	6	1980	0.3%	NO	1980	
Michael J. Rippe Pkwy	N. of Alico Rd	4LD	20%	11	1950	0.6%	NO	2040	
U.S. 41	Sanibel Blvd to Site	6LD	40%	22	2940	0.7%	NO	3171	
	Site to Alico Rd	6LD	60%	33	2940	1.1%	NO	3171	

TABLE 3
ROADWAY LINK VOLUMES

	Base Year		2021		Years of	Growth	Min.	2022		2023		2026	
	Traffic		Traffic					Peak Hour		Peak Hour		Peak Hour	
	Count	Count	Count	Count				PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction
	(ADT)	(ADT)	(ADT)	(ADT)				(VPHPD)	(VPHPD)	(VPHPD)	(VPHPD)	(VPHPD)	(VPHPD)
Sanibel Blvd to Site	33100	42800	6	4.38%	4.38%	4.38%	2576	2576	2689	2689	3058	3058	
Site to Alico Rd	33100	42800	6	4.38%	4.38%	4.38%	2576	2576	2689	2689	3058	3058	

TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

U.S. 41	2023		2023		2026		2026		LOS E		2026									
	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Peak Hour PK Direction	Service Vol.	Total Pk Hr	Peak Season	Peak Hour								
													PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction
	<u>(vphpd)</u>	<u>LOS</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>Ratio</u>	<u>LOS</u>	Build-Out Peak Hour PK Direction								
	2689	C	C	3058	D	3080	D	3171	3171	0.97	D									
Sanibel Blvd to Site	2689	C	C	3058	D	3091	D	3171	3171	0.97	D									
Site to Alico Rd																				

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

Table 21 b) 6 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	State	2LN	C	820	C	655	0.80	B	889	0.40	Future Capacity 2210 (for V/C as well)
24400	STALEY RD	TICE	ORANGE RIVER BLVD	Maj. Col	2LN	E	860	C	197	0.23	C	207	0.24	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	M. Art	2LN	E	1,060	B	315	0.30	C	445	0.42	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	M. Art	2LN	E	1,060	B	315	0.30	C	448	0.42	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	M. Art	2LN	E	1,060	D	730	0.69	E	831	0.78	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	M. Art	2LN	E	1,060	D	730	0.69	E	827	0.78	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,158	0.72	Unincorporated Lee county
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	Controlled xs	4LD	E	1,900	C	1,530	0.81	C	1,631	0.86	Unincorporated Lee county
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	Controlled xs	6LD	E	2,880	B	1,808	0.63	B	1,900	0.66	Unincorporated Lee county
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	42	0.05	C	53	0.06	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	P. Art	2LN	E	1,010	D	651	0.64	D	684	0.68	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	Maj. Col	2LN	E	860	D	602	0.70	D	633	0.74	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	P. Art	4LD	E	1,940	B	1,560	0.80	B	1,743	0.90	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	P. Art	4LD	E	1,940	B	707	0.36	B	816	0.42	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	P. Art	4LD	E	1,940	B	707	0.36	B	743	0.38	
26800	TICE ST	SR 80	ORTIZ AVE	Maj. Col	2LN	E	860	C	199	0.23	C	209	0.24	
26900	TICE ST	ORTIZ AVE	STALEY RD	Maj. Col	2LN	E	860	C	207	0.24	C	243	0.28	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	Controlled xs	4LD	E	1,980	A	1,050	0.53	A	1,288	0.65	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 In DES & ROW Progrmd
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 In DES & ROW Progrmd
30700	US 41 (CLEVELAND AVE)	SOUTH RD	BOY SCOUT RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 In DES & ROW Progrmd
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 In DES & ROW Progrmd
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	State	6LD	D	3,171	C	2,418	0.76	C	2,704	0.85	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	State	4LD	D	2,100	C	1,362	0.65	C	1,523	0.73	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	State	4LD	D	2,100	C	1,362	0.65	C	1,523	0.73	
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	State	4LD	D	2,100	C	1,577	0.75	C	1,885	0.90	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	State	6LD	D	3,171	C	2,342	0.74	C	2,616	0.82	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	State	6LD	D	3,171	C	2,294	0.72	C	2,767	0.87	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95	
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	State	6LD	D	3,171	C	3,002	0.95	F	3,356	1.06	

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SUNSHINE BLVD	S OF LEE BLVD	406		6100	7100		7500		7500		8500	
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412		10300	8300		10100		12100		14000	
TERMINAL ACCESS RD	E OF TREELINE AVE	59	23300	23500	26400				27100	28500	18400	28700
THREEOAKS PKWY	S OF CORKSCREW RD	525	18700	18800		20900	21800	25100	20800	23900		30000
THREEOAKS PKWY	N OF CORKSCREW RD	415	20200	19900								
THREEOAKS PKWY	S OF ESTERO PKWY	72		16000	16600	16500	16800	17900		21700	18000	20000
THREEOAKS PKWY	S OF ALICO RD	414	12700	13700	11800	12300	13100	14100	12300		13600	
TICE ST	W OF I 75	416			3000		3500		3800		3400	
TREELINE AVE	S OF PELICAN COLONY BLVD	62	8200	8900	9700	10800	11600	11800	13100	13700	11600	13200
TREELINE AVE	N OF AIRPORT TERMINAL	61	23800	24500	25500	23800	25000	23800	23400	22700	14600	
12 ST W	E OF GUNNERY RD	472				4100				5200		
23RD ST SW	E OF GUNNERY RD	469		10200	11000		11800	12700	13200		16400	
US 41 (SR 45)	N OF COLLIER CO LINE	23	32700	33000	33900	34800	36100	36900	32600	37200	31800	36600
US 41 (SR 45)	N OF BONITA BEACH RD	92				42600	57100		46600	49000	41500	
US 41 (SR 45)	S OF COCONUT RD	93				46100	45000	49900	48800	49400	44900	51600
US 41 (SR 45)	S OF COKSCREW RD	128									40500	
US 41 (SR 45)	S OF HICKORY DR	25		36600	37700	42500	45100	48000	50100	52100	46700	53100
US 41 (SR 45)	N OF CONSTITUTION BLVD	94				33100	34900	35400	43600	35400	39000	42800
US 41 (SR 45)	N OF ALICO RD	110									44900	
US 41 (SR 45)	S OF JAMAICA BAY BLVD	109									43000	
US 41 (SR 45)	N OF ANDREA LN	95				40000	40400		42900	44600	40600	44800
US 41 (SR 45)	N OF BRANTLEY RD	9	50700	49100	50500	52300	51800	51600	52100		49200	51600
US 41 (SR 45)	N OF BOY SCOUT DR	96				41100	44300	43600	38700	36600	33600	39900

PCS 94 - US 41 north of Constitution Blvd

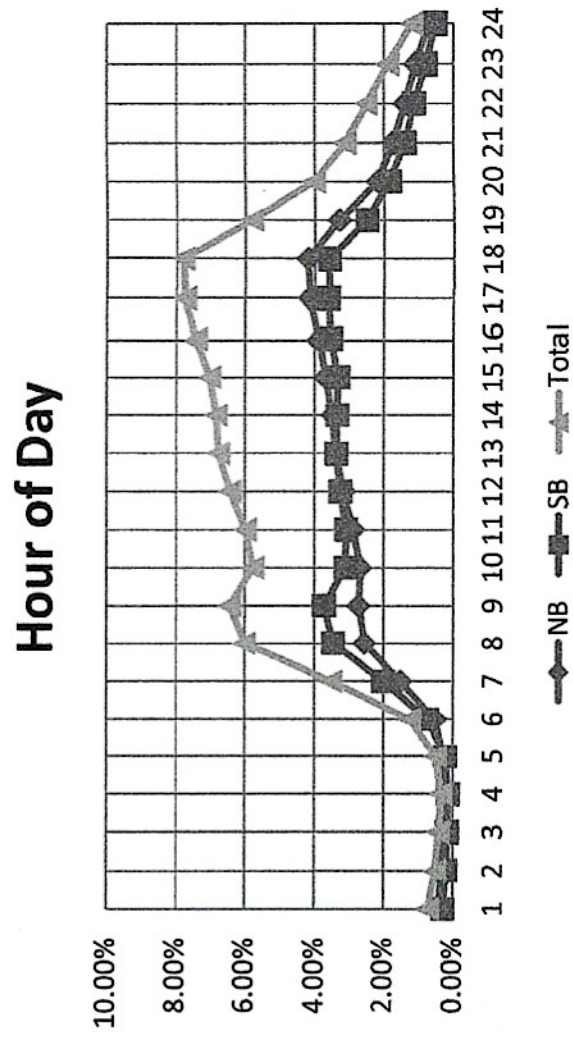
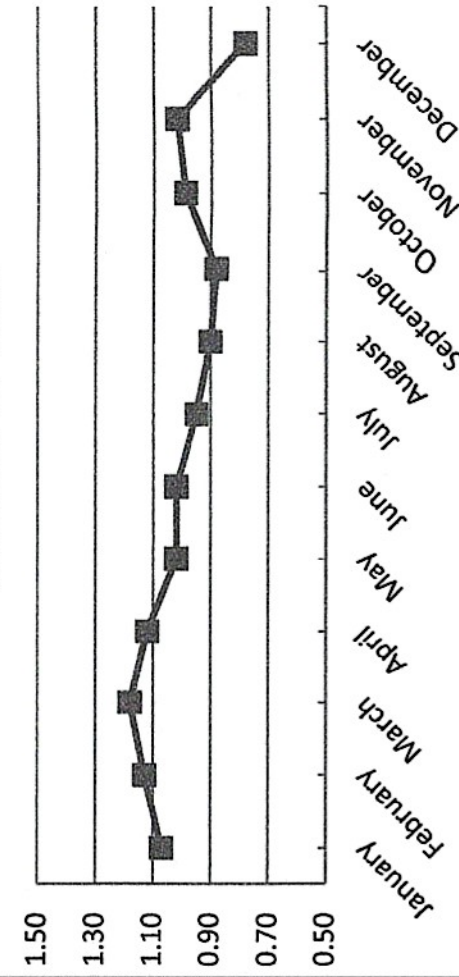
2021 AADT =

42,800 VPD

Hour	NB	SB	Total
0	0.42%	0.30%	0.72%
1	0.31%	0.20%	0.51%
2	0.25%	0.16%	0.41%
3	0.21%	0.14%	0.34%
4	0.27%	0.22%	0.49%
5	0.51%	0.73%	1.24%
6	1.52%	2.00%	3.52%
7	2.55%	3.46%	6.01%
8	2.73%	3.72%	6.45%
9	2.68%	3.10%	5.78%
10	2.90%	3.09%	5.99%
11	3.16%	3.25%	6.42%
12	3.39%	3.38%	6.77%
13	3.49%	3.35%	6.84%
14	3.69%	3.33%	7.02%
15	3.88%	3.53%	7.41%
16	4.14%	3.61%	7.74%
17	4.20%	3.58%	7.78%
18	3.31%	2.50%	5.81%
19	2.19%	1.84%	4.03%
20	1.74%	1.39%	3.13%
21	1.38%	1.12%	2.51%
22	1.09%	0.79%	1.89%
23	0.70%	0.50%	1.20%

Month of Year	Fraction
January	1.07
February	1.13
March	1.18
April	1.12
May	1.02
June	1.02
July	0.95
August	0.90
September	0.88
October	0.99
November	1.02
December	0.78

Directional Factor			
AM	PM	SB	NB
0.58	0.53		

**Month of Year**

Day of Week	Fraction
Sunday	0.68
Monday	1.04
Tuesday	1.09
Wednesday	1.08
Thursday	1.11
Friday	1.13
Saturday	0.87

Design Hour Volume		
#	Volume	Factor
5	4658	0.109
10	4592	0.107
20	4516	0.106
30	4488	0.105
50	4432	0.104
100	4284	0.100
150	4210	0.098
200	4143	0.097

HCS7 Two-Way Stop Control Report

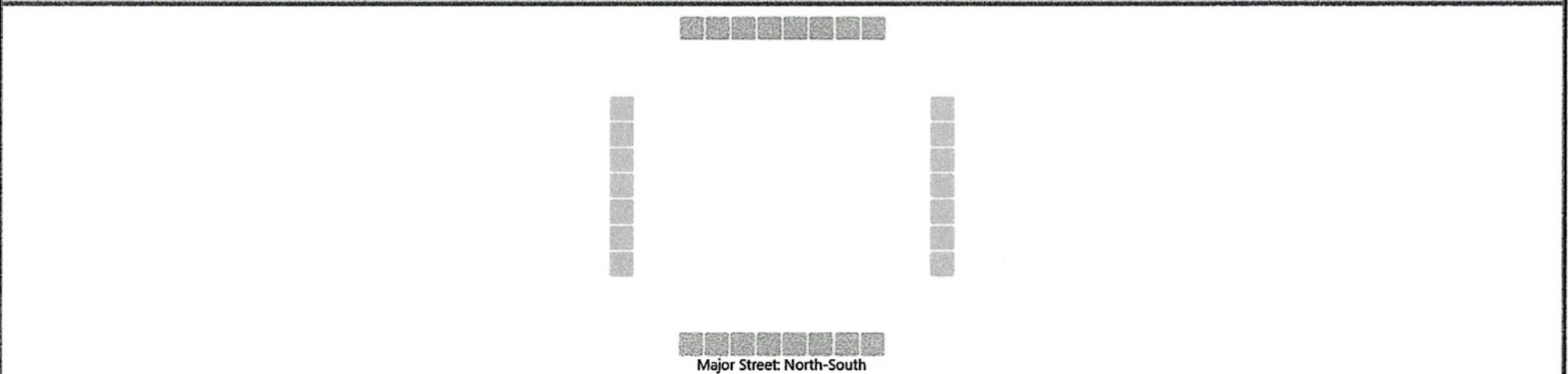
General Information

Analyst	JMB Transportation Eng
Agency/Co.	
Date Performed	4/21/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Site Access
Jurisdiction	
East/West Street	Site Access
North/South Street	U.S. 41
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	3	0	0	0	3	1
Configuration				R						L	T				T	R
Volume (veh/h)				40					0	16	2214				3058	22
Percent Heavy Vehicles (%)				0					0	0						
Proportion Time Blocked				0.000						0.000						
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1						5.3						
Critical Headway (sec)				7.10						5.30						
Base Follow-Up Headway (sec)				3.9						3.1						
Follow-Up Headway (sec)				3.90						3.10						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				42						17						
Capacity, c (veh/h)				82						29						
v/c Ratio				0.52						0.58						
95% Queue Length, Q ₉₅ (veh)				2.2						1.9						
Control Delay (s/veh)				88.9						235.7						
Level of Service (LOS)				F						F						
Approach Delay (s/veh)	88.9								1.7							
Approach LOS	F															

HCS7 Two-Way Stop Control Report

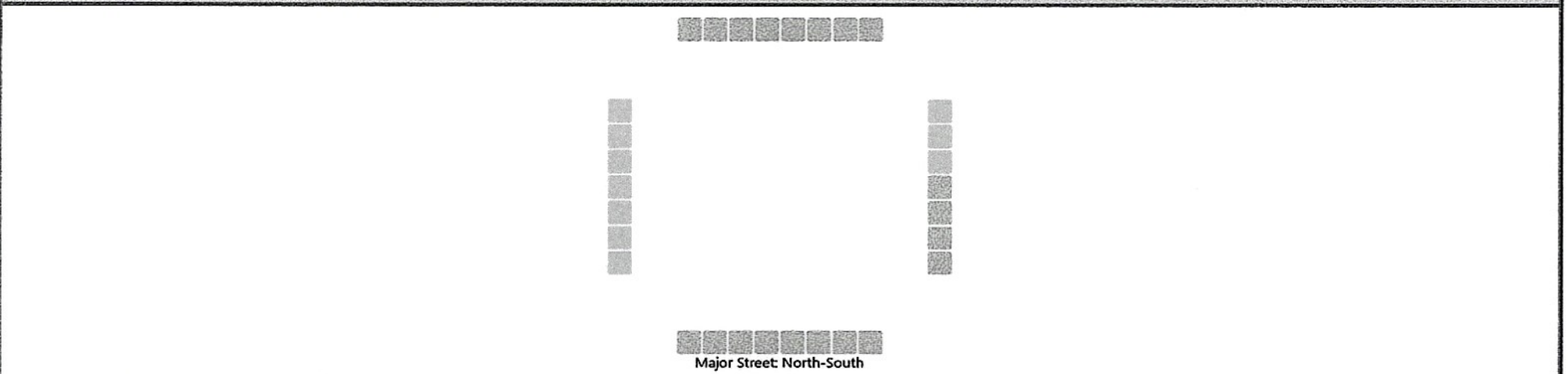
General Information

Analyst	JMB Transportation Eng
Agency/Co.	
Date Performed	4/21/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Site Access
Jurisdiction	
East/West Street	Site Access
North/South Street	U.S. 41
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	3	0	0	0	3	1
Configuration				R						L	T				T	R
Volume (veh/h)				51					0	29	3058				2712	40
Percent Heavy Vehicles (%)				0					0	0						
Proportion Time Blocked				0.000						0.000						
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1						5.3						
Critical Headway (sec)				7.10						5.30						
Base Follow-Up Headway (sec)				3.9						3.1						
Follow-Up Headway (sec)				3.90						3.10						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				54						31						
Capacity, c (veh/h)				109						44						
v/c Ratio				0.49						0.69						
95% Queue Length, Q ₉₅ (veh)				2.2						2.6						
Control Delay (s/veh)				66.9						189.2						
Level of Service (LOS)				F						F						
Approach Delay (s/veh)	66.9								1.8							
Approach LOS	F															

WISDOM PROPERTIES OF FLORIDA
9931 TREASURE CAY LN
BONITA SPRINGS FL 34135

JEM REALTY TRUST
3301 SE 22ND PL
CAPE CORAL FL 33904

STA FUND LLC
181 CARICA RD
NAPLES FL 34108

MAAS HOSPITALITY BS LLC
2231 DEL PRADO BLVD
CAPE CORAL FL 33990

18101 S TAMIAMI LLC
18101 S TAMIAMI TRL
FORT MYERS FL 33908

EAST MULLOCH DRAINAGE DIST
PO BOX 511
ESTERO FL 33928

GREENWOOD VILLAS TOWNHOME OWNE
9658 OLD MAHOGANY CT
NAPLES FL 34109

GREENWOOD VILLAS TOWNHOME OWNE
9658 OLD MAHOGANY CT
NAPLES FL 34109

STA FUND LLC
181 CARICA RD
NAPLES FL 34108

DOUGHERTY EDWARD F
PO BOX 37
ESTERO FL 33929

SHADOW WOOD PRESERVE COMM ASSN
27180 BAY LANDING DR STE 4
BONITA SPRINGS FL 34135

LAKE GENEVA GROUP LLC
402 HIGH POINT DR STE 101
COCOA FL 32926

NEARY INDUSTRIES LLC
18090/092 S TAMIAMI TRL
FORT MYERS FL 33908

BONDARENKO MICHAEL +
649 5TH AVE S
NAPLES FL 34102

HAYES PATRICK J TR
PO BOX 1117
ESTERO FL 33928

STA FUND LLC
181 CARICA RD
NAPLES FL 34108

CREEKSIDE PRESERVE COMMUNITY A
PEGASUS PROPERTY MGMT
8840 TERRENE CT # 102
BONITA SPRINGS FL 34135

CREEKSIDE PRESERVE COMMUNITY A
10541 BEN C PRATT/6 MILE
CYPRESS PKWY STE 100
FORT MYERS FL 33966

CREEKSIDE PRESERVE COMMUNITY A
PEGASUS PROPERTY MGMT
8840 TERRENE CT # 102
BONITA SPRINGS FL 34135

REDMAN JUNE & JOHN +
9468 JESSICA DR LOT#114
SEBRING FL 33870

COACH LIGHT MANOR OWNERS ASSN
125 COACH LIGHT MANOR
FORT MYERS FL 33908

WICKMAN ROBERT
18050 S TAMiami TRL #88
FORT MYERS FL 33908

SPENCER LARRY R & JOAN A
18050 S TAMiami TRL # 89
FORT MYERS FL 33908

JENNINGS THOMAS & PAMELA
7034 N OSCEOLA
CHICAGO IL 60631

ZENZ DAVID +
13820 DAGGETT PINE RD
CROSSLAKE MN 56442

KEELER ANITA +
18050 S TAMiami TRL #92
FORT MYERS FL 33908

BIRDWELL MARSHA +
36317 SE 87TH CIR
SUMMERFIELD FL 34491

CAUDILL LOVELL & OPAL
18050 S TAMiami TRL #94
FORT MYERS FL 33908

GIRARD MILDRED +
1771 DEER RUN RD
FRIENDSHIP WI 53934

KNEALE FREDERICK +
18050 S TAMiami TRL #96
FORT MYERS FL 33908

EMLEY MONTE S +
18050 S TAMiami TRL #97
FORT MYERS FL 33908

FREDS LARRY A TR
18050 S TAMiami TRL #98
FORT MYERS FL 33908

NOONAN-SMITH FAMILY TRUST
SHANNON RAE NOONAN
W352N6116 BAUERS LN
OCONOMOWOC WI 53066

TREVISION ROBIN
18050 S TAMiami TRL LOT 100
FORT MYERS FL 33908

EVANS SHIRLEE
18050 S TAMiami TRL LOT 101
FORT MYERS FL 33908

MILLER PETER +
18050 S TAMiami TRL #102
FORT MYERS FL 33908

MCCAMON JOHN +
18050 S TAMiami TRL #103
FORT MYERS FL 33908

ROLL MARGUERITE L +
18050 S TAMiami TRL LOT 104
FORT MYERS FL 33908

STRACKE GERTRUD +
37515 UNION LAKE RD
CLINTON TOWNSHIP MI 48036

NEIMEIER MICHAEL P
18050 S TAMiami TRL #106
FORT MYERS FL 33908

RICH LYNNE M +
18050 S TAMIAMI TRL # 107
FORT MYERS FL 33908

COLSON CHARLES R &
18050 S TAMIAMI TRL # 108
FORT MYERS FL 33908

ANDRZEJEWSKI LINDA
1804 NORVELL AVE
NORTH PORT FL 34286

MUNSON ARLENE C
28250 COTTONWOOD CT
CHESTERFIELD MI 48047

RAASCH WILLIAM J
18050 S TAMIAMI TRL # 111
FORT MYERS FL 33908

PHELPS EDNA C +
12976 BROOKWOOD DR
HUNTLEY IL 60142

BARHORST STEVEN +
113 WINDJAMMER WAY
FORT MYERS FL 33908

JOHNSON ERNEST W
114 WINDJAMMER WAY
FORT MYERS FL 33908

JOHNSON THOMAS M
115 WINDJAMMER WAY
FORT MYERS FL 33908

MILLER LARRY J TR
17859 ROAD 26
FORT JENNINGS OH 45844

BEECHEY KENNETH A +
397 MAPLE AVE S BOX 494
BURFORD ON N0E 1A0
CANADA

HENNE ROBERT L JR TR
18050 S TAMIAMI TR # 118
FORT MYERS FL 33908

MITCHELL WALTER B +
24300 AIRPORT RD #29
PUNTA GORDA FL 33950

EHALT FAMILY TRUST
18050 S TAMIAMI TRL #120
FORT MYERS FL 33908

TULLY EDWARD J +
6454 N NOKOMIS AVE
CHICAGO IL 60646

DOLLHAUSEN GLORIA
18050 S TAMIAMI TRL #122
FORT MYERS FL 33908

SHAW MARY A +
617 N MERIDIAN RD
VALPARAISO IN 46385

MARTIN MARY LOU +
80 WATERWORKS DRIVE
EAST ROCHESTER NY 14445

KOZLOWSKI MICHAEL F
18050 S TAMIAMI TRL LOT 125
FORT MYERS FL 33908

BUJAK GREGORY J
18050 S TAMIAMI TRL LOT 126
FORT MYERS FL 33908

WOZNIAK MARILYN L TR
121 REGENCY PKWY
LAPORTE IN 46350

DELACY STEVEN C +
3420 TIMBERLINE DR
CLYDE MI 48049

MOUNTAIN LESTER F
19551 S TAMIAMI TRL LOT 643
FORT MYERS FL 33908

REBER MARK G TR
2091 KENWOOD DR
FLINT MI 48532

MYERS NATHAN P +
PO BOX 23
PATASKALA OH 43062

FOGLE LINDA T +
18050 S TAMIAMI TRL LOT 132
FORT MYERS FL 33908

WARD JOHN DAVID +
134 LEXINGTON AVE
FORT MYERS FL 33908

DUNCAN TOMMY J +
1101 EVERGREEN DR NW
STRASBURG OH 44680

MCKINLEY HAROLD W +
18050 S TAMIAMI TRL #136
FORT MYERS FL 33908

HUNDRIESER CHARLOTTE +
18050 S TAMIAMI TRL #137
FORT MYERS FL 33908

WESTERBURG CHARLES J
18050 S TAMIAMI TRL LOT 138
FORT MYERS FL 33908

STEMEN MARJORIE R TR
18050 S TAMIAMI TRL #139
FORT MYERS FL 33908

HEDDIN BRIAN
140 PAUL REVERE PL
FORT MYERS FL 33908

HANSON LARRY JOE +
588 E 750 N
SHELBYVILLE IN 46176

WILLIAMS JOHN G +
18050 S TAMIAMI TRL # 142
FORT MYERS FL 33908

LANCASTER JAMES E +
19668 VILLA ROSA LOOP
ESTERO FL 33967

HOHENSTEIN THOMAS E +
18050 S TAMIAMI TRL #144
FORT MYERS FL 33908

STRACHAN BECKA LYNN
18050 S TAMIAMI TRL # 145
FORT MYERS FL 33908

SEGUR JAMESON T +
153 PAUL REVERE PL
FORT MYERS FL 33908

HUIRAS JOHN A +
18050 S TAMIAMI TRL LOT 154
FORT MYERS FL 33908

DRINSKI JEFFREY DALE +
18050 S TAMIAMI TRL LOT 155
FORT MYERS FL 33908

PELLEY REBECCA +
10714 HEATHER RIDGE LN
ROSCOE IL 61073

TARATSAS HELEN M +
19457 FAIRVIEW DR
MUNDELEIN IL 60060

RAMM MICHAEL J +
158 PAUL REVERE PL
FORT MYERS FL 33908

KRAIMER JAMES J TR
917 S 17TH AVE
WAUSAU WI 54401

JORDAN WAYNE TR
18050 S TAMIAMI TRL LOT 160
FORT MYERS FL 33908

MCKINLEY MARK
18050 S TAMIAMI TRL # 161
FORT MYERS FL 33908

HEIRIGS KATHLEEN +
18050 S TAMIAMI TRL UNIT 162
FORT MYERS FL 33908

MCNAMARA DAVID +
18050 S TAMIAMI TRL #163
FORT MYERS FL 33908

DAVIS JERRY +
18050 S TAMIAMI TRL #164
FORT MYERS FL 33908

SPRINGER MARSHALL D +
18050 S TAMIAMI TRL LOT 178
FORT MYERS FL 33908

EICKHOLTZ RICHARD A +
4070 LAKEWOOD CT
CLAYTON IN 46118

FORD MICHAEL
18050 S TAMIAMI TRL #180
FORT MYERS FL 33908

SHADOW WOOD COUNTRY CLUB INC
22801 OAKWILDE BLVD
BONITA SPRINGS FL 34135

SHADOW WOOD PRESERVE COMM ASSN
27180 BAY LANDING DR STE 4
BONITA SPRINGS FL 34135

CREEKSIDE PRESERVE CONDOMINIUM
10541 BEN C PRATT/6 MILE
CYPRESS PKWY STE 100
FORT MYERS FL 33966

CREEKSIDE PRESERVE CONDO
10541 BEN C PRATT/6 MILE
CYPRESS PKWY STE 100
FORT MYERS FL 33966

ZAJACK RONALD E & SHEILA M
5281 PARK RD
FORT MYERS FL 33908

ALBION JANICE TR
3301 SE 22ND PL
CAPE CORAL FL 33904

HARLEE SAMUELS
18239 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

FLATT ANTHONY
18239 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

MCQUAID MAKENZIE RAIN
18239 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

SHUGG RICHARD ALEXANDER &
18239 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

BSDV HOLDINGS LLC
692 GORDONIA RD
NAPLES FL 34108

CUMMINGS MARK L & LINDA M
18243 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

SIGNORELLI FRANCIS J
161 GUYON AVE
STATEN ISLAND NY 10306

WEYER KATHLEEN M & JOSEPH L
745 GRAND AVE APT 202
SAINT PAUL MN 55105

COLEMAN NANCY L &
52034 HICKORY RD
GRANGER IN 46530

MILLER ANDRES &
16190 CARTWRIGHT LN
NAPLES FL 34110

BURRELL KRISTYN MICHELLE
201
18247 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

RIHTARSHICH MITCHELL JOSEPH &
18247 CREEKSIDE PRESERVE LOOP 202
FORT MYERS FL 33908

MIHELICH HELMS KATHRYN LEE
54923 SHORELANE W
ELKHART IN 46514

MIRZIAI SARA
18234 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

SCHALK ANDREW EDWARD &
18234 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

BLANCHARD PAUL F JR
5341 HARBORAGE DR
FORT MYERS FL 33908

WATSON JAMES THEODORE &
65 SOUTHPOINT DR
LANCASTER NY 14086

R & T DEVELOPMENT INC
PO BOX 820462
SOUTH FLORIDA FL 33082

R & T DEVELOPMENT INC
PO BOX 820462
SOUTH FLORIDA FL 33082

BALZANO JOSEPH +
113 3RD PLACE #1
BROOKLYN NY 11231

MILLER LAURA L & JIMMY L
5908 WERK RD
CINCINNATI OH 45248

WINNING LISA E
18244 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

WALLACE MAL HEE
4647 SE 17TH PL APT 206
CAPE CORAL FL 33904

BENOIT YVES & KETTLY
UNIT 202
18244 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

HOLBROOK JESSICA LEIGH +
18252 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

DUBOIS JOSEPH A TR
5325 WILLISTON RD
WILLISTON VT 05495

BOWER DOUGLAS & LORI
18252 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

SCHIULAZ CHRISTOPHER &
18252 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

YIMIN JOSEPH M &
UNIT 101
18256 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

DREWES SARAH REBECCA
18256 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

BAGINSKI LOREN &
18256 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

CROWE SHERRI
18256 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

KAKOULES MICHAEL M + HARITINA
6975 MILITIA ST NW
CANTON OH 44718

RENFRO BETH A
18260 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

SNJ2 LLC
MICHAEL BOYKO
6316 S IRONTON CT
ENGLEWOOD CO 80111

HYTTEL JANE
202
18260 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

MASCHO STEVEN F & JUDITH C
18264 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

WILEY JEAN M
18264 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

BRIGGS ABIGAIL ANNE +
18264 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

WINKLER DENNIS FREDERICK &
330 RIDOUT ST UNIT 1603
LONDON ON N6A 0A7
CANADA

CHIC PROPERTIES LLC
1209 ORANGE ST
WILMINGTON DE 19801

BANKO WILLIAM & LINDA A
195 LAMBERT FOOTEDALE RD
MC CLELLANTOWN PA 15458

CREEKSIDE 18268 LLC
15675 MCGREGOR BLVD #19
FORT MYERS FL 33908

KERN THOMAS R & KRISTINE D
18268 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

PRINCE JEREMY &
574 BYMEDALE RD
SOUTH WOODSLEE ON N0R 1V0
CANADA

LABELLA VINCENT A &
1208 PLEASANT ST
UTICA NY 13501

FECHTMAN DAVID +
18272 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

KREAVY RONALD P &
183 SCHWARTZ RD
LANCASTER NY 14086

PERKINS MARION L & JEAN C L/E
PO BOX 2639
EAST LIVERPOOL OH 43920

CLARK JAMES A & ROBIN W
1305 MAXFLI DR
AKRON OH 44312

FOUR WISER INVESTMENTS LLC
117 CLINTON AVE
TIFFIN OH 44883

SVABIK KAREN LYNN
18276 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

WAGNER THOMAS H & ANN MARIE
8 DEERCREST CT
ELMA NY 14059

PUELO JANA E N
18280 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

SHALLOW GRIFFIN JOHN
PO BOX 2605
BONITA SPRINGS FL 34133

MORDEN THOMAS L & DEBORAH L
2330 NICHOLS ST
TRENTON MI 48183

OSHEA ROBERT J & DIANE L
18273 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

WATSON CHRISTINA & TODD
18273 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

RODRIGUEZ ANTONIO &
18273 CREEKSIDE PRESERVE LOOP #201
FORT MYERS FL 33908

BRACERO JOHN
18273 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

REGUL MICHAEL & MARIE
18269 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

COENE KATHLEEN
18269 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

MCDONALD KRISTINE & JOHN
1930 PAMMEL PARK ROAD
WINTERSET IA 50273

BUSDEKER PROPERTIES LTD
PO BOX 93
GIBSONBURG OH 43431

ELAND ALAN CHARLES
18265 CREEKSIDE PRESERVE LOOP #101
FORT MYERS FL 33908

COMBS-RICHEY CAROLE
18265 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

FERGUSON DWIGHT C +
18265 CREEKSIDE PRESERVE LOOP 201
FORT MYERS FL 33908

KRENN NICOLE +
18265 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

SMITH DEBORAH H
101
18261 CREEKSIDE PRESERVE LOOP
FORT MYERS FL 33908

FRETZ ALLEN +
18261 CREEKSIDE PRESERVE LOOP #102
FORT MYERS FL 33908

OK CUDA INVESTMENT LLC
18231 NW 16TH ST
PEMBROKE PINES FL 33029

GULESERIAN JACK A & KRISS H
18261 CREEKSIDE PRESERVE LOOP #202
FORT MYERS FL 33908

