

CPA2023-00001



Engineers, Planners & Development Consultants

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June 7, 2023

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



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

Dear Mr. Sarracino,

Please find attached a set of revised plans for the above-mentioned project per your comments dated May 19, 2023. Below are written responses to the comments.

APPLICATION MATERIALS COMMENTS

1. As previously requested, please provide a Disclosure of Interest Affidavit for parcel 08-46-25-01 00000.0010 and 17-46-25-03-00000.1000. The new affidavit provided in the resubmittal contained an incorrect STRAP number, and only one additional STRAP was provided.

Response: The application has been revised to omit parcel 08-46-25-01 00000.0010 and 17-46-25-03-00000.1000.

2. As previously requested, please provide correspondence with the Bureau of Historic Preservation regarding the search of the Florida Master Site File.

Response: Please see the email from Bureau of Historical Preservation, previously submitted

3. Please include the total number of dwelling units that would be allowed with the proposed change on page one of the application.

Response: The application has been updated

4. Please note that the requested amendments to Table I(b) will not accommodate residential development to the full area of the proposed map amendment.

Response: The request has been revised to only include 8 parcels.

LEGAL REVIEW COMMENTS

5. As previously requested, please provide a certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must

be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category. This information is also needed to verify the acreage.

Response: Please see revised legal sketch and description. All parcels are under one FLU category currently of Urban Community.

LEVEL OF SERVICE ANALYSIS COMMENTS

6. Level of Service correspondence with Lee County Utilities was not included in the resubmittal materials. Please include correspondence with Lee County Utilities when requesting the letter of availability.

Response: Please see request to LCU for availability.

7. Staff has concerns about the sufficiency of the letters of service availability. Please address the following comments:

a. Please clarify how the number of units on the letter from Lee County Schools was determined.

Response: Number of units determined by proposed Development number # DOS2022-00199 currently in review

b. The correspondence to service providers shows that the number of dwelling units allowed with the change were not included as part of the requests. Please provide new letters of availability with the potential number of dwelling units clearly identified in the request. Please ensure that the entire property included in the proposed amendment is included in the request for letters of availability, including the potential number of dwelling units over the entire site.

Response. The Comp Plan request has been revised to show only the limits of the 8 parcels for a total of 25.60-acres.

TRANSPORTATION ANALYSIS COMMENTS

8. The property in question falls under the Land Use Category of Urban Community, but there are currently no residential developments on it. Therefore, it is suggested that the trips generated by the maximum land use density of the proposed Central Urban category (496 dwelling units) be considered for the short-term (5 years) and long-range (2045) LOS analysis for the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory. Simply analyzing the net increased intensity would not fully capture the maximum impact of the proposed amendment, as the existing allowable density was not taken into account.

Response: The TIS has been updated to only show the 25.60 AC area with the total Units being proposed on this land (including the use of TDR's) to get up to 267 Units. The TIS has been altered to reflect the total of 267 Units within this zoned area.

9. Please ensure that the short-term (5 years) and long-range (2045) LOS analysis includes Alica Rd and Michael G. Rippe Pkwy.

Response: Please see the adjusted TIS showing the short term and long range analysis for Allico Rd and Michael G Rippe Pkwy.

10. To complete the LOS analysis, it's necessary to provide a table that displays the LOS Thresholds for different roadway segments included in the short-term (5 years) and long-range (2045). When dealing

with the LOS Thresholds of a county-maintained arterial/collector, it's recommended to use the "Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)" as a reference. Meanwhile, for the LOS Thresholds of state-maintained roadway segments, FDOT's Generalized Peak Hour Directional Volumes, Table 7 must be taken into consideration as the reference.
Response: Please see the LOS analysis on page 10 and 11 of the TIS showing the threshold and short term/long term LOS for each roadway segment. Each respective jurisdiction is using their respective source. Alico Rd and Michael G Rippe Pkwy use the lee county generalized LOS. US-41 uses the FDOT generalized LOS table 7.

11. In order to project trips for the arterial/collector maintained by the county, it is necessary to refer to Table 21b (Link-Level Service Volumes and LOS Table) provided in the 2022 Lee County Concurrency Report.

Response: The concurrency report was utilized.

ENVIRONMENTAL ANALYSIS COMMENTS

12. Please provide a topographic map depicting the property boundaries. A topographic map was not provided as part of the resubmittal.

Response: A Topographic Map exhibit has been included, please see attached.

A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact me at (239) 533-8585 if you have any questions.

Response: Acknowledged

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

Sincerely,
Quattrone & Associates, Inc.

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

Attachments:

- Revised Legal Sketch and Description
- Email from Bureau of Historic Preservation
- Revised application
- Revised variance-Map and labels
- Revised M4 Future Land Use Existing and Proposed
- Revised M5 Existing Land Use Map
- Revised M5 Narrative Description of Existing Land Uses
- Revised M6 Narrative Description of Existing Zoning (2)
- Revised M6 Zoning Land Use Map
- Revised M9 Aerial Map
- Revised M11 Lee Plan Analysis Narrative

Revised M12 Environmental Analysis
Revised M13 Historical Resources Impact Analysis
Revised M14 + M16 Public Facilities Impacts Analysis
Revised M15 TIS Zoning Report
Revised M18 State and Regional Policy Plan
Revised M19 Justification of Proposed Amendment
Revised Property Owner List
Revised Request for Letter of Availability
Revised Topographic Map

ALTA NSPS LAND TITLE SURVEY

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

DESCRIPTION OF LANDS SURVEYED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT

NCS-1105765-INDY & OPINION OF TITLE DATED FEBRUARY 8, 2023:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 0 DEGREES 59' 23" WEST 600.00' FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 89 DEGREES 00' 37" EAST 530.0' TO THE POINT OF THE BEGINNING; THENCE NORTH 0 DEGREES 59' 23" WEST 701.04 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 8 TO A POINT ON THE SOUTH LINE OF SAN CARLOS PARK, NORTHWEST ADDITION, AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13; THENCE NORTH 89 DEGREES 00' 37" EAST 470.00 FEET ALONG THE SOUTH LINE OF SAN CARLOS PARK, NORTHWEST ADDITION, TO THE NORTHWEST CORNER OF SAN CARLOS PARK, COMMERCIAL ADDITION, AS RECORDED IN PLAT BOOK 28, PAGES 18 AND 19; THENCE SOUTH 0 DEGREES 59' 23" EAST 701.04 FEET ALONG THE WEST LINE OF SAN CARLOS PARK COMMERCIAL ADDITION; THENCE SOUTH 89 DEGREES 00' 37" WEST 470.00 FEET PARALLEL WITH THE SOUTH LINE OF SAN CARLOS PARK, NORTHWEST ADDITION TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND ALSO BEING THE NORTHWEST CORNER OF SAN CARLOS PARK NORTHWEST ADDITION AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S01°02'58"E (BASIS OF BEARINGS BASED ON THE CENTERLINE SURVEY FROM S.R. 45 RIGHT-OF-WAY MAP, SECTION 12010-2503, SHEET 5, BEING N20°35'30"W) ALONG THE WEST LINE OF SAID SECTION 8 AND SAN CARLOS PARK NORTHWEST ADDITION FOR 1204.59 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1837, PAGE 3275 OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S01°02'58"E FOR 121.15 FEET TO THE SOUTHWEST CORNER OF SAID SAN CARLOS PARK NORTHWEST ADDITION; THENCE N88°57'02"E ALONG THE SOUTH LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION FOR 530.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1830, PAGE 3434 OF AFORESAID PUBLIC RECORDS; THENCE S01°02'58"E ALONG THE WEST LINE OF SAID LANDS FOR 701.04 FEET TO THE NORTH LINE OF LOT 1, SAN CARLOS CENTER AS RECORDED IN PLAT BOOK 42, PAGE 2 OF AFORESAID PUBLIC RECORDS; THENCE S69°19'18"W ALONG SAID NORTH LINE FOR 684.42 FEET INTO AFORESAID SECTION 7 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41), 153 FEET FROM THE CENTERLINE OF SURVEY; THENCE N20°35'30"W ALONG SAID RIGHT-OF-WAY LINE FOR 963.15 - FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BABCOCK ROAD EXTENSION (60 FEET WIDE); THENCE N69°24'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 459.97 FEET TO THE POINT OF BEGINNING.

* APPARENT SCRIVENER'S ERROR IN TITLE COMMITMENT, VESTING DOCUMENT O.R. 2241, PG. 0204 STATES "953.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BABCOCK ROAD EXTENSION".

PARCEL 3

PART OF LOT 1, SAN CARLOS CENTER, AS DEPICTED ON PAGE 1 OF PLAT BOOK 42, PUBLIC RECORDS OF LEE COUNTY FLORIDA.

COMBINED DESCRIPTION AS SURVEYED:

ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2351, PAGE 3155, ALSO KNOWN AS PARCEL 1; AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2241, PAGE 204, ALSO KNOWN AS PARCEL 2; PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING LOCATED IN THE SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 8; THE SOUTHWEST QUARTER OF SECTION 8; AND THE SOUTHEAST QUARTER OF SECTION 7, AS WELL AS PART OF LOT 1, SAN CARLOS CENTER, AS DEPICTED ON PAGE 1 OF PLAT BOOK 42, SAID PUBLIC RECORDS, ALL LYING IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, ALSO BEING THE NORTHWEST CORNER OF SAN CARLOS PARK NORTHWEST ADDITION AS RECORDED IN PLAT BOOK 28, PAGES 12 AND 13 SAID PUBLIC RECORDS; SAID POINT LYING NORTH 01 DEGREES 03 MINUTES 52 SECONDS WEST, 2624.95 FEET FROM THE SOUTHWEST CORNER OF SECTION 8; THENCE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALSO BEING THE WEST LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 1204.59 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1837, PAGE 3275 SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 120.32 FEET TO THE SOUTHWEST CORNER OF SAID SAN CARLOS PARK NORTHWEST ADDITION; THENCE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE SOUTH LINE OF SAID SAN CARLOS PARK NORTHWEST ADDITION, A DISTANCE OF 529.82 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1830, PAGE 3434 AND THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE CONTINUE NORTH 88 DEGREES 55 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 470.00 FEET TO THE NORTHWEST CORNER OF SAN CARLOS PARK COMMERCIAL ADDITION AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19 SAID PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SAN CARLOS PARK COMMERCIAL ADDITION AND THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 701.04 FEET TO THE NORTH LINE AND AN EXTENSION OF LOT 1, SAN CARLOS CENTER AS RECORDED IN PLAT BOOK 42, PAGE 2 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE AND THE EXTENSION THEREOF SOUTH 88 DEGREES 55 MINUTES 59 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SAN CARLOS NORTHWEST ADDITION, A DISTANCE OF 470.00 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 69 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF 404.89 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4129, PAGE 4367, SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARIES OF SAID LANDS FOR THE FOLLOWING 4 COURSES, 1.) THENCE SOUTH 20 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.76 FEET TO A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170 FEET, A DELTA ANGLE OF 30 DEGREES 18 MINUTES 33 SECONDS, BEING SUBTENDED BY A CHORD BEARING SOUTH 5 DEGREES 33 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 88.88 FEET; 2.) THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 89.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 30 DEGREES 18 MINUTES 33 SECOND, BEING SUBTENDED BY A CHORD BEARING SOUTH 05 DEGREES 33 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 67.97 FEET; 3.) THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 68.77 FEET; 4.) THENCE SOUTH 20 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 134.72 FEET; THENCE LEAVING SAID BOUNDARIES, SOUTH 69 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 260.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41), 153 FEET FROM THE CENTERLINE OF SURVEY FOR MAP SECTION 12010-2503; THENCE NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 315.37 FEET TO THE NORTHWEST CORNER OF LOT 1 SAN CARLOS CENTER, AS DEPICTED ON PAGES 1 AND 2 OF PLAT BOOK 42, SAID PUBLIC RECORDS, THENCE CONTINUE ALONG SAID RIGHT OF WAY, NORTH 69 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.00 FEET, THENCE CONTINUE ALONG SAID RIGHT OF WAY, NORTH 20 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 952.61 TO THE SOUTHERLY RIGHT OF WAY LINE OF BABCOCK ROAD EXTENSION (60 FEET WIDE); THENCE NORTH 69 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG SAID BABCOCK ROAD EXTENSION, A DISTANCE OF 460.23 FEET TO THE POINT OF BEGINNING.

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO RETRACE AND PERPETUATE THE BOUNDARIES OF THE ABOVE DESCRIBED PARCEL.
- BEARINGS & COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT); ESTABLISHED BY RTK GPS OBSERVATIONS WITH CORRECTIONS RECEIVED FROM THE FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8 IS THE BASIS OF BEARINGS WHICH BEARS S 01°03'52" E.
- ALL PHYSICAL FEATURES SHOWN HEREON WERE LOCATED IN THE FIELD, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW AS RECORDED IN FIELD BOOK: 1783, PAGES 7-11, 16-17; BOOK 1800, PAGES 53-54; BOOK 1837, PAGES 5-6; AND BOOK 1858, PAGE 03. THE LAST DAY OF FIELD WORK WAS 02-02-2023.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN SHOWN HEREON.
- UNDERGROUND ENCROACHMENTS INCLUDING FOUNDATIONS (IF ANY) WERE NOT LOCATED.
- NO WETLAND AREAS OR JURISDICTIONAL WETLANDS (IF ANY) WERE LOCATED FOR THIS SURVEY, NOR WERE ANY MARKERS FOR SUCH OBSERVED.
- NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-1105765-INDY, COMMITMENT EFFECTIVE DATE: JANUARY 7, 2022 AT 8:00 AM. SEE SUMMARY OF SCHEDULE B-II EXCEPTIONS ON THIS SHEET. AN OPINION OF TITLE BY PAUL H. FREEMAN, ATTORNEY AT LAW, DATED SEPTEMBER 1, 2022 WAS ALSO FURNISHED. A SECOND OPINION OF TITLE BY PAUL H. FREEMAN, ATTORNEY AT LAW, DATED FEBRUARY 8, 2023 WAS ALSO PROVIDED.
- ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FL.
- ALL DISTANCES, AND COORDINATES ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.

- SURVEYED PARCEL ACREAGE: PARCEL 1 - 7.56 ACRES, MORE OR LESS; PARCEL 2 - 16.05 ACRES, MORE OR LESS; PARCEL 3 - 1.99 ACRES, MORE OR LESS; TOTAL PARCEL (1, 2, & 3) - 25.60 ACRES, MORE OR LESS
- NO EVIDENCE OF RECENT EARTHWORK WAS OBSERVED ON THE SUBJECT PARCEL THIS SURVEY.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED THIS SURVEY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1105765-INDY WITH AN EFFECTIVE DATE OF JANUARY 7, 2022; AND OPINION OF TITLE DATED FEBRUARY 8, 2023. ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, AND OPINION OF TITLE OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE SURVEYED PARCEL HAS ACCESS TO PUBLIC RIGHT OF WAY VIA FREEMAN DRIVE, BABCOCK ROAD EXTENSION, AND TAMiami TRAIL (STATE ROAD 45).
- NO GAPS, GORES, OR OVERLAPS WERE OBSERVED IN THE RECORD DESCRIPTIONS DURING THE COMPLETION OF THIS SURVEY.
- THE SURVEYED PARCEL LIES ENTIRELY WITHIN ZONE AE (EL 10), PER FLOOD INSURANCE RATE MAP PANEL 12071C05776, EFFECTIVE DATE DECEMBER 7, 2018.

TITLE COMMITMENT SUMMARY OF SCHEDULE B-II EXCEPTIONS, AND SPECIAL EXCEPTIONS IN TITLE OPINIONS:

- DETECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- NOT A MATTER OF SURVEY, NOT MAPPED.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
- VISIBLE EVIDENCE OF POSSESSION WAS LOCATED AS MAPPED HEREIN.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- AFFECTS THE SUBJECT PARCEL AS MAPPED HEREIN.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
- NOT A MATTER OF SURVEY, NOT MAPPED.
- ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- NO WATER BODIES, NATURAL NOR MANMADE WERE OBSERVED ON THE SURVEYED PARCELS.
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
- NOT A MATTER OF SURVEY, NOT MAPPED.
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
- NONE KNOWN.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE
- NOT A MATTER OF SURVEY, NOT MAPPED.
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
- NOT A MATTER OF SURVEY, NOT MAPPED.
- DRAINAGE EASEMENT, GRANTED FROM COASTLAND CORPORATION OF FLORIDA TO JACK CRAFT TRUSTEE, RECORDED IN OFFICIAL RECORDS BOOK 1830, PAGE 3431 AS AFFECTED BY EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2351, PAGE 3150. - SEPTEMBER 1 OPINION OF TITLE SPECIAL EXCEPTION #1 STATES THIS HAS BEEN ABANDONED AND IS BEING TERMINATED
- EASEMENT IS BLANKET IN NATURE OVER ALL OF PARCEL 1; SEE SHEETS 2-6 FOR APPROXIMATE LOCATION OF BORROW PIT. AREA CONTAINING EVIDENCE OF BORROW PIT HAS BEEN AFFECTED BY EARTHWORK ACTIVITY. THE HATCHED AREA IS AN APPROXIMATION OF PROBABLE PIT LIMITS BASED ON CURRENT TOPOGRAPHIC EVIDENCE.
- GRANT OF UTILITY EASEMENT, GRANTED FROM ALAN C. FREEMAN TRUSTEE TO GULF UTILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2970, PAGE 520. - SEPTEMBER 1 OPINION OF TITLE SPECIAL EXCEPTION #2, FEBRUARY 8 OPINION OF TITLE SPECIAL EXCEPTION #1
- EASEMENT IS AN ENCUMBRANCE TO THE SOUTHERLY ADJOINING PARCEL, AND DOES NOT TOUCH NOR AFFECT THE SURVEYED PARCELS.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
- NOT A MATTER OF SURVEY, NOT MAPPED.
- TERMS AND CONDITIONS IN THAT CERTAIN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 12, 2002 RECORDED IN OFFICIAL RECORDS BOOK 3665, PAGE 3586 PUBLIC RECORDS OF LEE COUNTY AS TO THE PORTION OF THE PROPERTY DESCRIBED IN TAX PARCEL 08-46-25-01-00000.001B. - FEBRUARY 8 OPINION OF TITLE SPECIAL EXCEPTION #2, ALL PLOTTABLE EASEMENTS MAPPED ON SHEET 2 OF 2



LEGEND:

ALTA	= AMERICAN LAND TITLE ASSOCIATION	⊗	= AIR RELEASE VALVE
CL	= CENTERLINE	⬢	= BENCHMARK
CB	= CHORD BEARING	⬢	= GROUND EL.
CCR	= CERTIFIED CORNER RECORD	⬢	= HARD SURFACE EL
CLTF	= CHAIN LINK TYPE FENCE	⬢	= FIBER OPTIC CABLE MARKER
CMP	= CORRUGATED METAL PIPE	⬢	= FIRE HYDRANT
CONC	= CONCRETE	⬢	= IRRIGATION VALVE
COR	= CORNER	⬢	= TELEPHONE MANHOLE
(D)	= DEED / TITLE COMMITMENT DIMENSION	⬢	= SEWER VALVE
E	= EAST OR EASTING	⬢	= SIGN
ENG	= ENGINEERING	⬢	= WATER VALVE
EL	= ELEVATION (NAVD 88)	⬢	= ASPHALT
FCM	= FOUND CONCRETE MONUMENT	⬢	= CONCRETE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	⬢	= APPROXIMATE LIMITS OF BORROW PIT AS OBSERVED 06-21-22 (SEE EXCEPTION 10)
FIP	= FOUND IRON PIPE	⬢	= BARBED WIRE FENCE
FIRC	= FOUND IRON ROD AND CAP AS NOTED	⬢	= CHAIN LINK FENCE UNLESS OTHERWISE NOTED
FPK	= FOUND PARKER-KALON NAIL	⬢	= WOODS LINE
GPS	= GLOBAL POSITIONING SYSTEM		
HDS	= HIGH DENSITY POLYETHYLENE		
ID	= IDENTIFICATION		
INC	= INCORPORATED		
INST.	= INSTRUMENT		
INV.	= INVERT		
LB	= LICENSED BUSINESS		
(M)	= RIGHT OF WAY MAP DIMENSION		
N	= NORTH OR NORTHING		
NAVD 88	= NORTH AMERICAN VERTICAL DATUM OF 1988		
NO./#	= NUMBER		
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS		
O.R.	= OFFICIAL RECORD BOOK		
P.B.	= PLAT BOOK		
PG	= PAGE		
PLS	= PROFESSIONAL LAND SURVEYOR		
POB	= POINT OF BEGINNING		
POC	= POINT OF COMMENCEMENT		
PSM	= PROFESSIONAL SURVEYOR & MAPPER		
PT	= PART OF		
R/W	= RIGHT OF WAY		
RCP	= REINFORCED CONCRETE PIPE		
RTK	= REAL-TIME KINEMATIC		
SEC.	= SECTION		
SIRC	= SET 5/8" IRON ROD W/ CAP "AIM ENG LB 3114"		

INDEX OF SHEETS:

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| SHEET 1 | - DESCRIPTION, NOTES, SCHEDULE B-2 EXCEPTIONS, TITLE OPINION SPECIAL EXCEPTIONS, LOCATION MAP, LEGEND, AND CERTIFICATION |
| SHEET 2 | - BOUNDARY SURVEY DETAILS |

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION:

TO OSCAR LAND ACQUISITIONS, LLC, (NAME OF LENDER, IF KNOWN), FIRST AMERICAN TITLE INSURANCE COMPANY, AND PAUL H. FREEMAN, ATTORNEY AT LAW:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 10, 11(A), 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 02, 2023.

DATE OF PLAT OR MAP: FEBRUARY 07, 2023

SIGNED: DARREN TOWNSEND
PSM #6476



Digitally signed
by Darren
Townsend
Date:
2023.02.09
15:23:03 -05'00'

AIM Engineering & Surveying, Inc.



ALTA NSPS LAND TITLE SURVEY
PT SW 1/4, SEC. 8 & PT SE 1/4 SEC. 7

22-1441_PN 306

SECTION 7 & B

COUNTY LEE

SHEET 1

2

CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimeng.com

TOLL FREE 800-226-4569
TEL 813-939-3224
FAX 813-939-3919

CERTIFICATE OF AUTHORIZATION No. 2114

DATE 02-07-2023

CHECKED DATE 02-07-2023

DRAWN CHH

CURRY

QUATRONE & ASSOCIATES, INC.

DATE 2/9/2023 3:16:59 PM

ALTA NSPS LAND TITLE SURVEY

PT SW 1/4, SEC. 8 & PT SE 1/4 SEC. 7

22-1441_PN 306

SECTION 7 & B

COUNTY LEE

SHEET 1

2

NO.	DATE	BY	REVISIONS
1	07-28-22	CHH	COMBINED DESCRIPTION, TOPOGRAPHIC UPDATE
2	09-12-22	CHH	TOPO ON BABCOCK ROAD, OPINION OF TITLE
3	02-08-23	CHH	ADD PARCEL 3, REMOVE TOPO, NEW TITLE OPINION
4			
5			
6			
7			

NO.	DATE	BY	REVISIONS
1	07-28-22	CHH	COMBINED DESCRIPTION, TOPOGRAPHIC UPDATE
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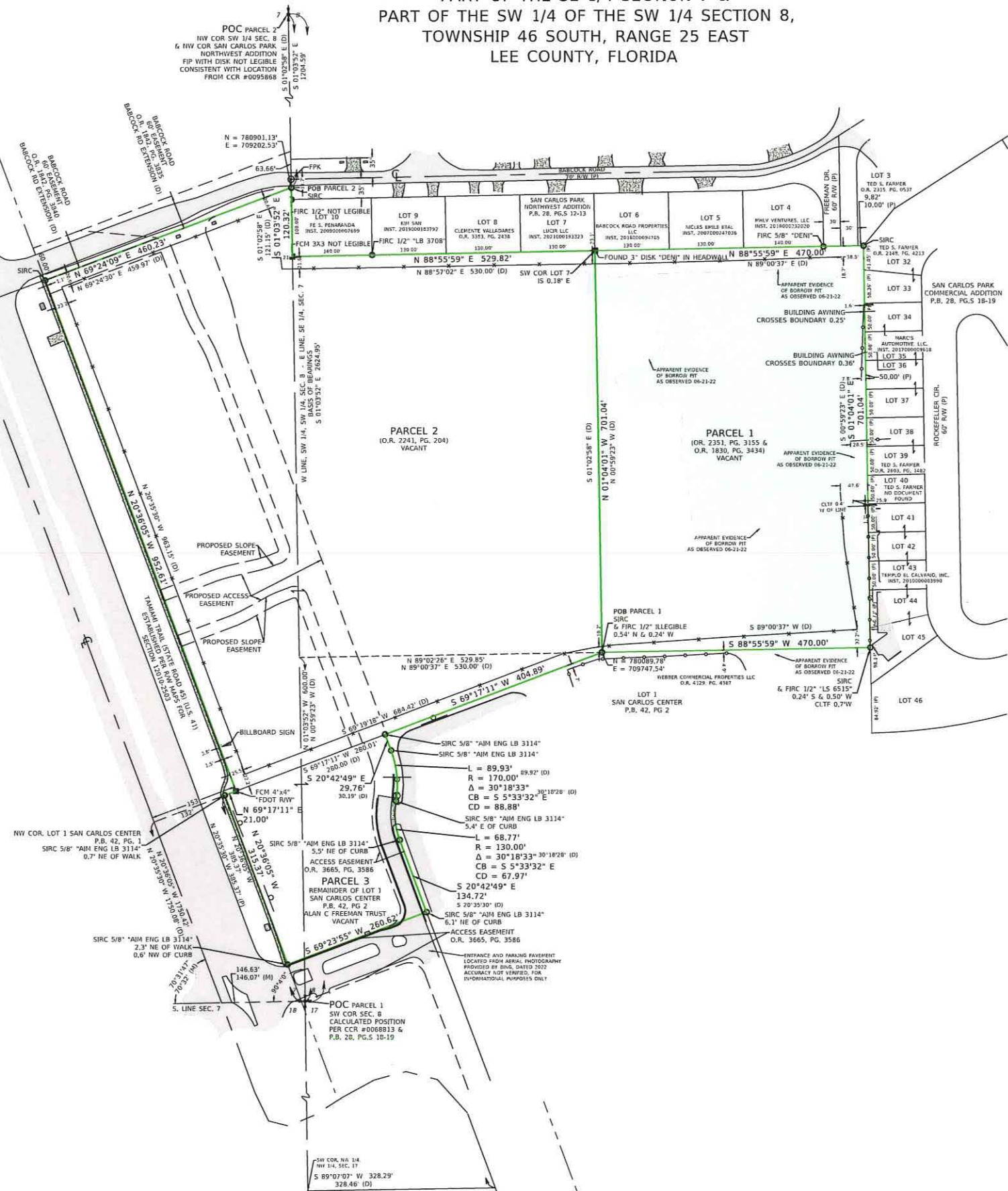
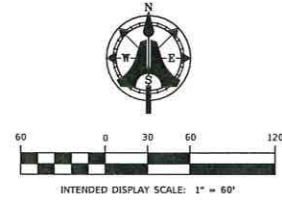
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ALTA NSPS LAND TITLE SURVEY
PART OF THE SE 1/4 SECTION 7 &
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 8,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



BOUNDARY DETAILS

ALTA NSPS LAND TITLE SURVEY PT SW 1/4 SEC. 8 & PT SE 1/4 SEC. 7		PROJECT NO. 22-1441-ALTA.DWG		SHEET 2	
COUNTY LEE		SECTION 7 & 8		RANGE 25 E	
DATE 02-07-2023					
DRAWN BY CHI					
CHECKED BY CHI					
DATE 02-07-2023					
PROJECT NAME BARCOCK & 41 ALTA					
PREPARED BY AN ENGINEERING & SURVEYING, INC.					
SEE SHEET 1					
PROFESSIONAL SURVEYOR AND MAPPER DARREN TOWNSEND					
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER.					
ANY REVISIONS, ALTERATIONS, OR ADDITIONS TO THIS SURVEY MUST BE MADE BY THE SURVEYOR AND MAPPER WITHOUT WRITTEN CONSENT BY THE ENGINEERING & SURVEYING, INC. IS PROHIBITED.					
REVISIONS					
NO.	DATE	BY	REVISIONS		
1					
2					
3					
4					
5					
6					
7					
PAGE 1793 / 1800 / 1837 / 1858					
7-11, 16-17 / 53-54 / 5-6 / 03					

AIM Engineering & Surveying, Inc.
CIVIL • SURVEY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
TOLL FREE 800-226-4569
TEL 239-332-4569
FAX 239-332-4569
WWW.AIM-ENG.COM
CERTIFICATE OF AUTHORIZATION No. 2111

QUATHRONE & ASSOCIATES, INC.
CLERK
DATE
02-07-2023
TIME
3:17:19 PM

Sharon Hrabak

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Monday, March 6, 2023 12:19 PM
To: Sharon Hrabak
Subject: RE: Babcock
Attachments: Template_102.pdf

EXTERNAL SENDER

Completed; no cultural resources detected
Kind regards,

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

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

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

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

To Whom it May Concern,

Can you please send us a list of any known historical resources located on
The properties are located 7084, 7082 Babcock Rd.; 18011 S. Tamiami Trl; 7001, 7015, 7011 Constitution Blvd
with STRAP(s): 08-46-25-00-01005.0000; 08-46-25-00-01005.0010; 08-46-25-01-00000.0010; 17-46-25-03-00000.1000; 17-46-25-00-01001.009A; 17-46-25-00-01001.009C; 07-46-25-00-00009.001A; 07-46-25-00-00010.0010
07-46-25-00-00011.0020; 08-46-25-00-01006.0000; 08-46-25-00-01007.0000; 08-46-25-00-01008.0000; 08-46-25-01-00000.001B

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.

Fort Myers, Florida 33916

P: 239-936-5222 | F: 239-936-7228

sharon@qainc.net | www.qainc.net



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Babcock Rd = US 41

Project Description: The application is requesting a map Amendment to change the 25.60-acre site from Urban Community to Central Urban.

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

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

1. **Name of Applicant:** Alan C Freeman

Address: 28120 Hunters Ridge Blvd. Suite 5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

E-mail: alan_c_freeman@yahoo.com

2. **Name of Contact:** Quattrone & Associates, Inc.

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail: permits@gainc.net

3. **Owner(s) of Record:** Alan C Freeman, Trustee (Please see additional property ownership list)

Address: 28120 Hunters Ridge Blvd, Suite 5

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-267-8888

E-mail: alan_c_freeman@yahoo.com

4. **Property Location:**

1. Site Address: 7084, 7082 Babcock Rd;

2. STRAP(s): 08-46-25-00-01005.0000; 08-46-25-00-01005.0010; 07-46-25-00-00009.001A; 07-46-25-00-00010.0010
07-46-25-00-00011.0020; 08-46-25-00-01006.0000; 08-46-25-00-01007.0000; 08-46-25-01-00000.001B

5. **Property Information:**

Total Acreage of Property: 25.60

Total Acreage Included in Request: 25.60

Total Uplands: 25.60

Total Wetlands: 0

Current Zoning: AG-2, C-1, C-2

Current Future Land Use Category(ies): Urban

Area in Each Future Land Use Category: 25.60

Existing Land Use: Urban Community

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

Residential Units/Density: 10 du/ac = 256 Commercial Intensity: 250,000 sf
Based on Maximum Total Density

Industrial Intensity: Per "LDC"

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

Residential Units/Density: 15 du/ac = 384 Commercial Intensity: 250,000 sf
Based on Maximum Total Density

Industrial Intensity: Per "LDC"

Public Facilities Impacts

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

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

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

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

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

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

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

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

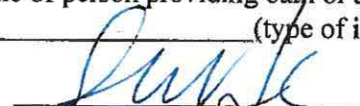
I, Paul H Freeman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

 _____
Signature of Applicant Date

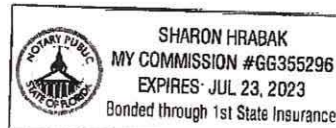
Paul H Freeman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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


Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



AFFIDAVIT

I, Alan C. Freeman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Alan C. Freeman _____
Signature of Applicant Date

Alan C. Freeman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

[Signature]
Signature of Notary Public

Sharon Hrabak
(Name typed, printed or stamped)



AFFIDAVIT

I, Devin Benjamin, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]
Signature of Applicant

Feb 6, 2023
Date

Devin Benjamin
Printed Name of Applicant

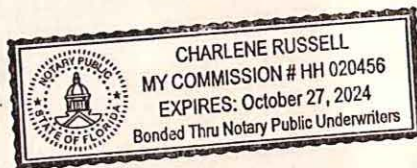
STATE OF FLORIDA
COUNTY OF LEE

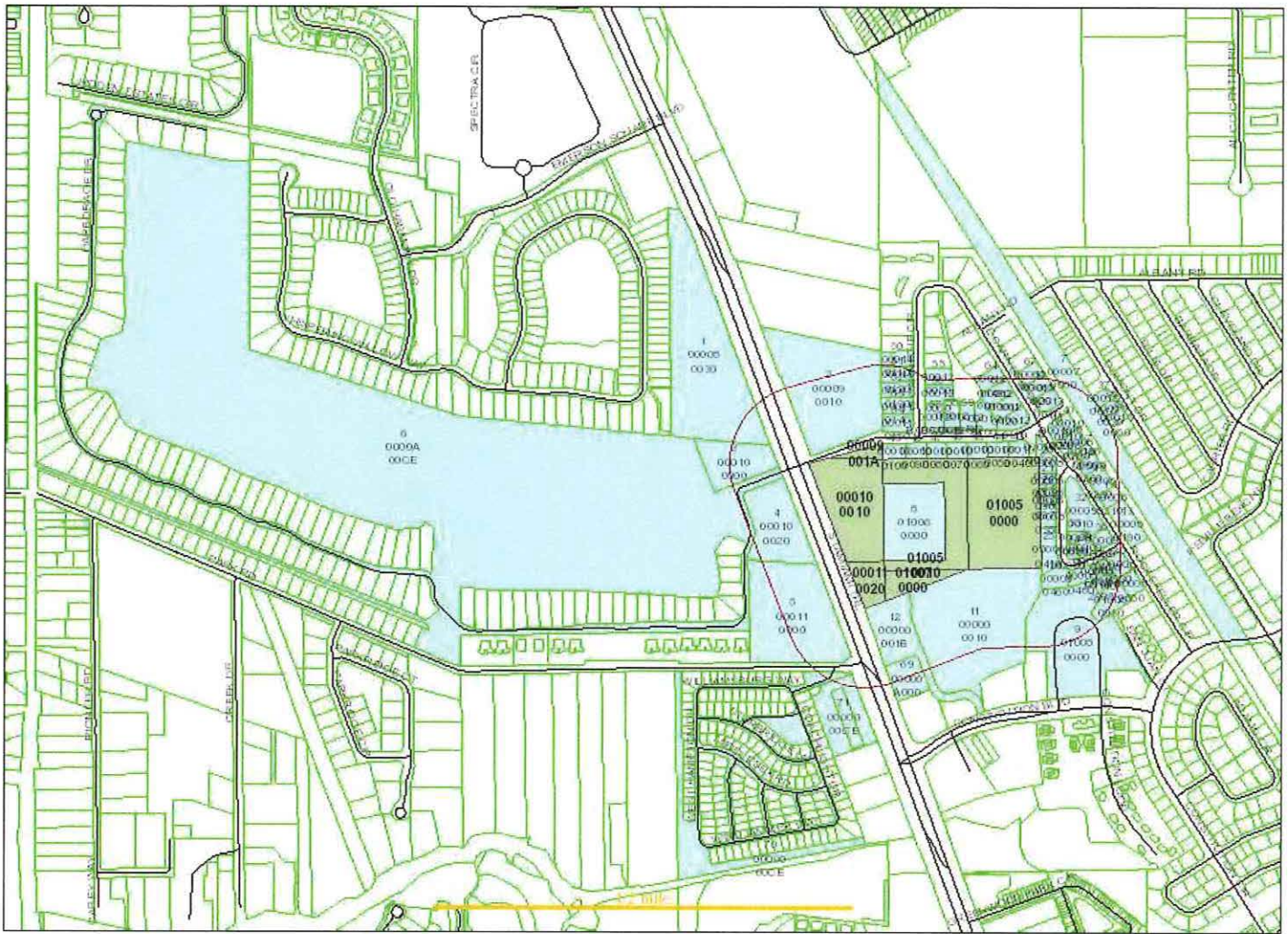
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 6 FEBRUARY 2023 (date) by

DEVIN BENJAMIN (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA IDENTITY LICENSE (type of identification) as identification.

[Signature]
Signature of Notary Public

CHARLENE DEE RUSSELL
(Name typed, printed or stamped)





Date of Report: June 05, 2023

Buffer Distance: 500 feet

Parcels Affected: 71

Subject Parcels: **07-46-25-00-00009.001A, 07-46-25-00-00010.0010, 07-46-25-00-00011.0020, 08-46-25-00-01005.0000, 08-46-25-00-01005.0010, 08-46-25-00-01007.0000**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
HARBOUR PLAZA LLC LUCIE GUERRERO 9200 CORPORATE BLVD UNIT 250 ROCKVILLE MD 20850	07-46-25-00-00008.0030 17640-680 S TAMiami TRl FORT MYERS FL 33908	PARL IN NE 1/4 OF SE 1/4 DESC OR 1857 PG 1845 + OR 2901 PG 915	1
QUAKER SOUTHWEST FLORIDA LLC 6210 OLD LAKE SHORE RD LAKE VIEW NY 14085	07-46-25-00-00009.0010 17811-890 TOY VAULT LN FORT MYERS FL 33967	PARL IN SE 1/4 AS DESC IN OR 1837 PG 3283	2
HARBORAGE LAKE COMMONS LLC 7910 SUMMERLIN LAKES DR FORT MYERS FL 33907	07-46-25-00-00010.0000 ACCESS UNDETERMINED FORT MYERS FL 33908	PARL IN S 1/2 W OF US-41 E OF HARBORAGE SUBD LESS OR 1924 PG 136	3
RIVERSIDE INVESTORS LLC 4875 PELICAN COLONY BLVD #2001 BONITA SPRINGS FL 34134	07-46-25-00-00010.0020 ACCESS UNDETERMINED FORT MYERS FL 33908	PARL IN SE 1/4 W OF US 41 AS DESC IN OR 1924 PG 136	4
RIVERSIDE INVESTORS LLC 4875 PELICAN COLONY BLVD #2001 BONITA SPRINGS FL 34134	07-46-25-00-00011.0000 ACCESS UNDETERMINED FORT MYERS FL 33908	FRM SE CORN OF SECTION S88DW FOR 218.20 FT THN N20DW 36.91 FT TO POB THN	5

		CONT N20DW 686.63 FT THN N87DW 400 FT ETC	
HARBORAGE OWNERS ASSN INC SENTRY MANAGEMENT INC 2180 WEST SR 434 SUITE 5000 LONGWOOD FL 32779	07-46-25-05-0000A.00CE 5000 HARBORAGE DR FORT MYERS FL 33908	HARBORAGE PB 38 PG 6 TRACTS A THRU D + LT 33 ADJ TR C C/E	6
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	08-46-25-00-00007.0000 RAILROAD R/W FORT MYERS FL 33967	STRIP OF LAND RR R/W RUNNING SELY ACROSS SEC.	7
FREEMAN ALAN C TR 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-00-01006.0000 ACCESS UNDETERMINED FORT MYERS FL 33967	BEG 660 FT N OF SW COR TH E 384 FT N 510 FT W 384 FT S 510 FT TO POB	8
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-00-01008.0000 ACCESS UNDETERMINED FORT MYERS FL 33967	PAR IN SEC 8 + 17 DESC OR 1269/1980 + OR1708/2343 LESS OR 2400/1319 + PT OR2720/876 + LESS OR 3505/4845	9
KUSH PARTNERS INC 16677 BOBCAT DR FORT MYERS FL 33908	08-46-25-00-01008.0010 17567 LIBERTY SQUARE CIR FORT MYERS FL 33967	PAR IN SW1/4 SEC 08 LYING S+SWLY OF A C L RR DESC OR 2720/876	10
WEBBER COMMERCIAL PROPERTIES L 6160 RIVER SHORE COURT N FORT MYERS FL 33917	08-46-25-01-00000.0010 18011 S TAMiami TRL FORT MYERS FL 33908	PAR LYING IN SECT 08 + 17 DESC IN OR 3669 PG 372 PT LT 1 SAN CARLOS CNT	11
FREEMAN ALAN C TR 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-01-00000.001B ACCESS UNDETERMINED FORT MYERS FL 33967	PAR LYING IN SEC 8 + 17 DESC OR 3505 PG 4845 LESS OR 3669/372 + LESS OR 4118/4397 + LESS INST 2005-64463 + 65895 IN SEC 17 AREA 03	12
S&T TOWING OF SW FLORIDA INC DAVID TARQUINO 17525 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0190 17525/541 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 15 THRU 20	13
KERSHAW THOMAS R & 5626 RIVERSIDE DR CAPE CORAL FL 33904	08-46-25-15-00008.0210 17517 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 21 + 22	14
ASAMBLEA DE IGLESIAS CRISTIANA PO BOX 1356 ESTERO FL 33928	08-46-25-15-00008.0230 17509/511 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 23 THRU 25	15
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33967	08-46-25-15-00008.0260 17497 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 26 + 27	16
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0280 17489 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 28	17
CURRYS AUTOMOTIVE OF LEE COUNT 17497 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0290 17481 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 29	18
BOLANOS ERIC 17771 CASTLE HARBOR DR FORT MYERS FL 33967	08-46-25-15-00008.0300 17461 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 30 + 31 LESS OR 1084 PG 984	19
MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-15-00008.0320 17474 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LTS 32 + 33 + PT LT 31	20
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0340 17492 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 34 + 35	21

MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0360 17500 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 36	22
MARCS AUTOMOTIVE LLC 17492 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0370 17504 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 37	23
FARMER TED S 1955 W BASELINE RD STE 113-615 MESA AZ 85202	08-46-25-15-00008.0380 17514 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 38 THRU 40	24
BWP HOLDINGS GROUP LLC 17520 ROCKEFELLER CIRCLE ESTERO FL 33967	08-46-25-15-00008.0410 17520 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 41 THRU 45	25
EVANS JOHN J JR TR PO BOX 798 ESTERO FL 33928	08-46-25-15-00008.0460 17540 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 46 + 47	26
MONDI RENTALS 17497 LLC 15880 SHAMROCK DR FORT MYERS FL 33912	08-46-25-15-00008.0480 17548 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 48 + 49 + 50	27
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0510 17560 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PL COMM ADDN BLK 8 PB 28 PG 19 LOT 51	28
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0520 17564 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 52	29
PETERS MICHAEL J & MARLA J 914 ROBALO DR FORT MYERS FL 33919	08-46-25-15-00008.0530 17568 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOTS 53 THRU 55	30
D & G SEALCOATING AND STRIPING 17580 ROCKEFELLER CIR FORT MYERS FL 33967	08-46-25-15-00008.0560 17580 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 8 PB 28 PG 19 LOT 56 THRU 58	31
VUOLO CHARLES JR & JO ANN 1311 LONGWOOD DR FORT MYERS FL 33919	08-46-25-15-00009.0010 17515 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOTS 1 THRU 4 + LOTS 11 THRU 14 + POR OF VAC ALLEY OR 4091 PG 1137	32
VUOLO CHARLES JR & JOANN P 1311 LONGWOOD DR FORT MYERS FL 33919	08-46-25-15-00009.0050 17529 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOT 5 + POR OF VAC ALLEY OR 4091 PG 1137	33
TURKETT R KEITH & DEBRA R 21605 BELHAVEN WAY ESTERO FL 33928	08-46-25-15-00009.0060 17545 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOT 6 + POR OF VAC ALLEY OR 4091 PG 1137	34
TURKETT R KEITH + 21605 BELHAVEN WAY ESTERO FL 33928	08-46-25-15-00009.0070 17551 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADD BLK 9 PB 28 PG 19 LOTS 7 + 8 + POR OF VAC ALLEY OR 4091 PG 1137	35
DI FOGGIA DOMINIQUE TR 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-15-00009.0090 17530 ROCKEFELLER CIR FORT MYERS FL 33967	SAN CARLOS PK COMM ADDN BLK 9 PB 28 PG 19 LOTS 9 + 10 + POR OF VAC ALLEY OR 4091 PG 1137	36
NGUYEN CLIFFORD H + ESTRELLA RUIZ 2804 DEL PRADO BLVD S STE 102 CAPE CORAL FL 33904	08-46-25-16-00015.0010 17446/448 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 1 + 2	37
HEIDAK AMRO ISMAIL 19050 S TAMiami TRAIL FORT MYERS FL 33908	08-46-25-16-00015.0030 17454/456 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB 28 PG 15 LOTS 3 THRU 5	38

17464 DUMONT LLC 6130 BRIKWORTH DR TYLER TX 75703	08-46-25-16-00015.0060 17464/466 DUMONT DR FORT MYERS FL 33967	SAN CARLOS PARK N ADDN BLK 15 PB28 PG15 LOT 6 THRU 8	39
7124 BABCOCK ROAD LLC PO BOX 606 MANHASSET NY 11030	08-46-25-17-00010.0010 7124/7126 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 1	40
BARRETO DIEGO 7114 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00010.0020 7114/7116 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LT 2 + PT LT 3 DESC OR 2094/3183	41
MIDONE TRUST 5140 SEASHELL AVE NAPLES FL 34103	08-46-25-17-00010.0030 CORNER LOT FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 3 LESS R/W OR 1084/982	42
MHLV VENTURES LLC 500 PORTSIDE DR NAPLES FL 34103	08-46-25-17-00010.0040 7064/7066 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 10 PB 28 PG 13 LOT 4	43
EMILE NICLES & VANIA NELSON 7056 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00010.0050 7054/7056 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 5	44
BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	08-46-25-17-00010.0060 7044/7046 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 6	45
CIRLU LLC 9901 NW 80TH AVE #3H MIAMI LAKES FL 33016	08-46-25-17-00010.0070 7034/7036 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 18 PG 13 LOT 7	46
VALLADARES CLEMENTE PO BOX 1048 ESTERO FL 33929	08-46-25-17-00010.0080 7024/7026 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 8	47
SAN KIM 20633 EAST SILVER PALM DR ESTERO FL 33928	08-46-25-17-00010.0090 7014/7016 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 9	48
PENARANDA CARLO T TR 5820 HARBORAGE DR FORT MYERS FL 33908	08-46-25-17-00010.0100 7004/7006 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 10 PB 28 PG 13 LOT 10	49
SHAW GAIL 17410 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0110 17400/402 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADD BLK 11 PB 28 PG 13 LOT 11	50
SHAW GAIL P 17410 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0120 17410/412 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 12	51
DUPUIE LORI A L/E 16140 MYRIAD LN APT 105 FORT MYERS FL 33908	08-46-25-17-00011.0130 17420/422 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK N W ADDN BLK 11 PB 28 PG 13 LOT 13	52
REHBERGER MARY TR 17432 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00011.0140 17430/432 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 14	53
REHBERGER MARY TR 7011 BABCOCK RD #A FORT MYERS FL 33967	08-46-25-17-00011.0150 7011 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 11 PB 28 PG 13 LOT 15	54
BAKER DARREL 21515 BELHAVEN WAY ESTERO FL 33928	08-46-25-17-00012.0050 17415/417 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PG 28 PG 13 LOT 5	55
SANG MICHAEL T & IRINA PO BOX 552 MIAMI FL 33257	08-46-25-17-00012.0060 17425-429 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 6 + NLY 20 FT OF LOT 7	56
PORTILLO JOSE JOEL & 17435 W CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0070 17435 W CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 7 LESS NLY 20 FT	57

BABCOCK ROAD LLC 4856 PALM BEACH BLVD FORT MYERS FL 33905	08-46-25-17-00012.0080 7035/7037 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 12 PB 28 PG 13 LOT 8	58
WADE MARGARET L/E 7045 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00012.0090 7045/7047 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 9	59
REAMER LIT LISCET 7055 BABCOCK RD FORT MYERS FL 33967	08-46-25-17-00012.0100 7055/7057 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 10	60
BABCOCK ROAD PROPERTIES LLC 4633 LONG LAKE DR FORT MYERS FL 33905	08-46-25-17-00012.0110 7065/7067 BABCOCK RD FORT MYERS FL 33967	SAN CARLOS PARK NW ADD N BLK 12 PB 28 PG 13 LOT 11	61
MYERS ENDO ASSET MANAGEMENT LL 13650 BRYNWOOD LN FORT MYERS FL 33912	08-46-25-17-00012.0120 17434/436 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 12	62
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0130 17424/426 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 13	63
SPENCER BRENDA J TR 17414 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00012.0140 17414/416 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 12 PB 28 PG 13 LOT 14	64
BARRETO ALFREDO F 11631 RED HIBISCUS DR BONITA SPRINGS FL 34135	08-46-25-17-00013.0010 17437/441 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PARK NW ADDN BLK 13 PB 28 PG 13 LOT 1	65
SAN CARLOS LANDS INC 4128 SAGUARO LN IRVING TX 75063	08-46-25-17-00013.0020 17431/433 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 2	66
ZHOU WEI WEI 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	08-46-25-17-00013.0030 17421/425 E CARNEGIE CIR FORT MYERS FL 33967	SAN CARLOS PK NW ADDN BLK 13 PB 28 PG 13 LOT 3	67
FREEMAN ALAN C 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	08-46-25-L4-U1691.2905 ACCESS UNDETERMINED FORT MYERS FL 33967	PLAZA DE MANANA CONDO OR 1377 PG 2049 + PT OR 2720/876	68
MCDONALDS RESTAURANTS OF FL 8850 TERRENE CT BONITA SPRINGS FL 34135	17-46-25-03-00000.A000 7105 CONSTITUTION BLVD FORT MYERS FL 33967	SAN CARLOS CENTER PB 42 PG 2 TRACT A	69
COACH LIGHT MANOR OWNERS ASSN 125 COACH LIGHT MANOR FORT MYERS FL 33908	18-46-25-01-00000.00CE COACH LIGHT MANOR C/E FORT MYERS FL 33908	COACHLIGHT MANOR MOBILE HOME CO-OP OR 1555 PG 2264 COMMON AREAS	70
PRESERVE PLAZA COMMERCIAL COND 18070 S TAMIAMI TRL STE 11 FORT MYERS FL 33908	18-46-25-27-00000.00CE 18070 S TAMIAMI TRL FORT MYERS FL 33908	PARCEL IN NE 1/4 AS DESC IN OR 4617 PG 3008 COMMON ELEMENT	71

HARBOUR PLAZA LLC
LUCIE GUERRERO
9200 CORPORATE BLVD UNIT 250
ROCKVILLE MD 20850

QUAKER SOUTHWEST FLORIDA LLC
6210 OLD LAKE SHORE RD
LAKE VIEW NY 14085

HARBORAGE LAKE COMMONS LLC
7910 SUMMERLIN LAKES DR
FORT MYERS FL 33907

RIVERSIDE INVESTORS LLC
4875 PELICAN COLONY BLVD #2001
BONITA SPRINGS FL 34134

RIVERSIDE INVESTORS LLC
4875 PELICAN COLONY BLVD #2001
BONITA SPRINGS FL 34134

HARBORAGE OWNERS ASSN INC
SENTRY MANAGEMENT INC
2180 WEST SR 434 SUITE 5000
LONGWOOD FL 32779

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

FREEMAN ALAN C TR
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

FREEMAN ALAN C
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

KUSH PARTNERS INC
16677 BOBCAT DR
FORT MYERS FL 33908

WEBBER COMMERCIAL PROPERTIES L
6160 RIVER SHORE COURT
N FORT MYERS FL 33917

FREEMAN ALAN C TR
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

S&T TOWING OF SW FLORIDA INC
DAVID TARQUINO
17525 ROCKEFELLER CIR
FORT MYERS FL 33967

KERSHAW THOMAS R &
5626 RIVERSIDE DR
CAPE CORAL FL 33904

ASAMBLEA DE IGLESIAS CRISTIANA
PO BOX 1356
ESTERO FL 33928

MONDI RENTALS 17497 LLC
15880 SHAMROCK DR
FORT MYERS FL 33967

CURRYS AUTOMOTIVE OF LEE COUNT
17497 ROCKEFELLER CIR
FORT MYERS FL 33967

CURRYS AUTOMOTIVE OF LEE COUNT
17497 ROCKEFELLER CIR
FORT MYERS FL 33967

BOLANOS ERIC
17771 CASTLE HARBOR DR
FORT MYERS FL 33967

MIDONE TRUST
5140 SEASHELL AVE
NAPLES FL 34103

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

MARCS AUTOMOTIVE LLC
17492 ROCKEFELLER CIR
FORT MYERS FL 33967

FARMER TED S
1955 W BASELINE RD STE 113-615
MESA AZ 85202

BWP HOLDINGS GROUP LLC
17520 ROCKEFELLER CIRCLE
ESTERO FL 33967

EVANS JOHN J JR TR
PO BOX 798
ESTERO FL 33928

MONDI RENTALS 17497 LLC
15880 SHAMROCK DR
FORT MYERS FL 33912

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

PETERS MICHAEL J & MARLA J
914 ROBALO DR
FORT MYERS FL 33919

D & G SEALCOATING AND STRIPING
17580 ROCKEFELLER CIR
FORT MYERS FL 33967

VUOLO CHARLES JR & JO ANN
1311 LONGWOOD DR
FORT MYERS FL 33919

VUOLO CHARLES JR & JOANN P
1311 LONGWOOD DR
FORT MYERS FL 33919

TURKETT R KEITH & DEBRA R
21605 BELHAVEN WAY
ESTERO FL 33928

TURKETT R KEITH +
21605 BELHAVEN WAY
ESTERO FL 33928

DI FOGGIA DOMINIQUE TR
5140 SEASHELL AVE
NAPLES FL 34103

NGUYEN CLIFFORD H +
ESTRELLA RUIZ
2804 DEL PRADO BLVD S STE 102
CAPE CORAL FL 33904

HEIDAK AMRO ISMAIL
19050 S TAMiami TRAIL
FORT MYERS FL 33908

17464 DUMONT LLC
6130 BRIKWORTH DR
TYLER TX 75703

7124 BABCOCK ROAD LLC
PO BOX 606
MANHASSET NY 11030

BARRETO DIEGO
7114 BABCOCK RD
FORT MYERS FL 33967

MIDONE TRUST
5140 SEASHELL AVE
NAPLES FL 34103

MHLV VENTURES LLC
500 PORTSIDE DR
NAPLES FL 34103

EMILE NICLES & VANIA NELSON
7056 BABCOCK RD
FORT MYERS FL 33967

BABCOCK ROAD PROPERTIES LLC
4633 LONG LAKE DR
FORT MYERS FL 33905

CIRLU LLC
9901 NW 80TH AVE #3H
MIAMI LAKES FL 33016

VALLADARES CLEMENTE
PO BOX 1048
ESTERO FL 33929

SAN KIM
20633 EAST SILVER PALM DR
ESTERO FL 33928

PENARANDA CARLO T TR
5820 HARBORAGE DR
FORT MYERS FL 33908

SHAW GAIL
17410 W CARNEGIE CIR
FORT MYERS FL 33967

SHAW GAIL P
17410 W CARNEGIE CIR
FORT MYERS FL 33967

DUPUIE LORI A L/E
16140 MYRIAD LN APT 105
FORT MYERS FL 33908

REHBERGER MARY TR
17432 W CARNEGIE CIR
FORT MYERS FL 33967

REHBERGER MARY TR
7011 BABCOCK RD #A
FORT MYERS FL 33967

BAKER DARREL
21515 BELHAVEN WAY
ESTERO FL 33928

SANG MICHAEL T & IRINA
PO BOX 552
MIAMI FL 33257

PORTILLO JOSE JOEL &
17435 W CARNEGIE CIR
FORT MYERS FL 33967

BABCOCK ROAD LLC
4856 PALM BEACH BLVD
FORT MYERS FL 33905

WADE MARGARET L/E
7045 BABCOCK RD
FORT MYERS FL 33967

REAMER LIT LISCET
7055 BABCOCK RD
FORT MYERS FL 33967

BABCOCK ROAD PROPERTIES LLC
4633 LONG LAKE DR
FORT MYERS FL 33905

MYERS ENDO ASSET MANAGEMENT LL
13650 BRYNWOOD LN
FORT MYERS FL 33912

SPENCER BRENDA J TR
17414 E CARNEGIE CIR
FORT MYERS FL 33967

SPENCER BRENDA J TR
17414 E CARNEGIE CIR
FORT MYERS FL 33967

BARRETO ALFREDO F
11631 RED HIBISCUS DR
BONITA SPRINGS FL 34135

SAN CARLOS LANDS INC
4128 SAGUARO LN
IRVING TX 75063

ZHOU WEI WEI
17421/425 E CARNEGIE CIR
FORT MYERS FL 33967

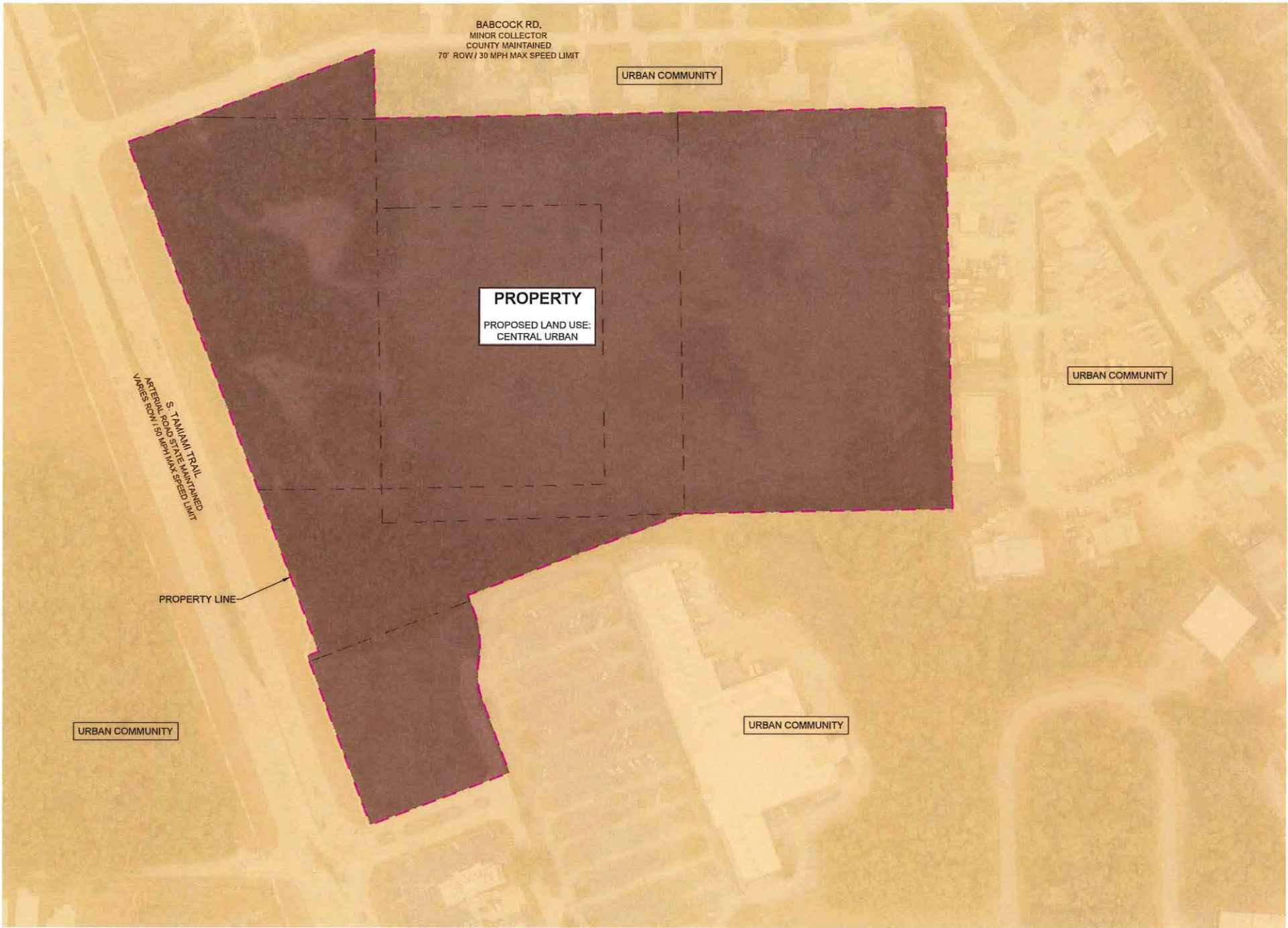
FREEMAN ALAN C
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

MCDONALDS RESTAURANTS OF FL
8850 TERRENE CT
BONITA SPRINGS FL 34135

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

PRESERVE PLAZA COMMERCIAL COND
18070 S TAMIAAMI TRL STE 11
FORT MYERS FL 33908

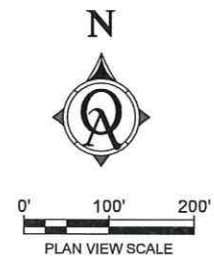
EXHIBIT M-4 FUTURE LAND USE - PROPOSED



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

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.

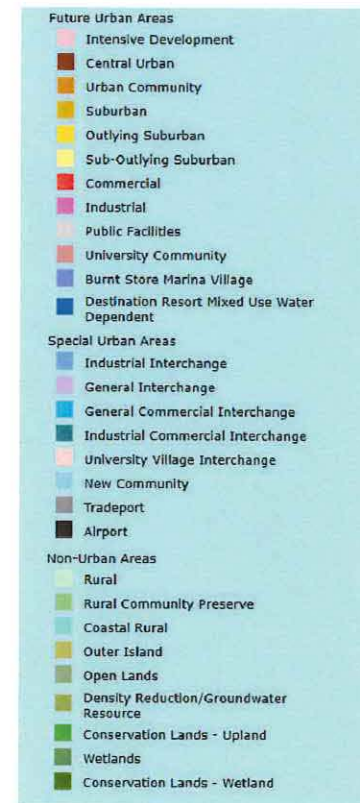


REV	REVISION	DATE

BABCOCK- US 41
FUTURE LAND USE MAP - PROPOSED
ACCESS UNDETERMINED
FORT MYERS, FL 33967

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9463

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH EXEMPTED SEAL
SAVED BY: Gabriela
SAVED ON: 6/5/23
SHEET
M-4
FUTURE LAND
USE PROPOSED

[illegible]

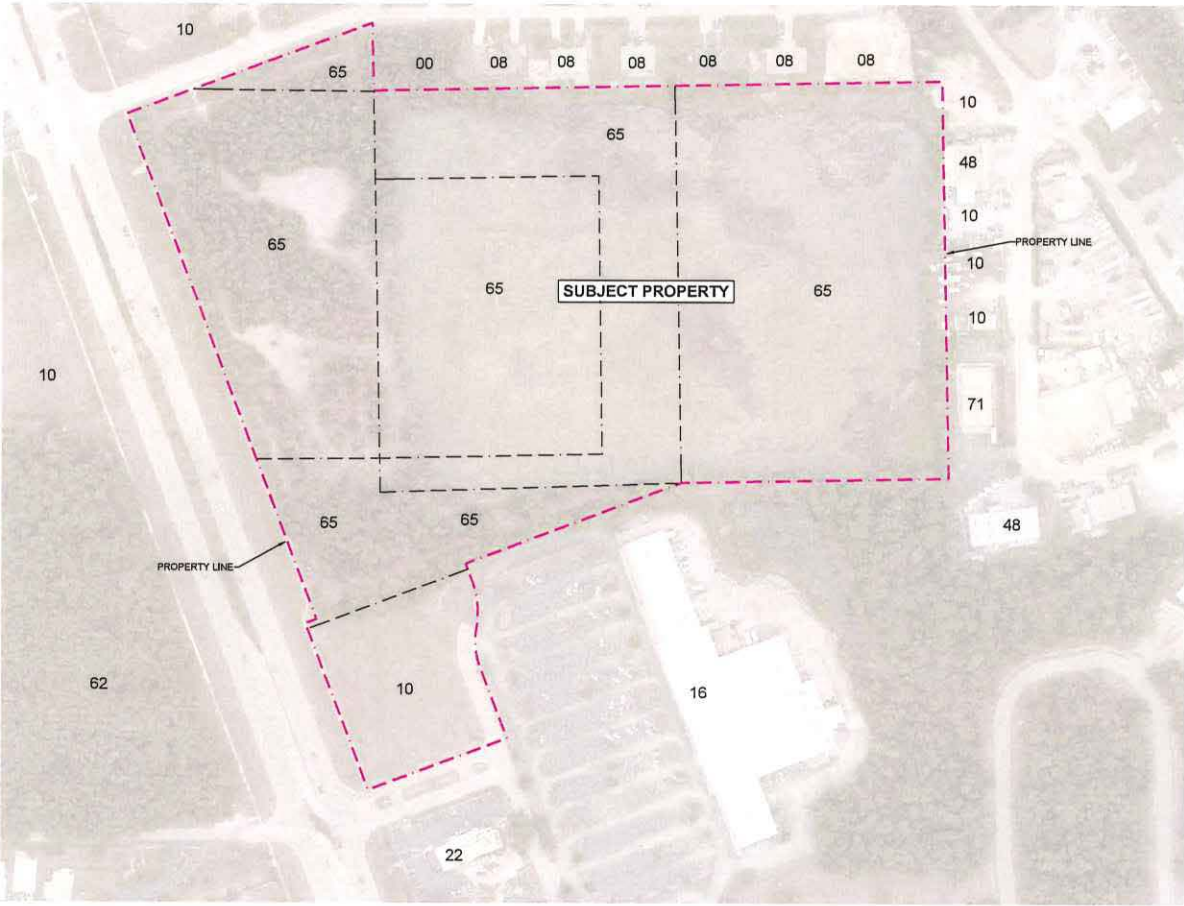
- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.



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

ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
APPROVED BY: Gabriela
APPROVED ON: 6/5/23
SHEET
M-4
FUTURE LAND
USE EXISTING

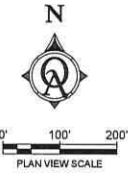
EXHIBIT M-5 EXISTING LAND USE MAP



DEPARTMENT OF REVENUE PROPERTY CLASSIFICATION CODE LEGEND:

00	MULTIFAMILY LESS THAN 10
10	VACANT COMMERCIAL
18	COMMUNITY SHOPPING CENTER
22	DRIVE IN RESTAURANTS
48	WAREHOUSING, DISTRIBUTION TERMINALS
62	GRAZING LAND CLASS I
65	GRAZING LAND CLASS VI
71	CHURCHES, TEMPLES

SUBJECT PROPERTY
STRAP #s
07-46-25-00-00009.001A
08-46-25-00-01005.0010
07-46-25-00-00010.0010
08-46-25-00-01006.0000
08-46-25-00-01005.0000
07-46-25-00-00011.0020
08-46-25-00-01007.0000
08-46-25-01-00000.001B



PRINTED: 11/11/2019 10:00 AM BY: ALAN FREEMAN/ACTIVIST-2/2019 FILED: 11/11/2019 10:00 AM

BACOCK- US 41	
EXISTING USES MAP	
ACCESS UNDETERMINED	
FORT MYERS, FL 33967	
Quattrone & Associates, Inc.	
Engineers, Planners, & Development Consultants	
4301 Veronica Shoreline Blvd • Fort Myers, Florida 33916 • 239-936-5227	
Certificate of Accreditation Number: 945	
ALFRED QUATTRONE, P.E.	
FL REG #12741	
DRAWN BY: JESSICA HILL	
SAVED BY: George	
SAVED ON: 6/5/21	
SHEET	
M-5	
EXISTING	
LAND USE	



Babcock Road & US 41

Narrative Description of Existing Land Uses Exhibit M5

Subject Property

The subject property consists of 8 parcels that make up 25.60 acres and are located on the southeast corner of S. Tamimi Trail-US41 (State Maintained, 6-lane divided arterial roadway) and Babcock Rd (a county maintained minor collector road) within the commercial road corridor. The property is in Section 07, Township 46 South, Range 25 East, and Section 08, Township 46 South, Range 25 Lee County, Florida at 17801-831 South Tamiami Trail, Fort Myers. We are proposing to extend the existing reverse access road to connect Babcock Rd to Constitution Blvd.

North

To the north, across Babcock Rd. are existing Single -Family and Duplex Residential properties and proposed future development of a hybrid storage facility known as "The Toy Vault".

East

To the East is a well-established Commercial Subdivision consisting of Marc's Automotive (auto repair shop), Southwest Florida Auto (Auto Sales), Florida Structural Group (Structural Repair Group), Superior Marine salvage (Marine Shop and Services) as well as several commercial buildings and multi-family buildings.

South

To the south, a neighborhood shopping plaza, fast food restaurant and across from Constitution Blvd is an existing Days Inn, by Wyndham hotel, Springs Grill Pizzeria and Port San Carlos Gardens M/F Condo Building.

West

To the West, across from US Hwy 41 is developed with a multi-use commercial building, Mobile Gas station and vacant land



Babcock Road & US 41

Narrative Description of Existing Zoning Exhibit M6

The subject property is 25.60 acres consisting of 8 parcels. The current zoning is Commercial (C-I and C-2).

West

Properties to the west, across US 41 are zoned CS-1 (Special Commercial Office), CN-2 (Neighborhood Commercial) C-1A and CPD (Commercial Planned Development). The Commercial Planned Development known as, Harborage PUD/CPD is approved for 24,900 sf of Commercial and 565 units of Residential Uses.

North

Properties to the North, across Babcock Rd. are zoned C-2 (Commercial) and RS-2 (Residential Multi-family)

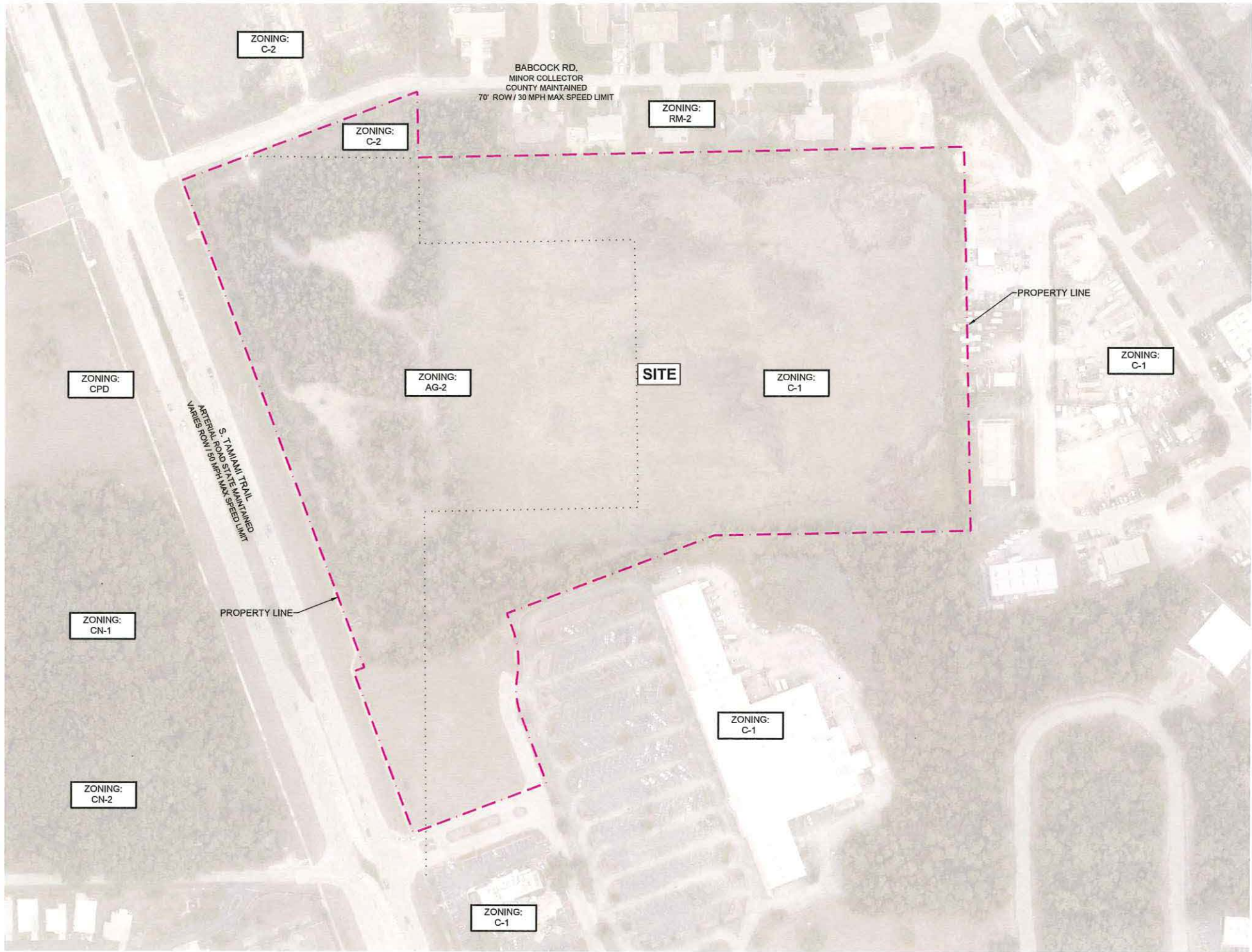
East

Properties to the east are zoned C-1 (Commercial)

South

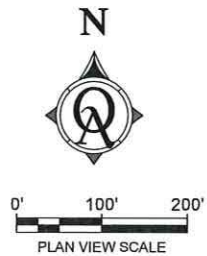
To the south, is zoned C-2 and across Constitution Blvd is zoned CT (Tourist Commercial)

EXHIBIT M-6 ZONING LAND USE



NOTES:

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- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.



BABCOCK- US 41
ZONING LAND USE MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33967

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

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 9/5/23
SHEET
M-6
ZONING

REV	REVISION	DATE

EXHIBIT M-9 AERIAL MAP

BABCOCK RD.
MINOR COLLECTOR
COUNTY MAINTAINED
70' ROW / 30 MPH MAX SPEED LIMIT

S. TAMAMI TRAIL
ARTERIAL ROAD / STATE MAINTAINED
VARIES ROW / 30 MPH MAX SPEED LIMIT

SUBJECT PROPERTY

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

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STRAP #'s

07-46-25-00-00009.001A	
08-45-25-00-01005.0010	
07-46-25-00-00010.0010	
08-46-25-00-01006.0000	
08-46-25-00-01005.0000	
07-46-25-00-00011.0020	
08-46-25-00-01007.0000	
08-46-25-01-00000.001B	

SUBJECT PROPERTY

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

ALFRED QUATTRONE, P.E.
FL. REG. #52741
VOID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 6/5/23
SHEET
M9
AERIAL MAP

BABCOCK- US 41
AERIAL MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33967

[illegible]

P:\2021 Projects\210505 SAN CARLOS MF ALAN FREEMAN-ACTIVE\01-CADD FILES\01-QAI CADD - VERSION A1210505-EXHIBIT

Babcock Road & US 41

Lee Plan Analysis

Exhibit M I I

Request

The proposed Lee Plan Map Amendment is to re-designate approximately 25.60 ± acres from the Urban Community Future Land use to Central Urban Future Land use category. The Map Amendment is being filed concurrently with a request to rezone 24.32± acres from Commercial (C-1) and Agricultural (AG-2) to Commercial (C-2) for the purpose of mixed-use developed to allow for a multi-family and commercial uses on the site. The companion C-2 rezoning will demonstrate compliance with the Lee County Land Development code. The surrounding area has been mostly developed with a mixture of Residential and Commercial uses.

Existing and Surrounding Conditions

The subject property is located at the southeast corner of US 41 (Tamiami Trail) and Babcock Rd. The overall site consists of 8 parcels as demonstrated in the aerial below. The eight parcels are zoned Commercial (C-2) and agriculture (AG-2) and are currently disturbed vacant.



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



Lee Plan Consistency Narrative

Future Land Use Element

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

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

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

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

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

POLICY 1.6.5: The Planning Communities Map and Acreage Allocation Table (see Map 16, Table 1(b), and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:



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

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

TABLE 1(b)
YEAR 2045 ALLOCATIONS

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.



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

STANDARD 4.1.2: SEWER.

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

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

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

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

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

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

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



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

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

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

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

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable



development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

Conclusion

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



Babcock Road & US 41

Environmental Analysis Exhibit M12

The total site area is ± 25.60 -ac which consists of disturbed land. The site is bordered by roadways, commercial and residential development. The existing vegetation for the 24.34 acres in size, A dense canopy mainly cover by exotics is the dominant upland site feature (approximately 10.94 acres). There are two upland FLUCCS categories on this site. They are FLUCCS 190, Open land is drastically disturbed land where the current use does not have a specific purpose and FLUCCS 743 Spoil area is land that has been elevated or filled with fill material. In this case it was the filling of an upland dug excavation dug log ago. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

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

Babcock Road & US 41

Historical Resources Impact Analysis
Exhibit M13

Florida Master Site File

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

Archaeological Sensitivity Map

±450 ft South of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below.





Babcock -US 41

Existing and Future Public Facilities Impacts Analysis
Exhibit M14 and Exhibit M16

Potable Water and Sanitary Sewer

The subject property is within Lee County Utilities (LCU)

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

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

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

Residential:

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

Commercial:

- 15 gallons per day per employee per 8 hours shift or
- 15 gallons per day per 100 sf of floor space, whichever is grater

(288 2-bedroom multi-family residential units = 57,600 gpd; 60,000 sf office space= 9,000 gpd. The proposed project can expect an average potable water and sanitary sewer demand of 66,600 GPD.

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

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

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



Surface Water/Drainage Basins

The existing site consists of vacant disturbed parcels. There is an existing stormwater swale along ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the south into Mullock Creek flow way. The property has submitted to SFWMD for an Environmental Resource application # 221025-36369 to serve the 25.60-acre proposed development.

The subject site is currently in a FEMA Zone AE-ELII per map panel 12071C0577H, which has an established base flood elevation of 11" NAVD.

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

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

The 2022 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The Babcock Rd- US 41 project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

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

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

Parks, Recreation and Open Space

Regional Parks:

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

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

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000



for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

Community Parks

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

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

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

Public Schools

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

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



Engineers, Planners & Development Consultants

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BABCOCK ROAD – US 41

TRAFFIC IMPACT STATEMENT

June 2023

Prepared By:
Carson Roisum

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

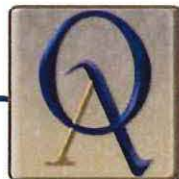
Alfred
Quattrone

Digitally signed by
Alfred Quattrone
Date: 2023-06-07 16:
50:42

Al Quattrone, Professional Engineer, State of
Florida, License No. 52741
This item has been digitally signed and sealed by
Al Quattrone, PE, on 6/7/2023.

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

QAI Project # 220102





Babcock Road – US-41

STRAP#: 074625000009001A, 7462500000100010, 7462500000110020, 0846250100000001B,
8462500010070000, 8462500010060000, 8462500010050010,
Babcock Rd – US 41, Fort Myers, FL. 33967.

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

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 1.3 miles south of the intersection of Alico Rd and US-41. The comprehensive planned area for this analysis includes 13 parcels with a total area described below. The total area is acquired from Aim Engineering & Surveying Inc. with a Legal Sketch & Description dated from 12-05-2022 showing 25.60 acres total.

Strap #
074625000009001A
7462500000100010
7462500000110020
8462500010060000
8462500010050010
8462500010070000
0846250100000001B
Total Area = 25.60 Acres

ROADWAY INFORMATION

S Tamiami Trail (US-41) is a state-maintained six-lane divided arterial with a posted speed limit of 50 mph. Alico Rd is a four-lane divided arterial within the vicinity of the subject site. Alico Rd has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation. Michael G. Rippe Pkwy is a six-lane divided county maintained arterial within the vicinity of the subject site. Michael G. Rippe Pkwy has a posted speed limit of 55 mph. Babcock Rd is a two-lane two-way county maintained minor collector roadway, with a speed limit of 30 mph. Constitution Blvd is a two-way divided county maintained major collector roadway with a posted speed limit of 30 mph.

PROPOSED DEVELOPMENT

The existing development area is zoned with a future land use of Urban Community with a maximum base density of 6 dwelling units per gross acre. The proposed future land use for the area is Central Urban with a maximum base density of 10 dwelling units per gross area, totaling 267 multi-family dwellings units with the purchase of an allowable number of TDRs. For both Urban Community and Central Urban, the same commercial developments/retail can be built so there is no net improvement or change in terms of trip generation onto local roadway. The proposed development will be analyzed by looking at the overall impact of 267 residential units instead of net difference.

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

LUC 220 – Multifamily Housing (Low-Rise)

267 Dwelling Units



TRIP GENERATION

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

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

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
220 – Multifamily Housing (Low-Rise) 267 Dwelling Units	25	81	85	50	893	894

TRIP DISTRIBUTION

The total trip from the future development is assumed to all eventually come from S Tamiami Trail (US-41). It is assumed that 50% of trips will be accessing the site from the north and 50% of the trips will be accessing the site traveling south on US-41. Additionally, it was assumed that 30% of traffic heading to/from the north will access both Alico Road and Michael G. Rippe Parkway (15% each). These assumptions were determined by referencing nearby commodities and businesses.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

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

Florida Traffic Online currently displays the 100th highest hour traffic volume of 2,413 trips just north and south of the site, and 2,900 north of Alico Road on US 41. For the county-maintained roadways, the most recent concurrency report was utilized to determine peak hour traffic. Utilizing the specific service volumes attached in the Appendix, it was found that all roadways have sufficient capacity with and without the project traffic. Therefore, no LOS degradation is expected for current conditions.

SHORT TERM AND LONG-TERM ANALYSIS

Per Lee County standards, the proposed amendment is to be analyzed for 2028 and 2045. The existing 2022 peak hour peak season peak direction volumes were calculated by adjusting both Lee County and FDOT's appropriate traffic counts. These values were then assigned an appropriate growth rate and were converted to future traffic volumes. US-41 directly adjacent to the subject site is anticipated to operate at Level of Service C in 2028 both with and without the addition of project traffic. However, north of Alico road US 41 is expected to fail with and without the proposed trips. US-41 in 2045 is expected to operate below the minimum LOS value without the addition of project traffic in all scenarios. Alico Road and Michael G. Rippe Parkway are expected to operate at Level of Service C in both 2028 and 2045 with the addition of the project traffic. Therefore, no improvements will be warranted as a result of the proposed development. Table 2 displays both scenarios.



CONCLUSION

The proposed development will not have a significant impact on the surrounding roadway network. Based on the Level of Service analysis conducted as a part of this report, the proposed changes will not degrade US-41. US-41 is anticipated to operate below minimum standards in the horizon year both with and without the project traffic. Therefore, no roadway capacity improvements are required as a result of the proposed change.

REFERENCES

- *Florida Traffic Information Online*
- *FDOT's Generalized Peak Hour Directional Volumes, Table 7*
- *Institute of Transportation Engineers Trip Generation, 11th Edition*
- *Lee County Generalized Level of Service Thresholds 2016 (LCDOT)*
- *Lee County Traffic Counts 2022 (LCDOT)*
- *Lee County Concurrency Report 2022 (LCDOT)*
- *Trip Generation by OTISS Online Traffic Impact Study Software*

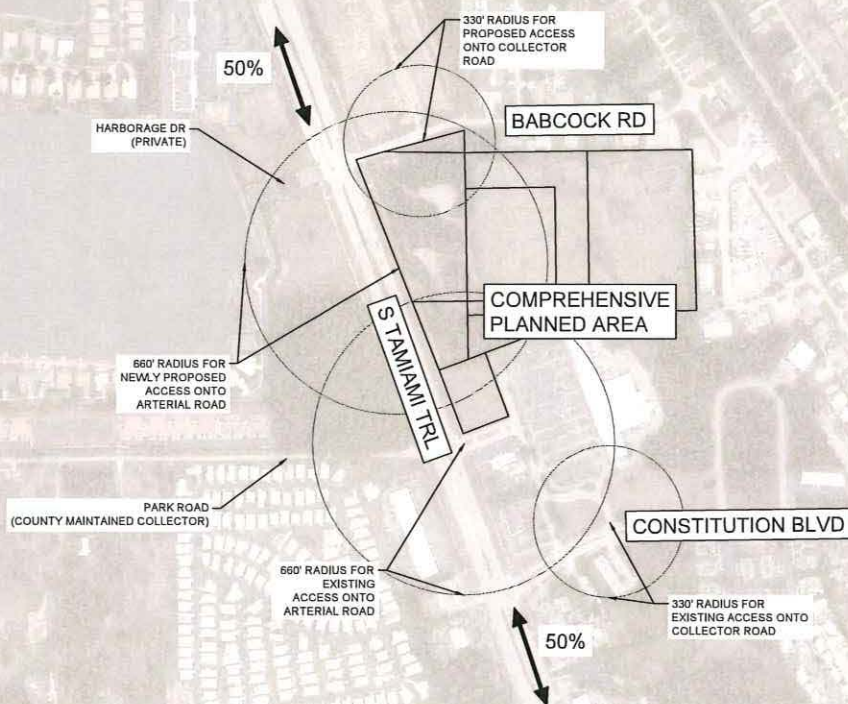
TRIP DISTRIBUTION EXHIBITS

- Trip LOS Exhibits T-01 & T-02





NTS



Quattrone & Associates, Inc.

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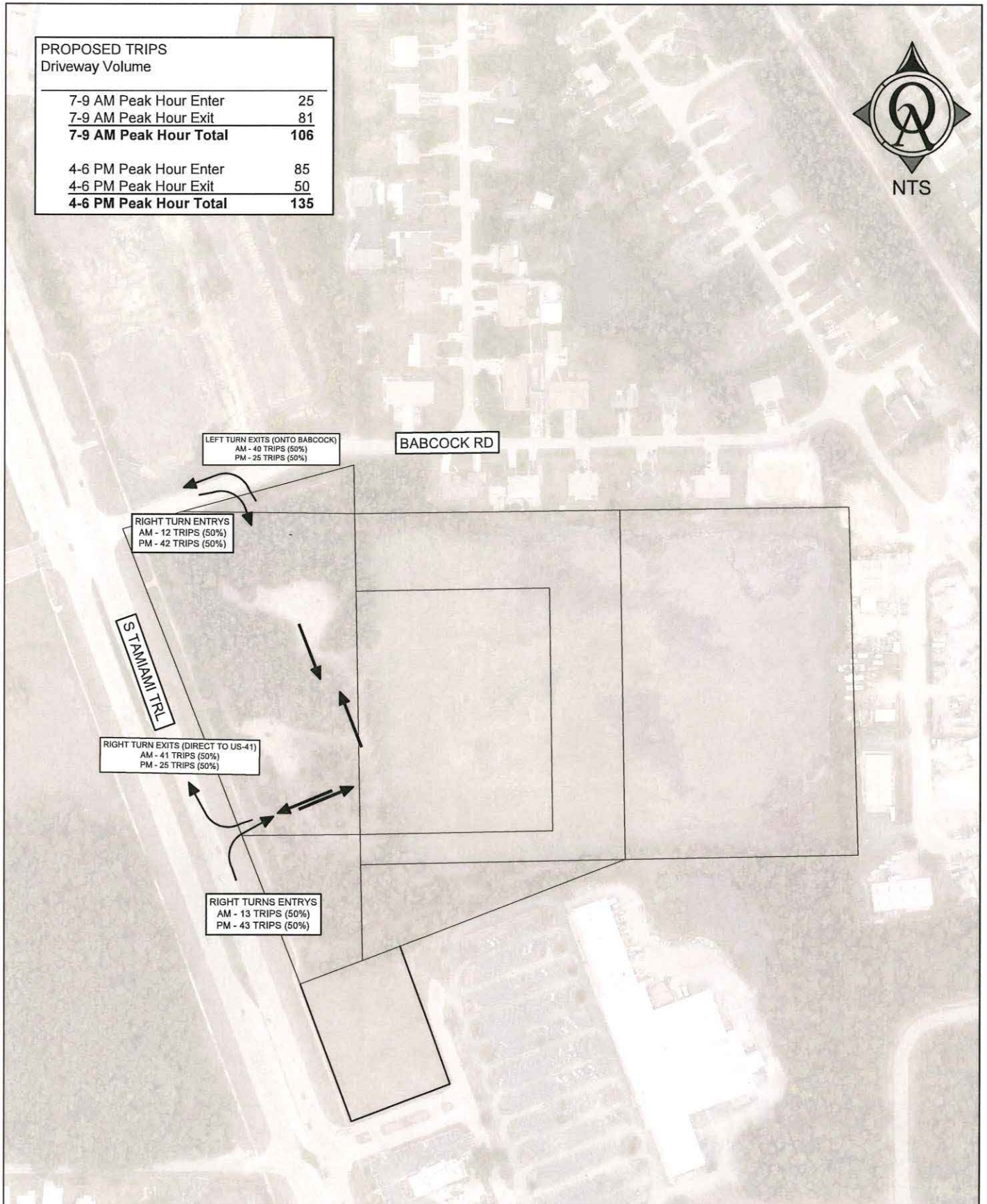
Certificate of Authorization Number: 9465

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

SHEET
T-01
01 OF 03

PROPOSED TRIPS
Driveway Volume

7-9 AM Peak Hour Enter	25
7-9 AM Peak Hour Exit	81
7-9 AM Peak Hour Total	106
4-6 PM Peak Hour Enter	85
4-6 PM Peak Hour Exit	50
4-6 PM Peak Hour Total	135



Quattrone & Associates, Inc.

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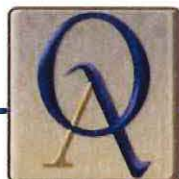
Certificate of Authorization Number: 9465

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

SHEET
T-02
03 OF 03

TRIP GENERATION ANALYSIS

- ITE generated trips table
- Level of Service (Table 1)
- Short Term and Horizon Year LOS (Table 2)



Scenario - 1								
Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
220(2) - Multifamily Housing (Low-Rise) - Not	General	Dwelling Units	267	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	25	80	105
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban				$T = 0.31(X) + 22.85$	24%	76%	
220 - Multifamily Housing (Low-Rise) - Not Close	General	Dwelling Units	267	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	85	50	135
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban				$T = 0.43(X) + 20.55$	63%	37%	
220(1) - Multifamily Housing (Low-Rise) - Not	General	Dwelling Units	267	Weekday	Best Fit (LIN)	893	893	1786
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban				$T = 6.41(X) + 75.31$	50%	50%	

TABLE 1: LEVEL OF SERVICE THRESHOLDS

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	106 VPH	IN= 25	OUT= 81
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	135 VPH	IN= 85	OUT= 50

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECTED TRAFFIC DISTRIBUTION</u>	<u>NEW PROJECT TRAFFIC AM PEAK</u>	<u>NEW PROJECT TRAFFIC PM PEAK</u>	<u>PROJECT/LOS C</u>
US 41	N. of Site	6LD	-	-	3,087	3,171	3,171	50%	41	43	1.38%
	S. of Site	6LD	-	-	3,087	3,171	3,171	50%	41	43	1.38%
	N. of Alico Rd.	6LD	-	-	3,087	3,171	3,171	20%	16	17	0.55%
Alico Rd.	E. of US 41	4LD	-	250	1,840	1,960	1,960	15%	12	13	0.69%
Michael G. Rippe Pkwy.	N. of US 41	6LD	-	400	2,840	2,940	2,940	15%	12	13	0.45%

* The Level of Service thresholds for US 41 were obtained from the FDOT Generalized Service Volume Table

** The Level of Service thresholds for County Roadways were obtained from the Lee County Generalized Service Volume Table

TABLE 2: SHORT TERM AND HORIZON YEAR ANALYSIS

													Segment	K Factor	D Factor									
													120034	0.09	0.531									
													120067	0.09	0.537									
TOTAL AM PEAK HOUR PROJECT TRAFFIC =													106 VPH	IN= 25	OUT= 81									
TOTAL PM PEAK HOUR PROJECT TRAFFIC =													135 VPH	IN= 85	OUT= 50									
													2028		2045		2028		2028		2045		2045	
													PK HR	PK HR	BACKGROUND+AM	BACKGROUND+PM	BACKGROUND+PM	BACKGROUND+PM	BACKGROUND+PM	BACKGROUND+PM				
													PK SEASON	PK SEASON	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED				
													VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME				
													LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS				
													LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS				
													LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS				
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													LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS				
													LOS	LOS	LOS	LOS	LOS	LOS	LOS					

* 2022 Peak Hour Peak Season Values Were Calculated Using FDOT's K and D Factors Multiplied by the Current AADT Volume for State Controlled Roadways

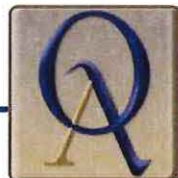
** 2022 Peak Hour Peak Season Values Were Calculated Using Lee County's 2022 Concurrency Report for County Controlled Roadways

*** Growth Rates were Calculated by Referencing LCDOT & FDOT's AADT Traffic Count Volumes

**** A Minimum Growth Rate of 2.00% was Assigned

TRIP GENERATION GRAPHS

- Land Use Description
- ITE generated graphs



Land Use: 220

Multifamily Housing (Low-Rise)

Description

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

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

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

Land Use Subcategory

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

Additional Data

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

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

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

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

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

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

Source Numbers

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

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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

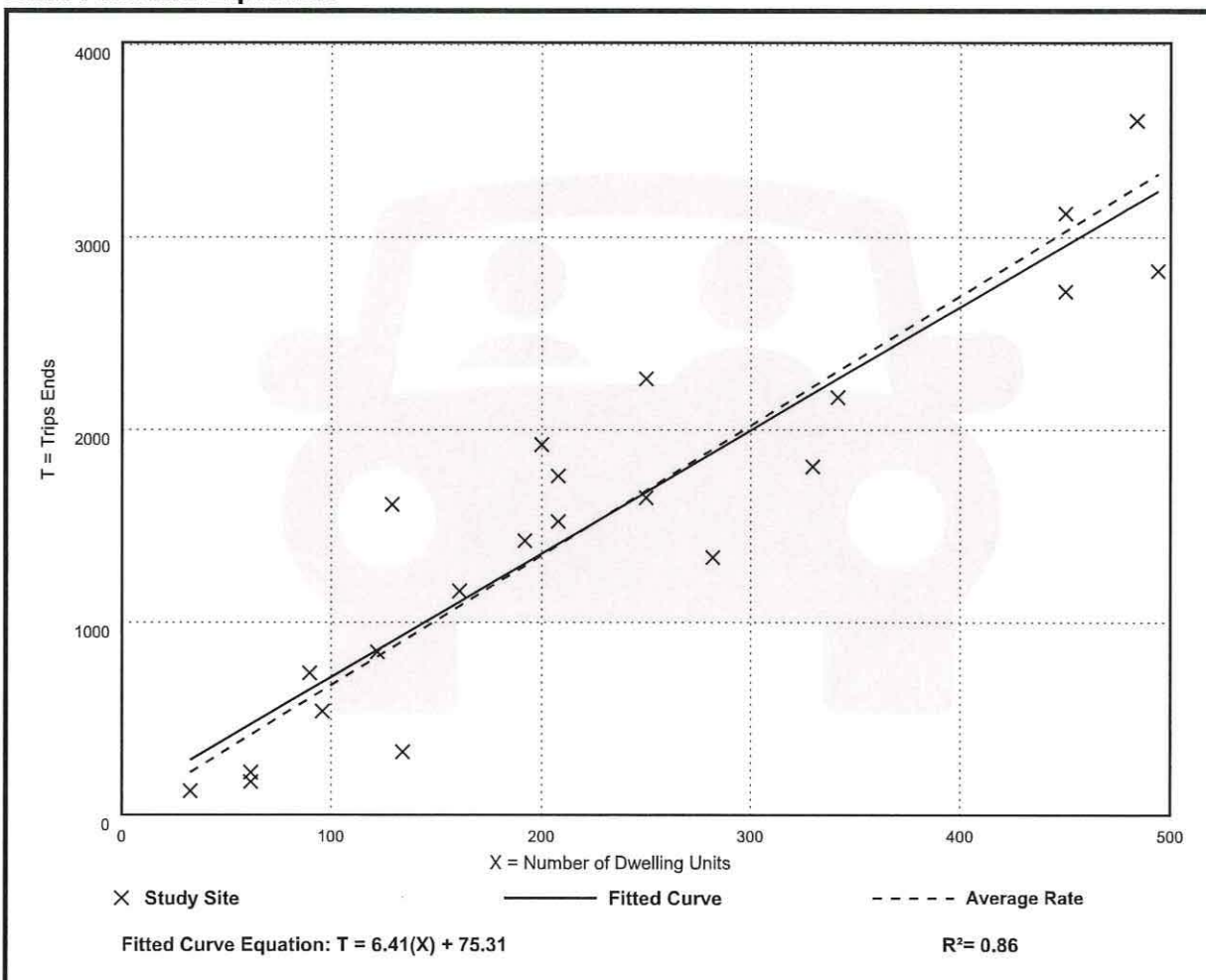
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

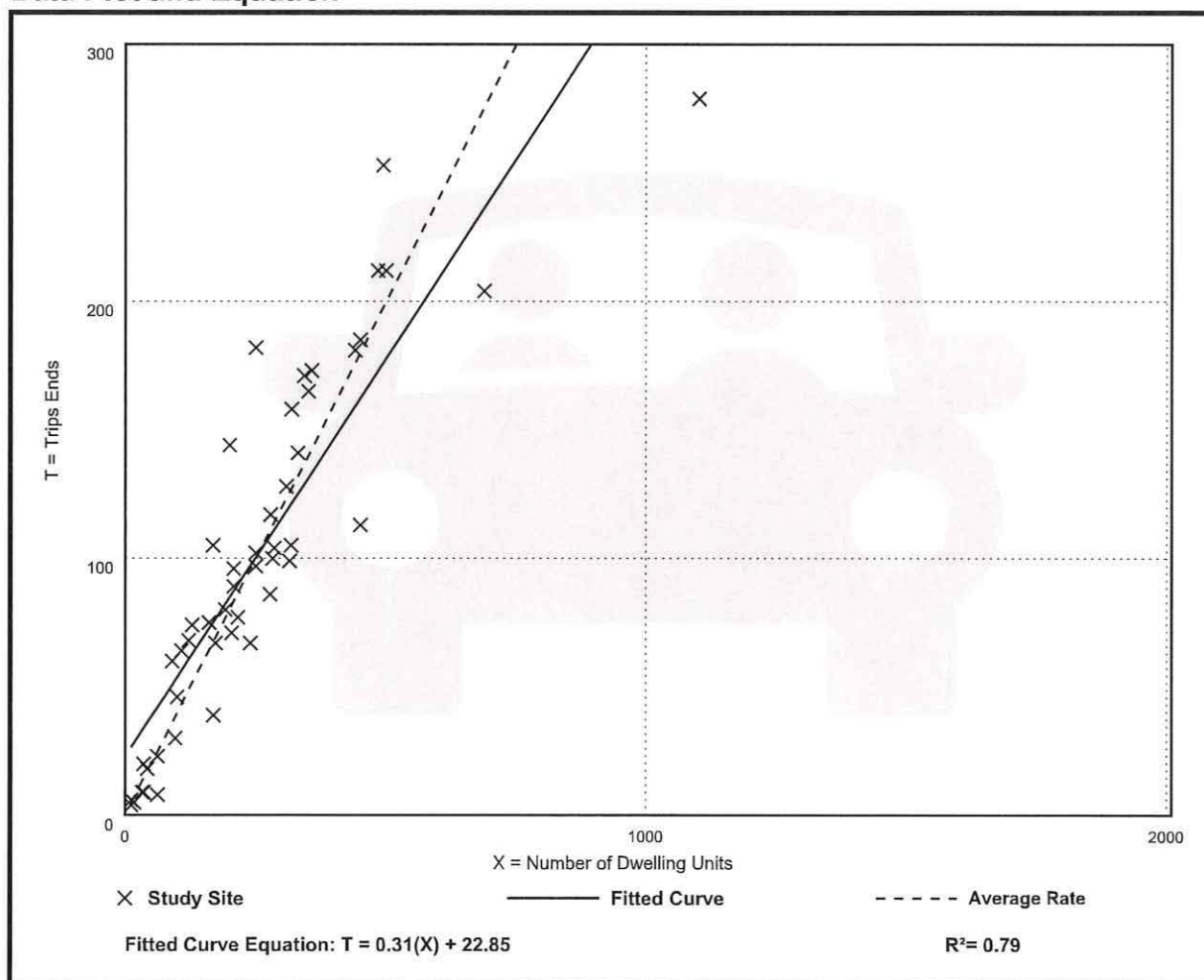
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

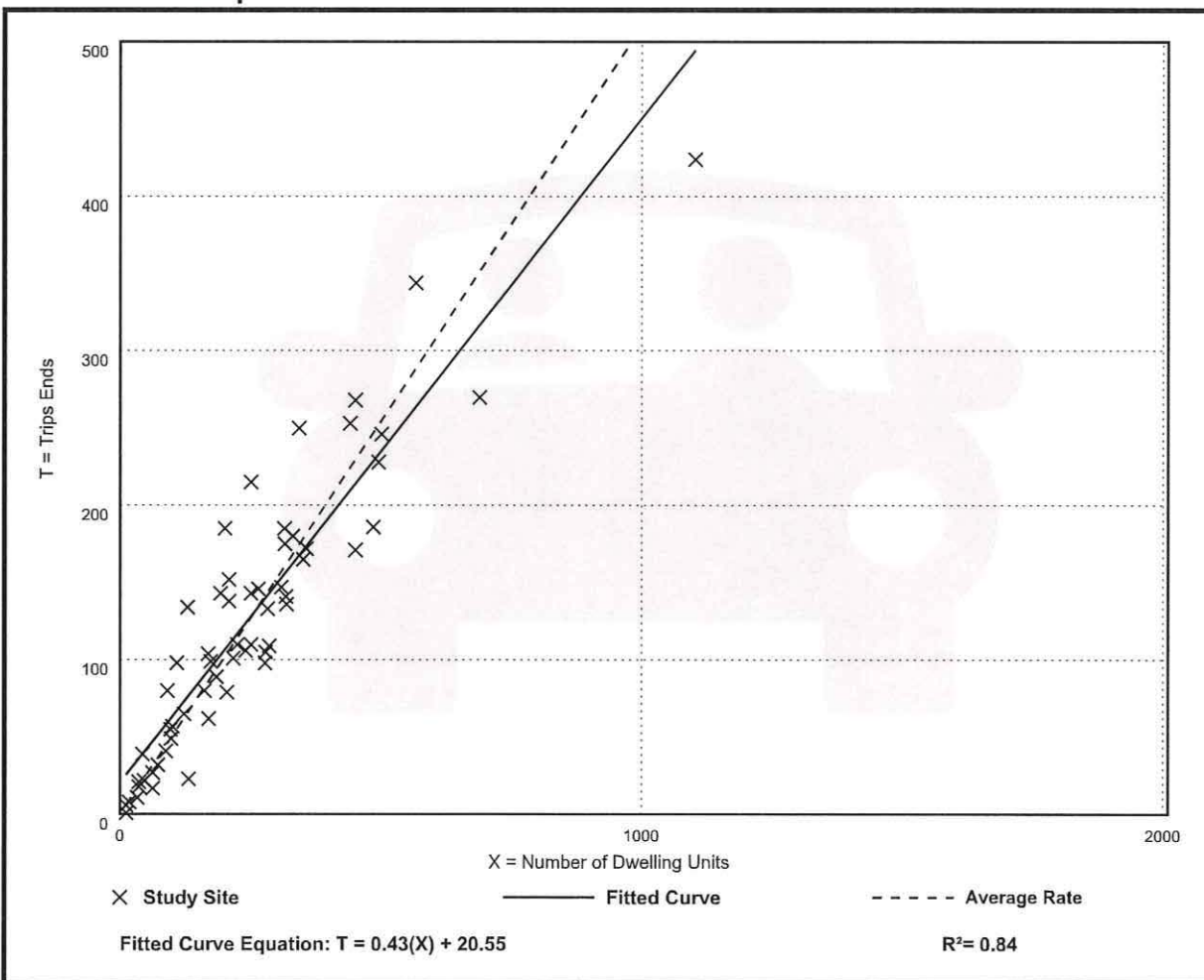
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



CONCURRENCY & TRAFFIC REPORT

- Florida Traffic Online's Historical AADT Values
- 2022 Lee County Traffic Count Report
- 2022 Lee County Concurrency Report
- 2016 Generalized Service Thresholds
- FDOT Generalized Peak Hour Directional Volumes, Table 7



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

LC424

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

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0067 - SR 45/US 41, NORTHWEST OF ALICO ROAD

LC420

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
-----	-----		-----	-----	-----	-----	-----
2022	60000	F	N 29500	S 30500	9.00	53.70	5.50
2021	60000	C	N 29500	S 30500	9.00	53.10	5.50
2020	46000	C	N 22500	S 23500	9.00	52.80	6.50
2019	60000	C	N 29500	S 30500	9.00	53.30	4.40
2018	52000	C	N 25500	S 26500	9.00	53.30	5.30
2017	52000	C	N 25500	S 26500	9.00	53.20	4.60
2016	53000	C	N 26500	S 26500	9.00	56.20	4.30
2015	58500	C	N 29000	S 29500	9.00	54.50	3.70
2014	52000	C	N 25500	S 26500	9.00	54.60	3.50
2013	50000	C	N 24500	S 25500	9.00	59.70	4.20
2012	60500	C	N 30500	S 30000	9.00	54.30	4.80
2011	63000	C	N 31500	S 31500	9.00	55.00	4.40
2010	62000	C	N 31500	S 30500	10.32	57.60	4.00
2009	56500	C	N 28500	S 28000	10.24	54.47	4.60
2008	59000	C	N 30000	S 29000	10.37	58.94	5.10
2007	55000	C	N 28500	S 26500	10.16	54.76	5.40

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

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

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

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

Updated 5/3/2023

Daily Traffic Volume (AADT)

[illegible]

Updated 5/3/2023

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
McGREGOR BLVD	@ SANIBEL TOLL PLAZA	320	16300	23100								
McGREGOR BLVD	AT SANIBEL TOLL PLAZA	120			17900	20600	18400	18000	18200	16400	19400	19600
McGREGOR BLVD	E OF KELLY RD	38	15500	15800	16100	15600	15700	15900	15900	15300	16100	14800
McGREGOR BLVD (SR 867)	S OF PINE RIDGE RD	37	27400	27700	28300	28000	27600	27800	30000	25500	28700	28100
McGREGOR BLVD (SR 867)	N OF A&W BULB RD	126								32200	39300	38200
McGREGOR BLVD	N OF MANUELS DR	29	14800	14700	15200	15500	13200	11500	15400	13100	13300	14900
METRO PKWY (SR 739)	N OF SIX MILE PKWY	337	14300									
METRO PKWY (SR 739)	S OF CRYSTAL DR	125								20900		26300
METRO PKWY (SR 739)	N OF ARC WAY	45	21600	22700	24300	25200	25000	25300	25700	23400	25200	25500
METRO PKWY (SR 739)	S OF SIX MILE CYPRESS PKWY	3809										27600
MICHAEL RIPPE PKWY	S OF SIX MILE CYPRESS PKWY	531	17500									
MILWAUKEE BLVD	E OF HOMESTEAD RD	341					3700		3800			

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

Table 21 b) 1 of 7

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

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Arterial Facility

County Maintained Expressway

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

Table 21 b) 4 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	
13900	JOEL BLVD	18TH ST	SR 80	P. Art	2LN	E	1,010	C	482	0.48	D	506	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	Min. Col	2LN	E	860	C	62	0.07	C	72	0.08	old count projection *
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	Maj. Col	2LN	E	860	C	256	0.30	C	269	0.31	
14200	KELLY RD	MCGREGOR BLVD	SAN CARLOS BLVD	Maj. Col	2LN	E	860	C	264	0.31	C	277	0.32	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	E	860	C	106	0.12	C	120	0.14	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	Maj. Col	2LN	E	860	C	384	0.45	C	404	0.47	
14600	LEE BLVD	SR 82	ALVIN AVE	P. Art	6LD	E	2,840	B	2,084	0.73	B	2,190	0.77	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	B	1,957	0.69	B	2,136	0.75	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	B	2,093	0.74	B	2,200	0.77	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	B	898	0.45	B	943	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	P. Art	2LN	E	1,020	C	898	0.88	C	943	0.92	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	544	0.63	D	614	0.71	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	B	832	0.46	B	867	0.48	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	M. Art	2LN	E	860	D	763	0.89	D	819	0.95	
15300	LITTLETON RD	CORBETT RD	US 41	Maj. Col	2LN	E	860	C	528	0.61	C	555	0.65	
15400	LITTLETON RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	437	0.51	C	459	0.53	
15500	LUCKETT RD	ORTIZ AVE	I-75	M. Art	2LN	E	880	B	317	0.36	B	392	0.45	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	Maj. Col	2LN	E	860	B	285	0.33	C	299	0.35	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	Min. Col	2LN	E	860	C	77	0.09	C	89	0.10	old count projection
15800	MCGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	P. Art	4LD	E	1,960	B	1,173	0.60	B	1,233	0.63	
15900	MCGREGOR BLVD	HARBOR DR	SUMMERLIN RD	P. Art	4LD	E	1,960	B	1,180	0.60	B	1,240	0.63	
16000	MCGREGOR BLVD	SUMMERLIN RD	KELLY RD	M. Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
16100	MCGREGOR BLVD	KELLY RD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
16200	MCGREGOR BLVD (SR 86: OLD MCGREGOR / GLADIOLUS DR		IONA LOOP RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16300	MCGREGOR BLVD (SR 86: IONA LOOP RD		PINE RIDGE RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16400	MCGREGOR BLVD (SR 86: PINE RIDGE RD		CYPRESS LAKE DR	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16500	MCGREGOR BLVD (SR 86: CYPRESS LAKE DR		COLLEGE PKWY	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	MCGREGOR BLVD (SR 86: COLLEGE PKWY		WINKLER RD	State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	MCGREGOR BLVD (SR 86: WINKLER RD		TANGLEWOOD BLVD	State	2LN	D	970	1,039	1.07	1,143	1.18	1,143	1.18	Constrained
16800	MCGREGOR BLVD (SR 86: TANGLEWOOD BLVD		COLONIAL BLVD	State	2LN	D	970	1,039	1.07	1,143	1.18	1,143	1.18	Constrained
16900	METRO PKWY (SR 739) SIX MILE PKWY		DANIELS PKWY	State	6LD	D	3,171	C	1,136	0.36	C	1,492	0.47	
17000	METRO PKWY (SR 739) DANIELS PKWY		CRYSTAL DR	State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
17100	METRO PKWY (SR 739) CRYSTAL DR		DANLEY DR	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
17200	METRO PKWY (SR 739) DANLEY DR		COLONIAL BLVD	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	State	6LD	D	3,171	C	1,397	0.44	C	1,875	0.59	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	Maj. Col	2LN	E	860	C	168	0.20	C	176	0.20	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	168	0.20	C	181	0.21	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	2LN	E	860	C	182	0.21	C	206	0.24	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	Min. Col	2LN	E	860	C	69	0.08	C	72	0.08	
18000	NALLE RD	SR 78	NALLE GRADE RD	Min. Col	2LN	E	860	C	128	0.15	C	147	0.17	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	C	130	0.15	C	137	0.16	*
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	M. Art	2LN	E	1,140	A	145	0.13	B	264	0.23	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	145	0.13	B	286	0.25	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M. Art	2LN	E	1,140	A	100	0.09	A	133	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	Min. Col	2LN	E	860	C	82	0.10	C	95	0.11	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min. Col	2LN	E	860	C	393	0.46	C	488	0.57	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	4LN	E	1,790	C	528	0.29	C	555	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	502	0.50	

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Arterial Facility

County Maintained Expressway

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Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000					
Non-State Signalized Roadways - 10%						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
—	—	—	Yes	+5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	150	390	1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	110	340	1,000	>1,000		Source:					
85-100%	470	1,000	>1,000	**		Florida Department of Transportation					
PEDESTRIAN MODE²						Systems Implementation Office					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						https://www.fdot.gov/planning/systems/					
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							



Babcock Road & US 41

State and Regional Policy Plan
Exhibit M18

Florida Department of Economic Opportunity - Comprehensive Plan

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

187.201(6)-Public Safety

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

(b) *Policies:*

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

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

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

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

CONSISTENCY: The map amendment from Urban Community to Central Urban will allow development of higher density of residential on the site with access to US41 and Constitution Blvd. This will provide multiple evacuation options for residents on a parcel outside the Coastal High Hazard Zone.

187.201(7)-Water Resources

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

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

CONSISTENCY: The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites potable water will be provided through Pinewood Water Treatment Plant and the Sanitary sewer service will be treated at the Three Oaks Water Reclamation Facility.



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

CONSISTENCY: The change from Urban Community to Central Urban will have no impact on the surface water or groundwater quality or quantity. In either case any proposed development will be required to adhere to all surface and groundwater policies in the LDC. This will include consistency with State surface and groundwater regulations.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS. —

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

(b) Policies:

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

CONSISTENCY: The subject property has been disturbed and partially developed. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination has been completed and there are no wetlands on the site in accordance with SFWMD and county requirements.

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

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

(b) Policies:

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

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

187.201(15) LAND USE

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

CONSISTENCY The formal wetland determination issued for the subject parcels states there are no jurisdictional wetlands or other surface waters on the subject parcel. The project location provides excellent opportunity for infill development with full availability of public services and near retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.



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

CONSISTENCY The subject property is in an area that is substantially developed with commercial uses providing employment opportunities to residential uses proposed on the subject property. Infill development with multifamily residential will create an opportunity for a pedestrian-focused, mixed-use community. Furthermore, the access points via Babcock Road and Constitution Blvd. will provide adequate traffic circulation within the pre-established and proposed mixed-use community.

187.201(17) PUBLIC FACILITIES

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

CONSISTENCY The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities. The surrounding area is verified to have adequate capacity remaining to accommodate the maximum potential development.

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

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

187.201(19) TRANSPORTATION

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

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

187.201(21) ECONOMY

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

CONSISTENCY Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Increasing the ability of additional residential units in the US41/Constitution Blvd area is consistent with urban planning goals placing higher density where adequate services are available and transit friendly development is possible.



187.201(24) EMPLOYMENT

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

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

Southwest Florida Regional Planning Council (SWFRPC)

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

The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, are provided by attached Letters of Availability. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

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

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

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

The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order for any multi-family development request the applicant will meet the required Hurricane Preparedness as required by Lee County.



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

The requested LeePlan amendment will facilitate infill development on disturbed property with no known sensitive, important, or unique environmental resources, while also supporting the rapid growth of the community through increased density allowed by the FLU change.

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

The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential in proximity to shopping and employment centers will increase internal capture decreasing generation of US41 trips.



Babcock Road & US 41

Justification of Proposed Amendment Exhibit M19

The applicant is requesting an amendment to Lee Plan Map I, Page I Future Land Use map to add a ± 25.60 -acre site into the Central Urban Future Land Use. The subject parcels are located at the southwest corner of Babcock Road and US 41 (S. Tamiami Trail) and north of Constitutional Blvd. The 8 parcels are disturbed vacant. The property currently is within the Urban Community Future Use Category and zoned C-1 and AG-2.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesignate approximately ± 25.60 acres from the Urban Community Future Land Use Category to the Central Urban Future Land Use Category. The property owner(s) desires to amend the existing zoning from Agriculture (AG-2) to Commercial (C-2) for a portion of the property to develop a multi-family and Commercial.

The companion conventional rezoning will demonstrate compliance with the density standards for the Central Urban Future Land Use Category. The balance of the site would be utilized for a variety of commercial uses consistent with the uses permitted in the Central Urban Future Land Use Category.

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

The applicant intends on developing the property with a mixture of commercial and residential uses and the proposed Map Amendment is being filed concurrently with an application to rezone the subject property to C-2 to allow those uses.

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

- Being located along US-41 (S. Tamiami Trail).
- Having adequate infrastructure and urban services available; and
- Being consistent with Policies specifically pertaining to the Central Urban including:

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

Property List of Owners On Record

Strap #	Owner on Record	Owner Address
07-46-25-00-00009.001A	Paul H Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00010.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
07-46-25-00-00011.0020	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0000	SW FL Dev Group Inc.	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01005.0010	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01006.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-00-01007.0000	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135
08-46-25-01-00000.001B	Alan C Freeman Trust	28120 Hunter Ridge Blvd, Ste 5 Bonita Springs, FL 34135



Lee County
Southwest Florida

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: APRIL 21, 2022

TO: **MARY MCCORMIC**
Technician Senior

FROM: **SHELLY STALNOS**

FIRM: **QUATTRONE & ASSOCIATES, INC.**

ADDRESS: **4301 VERONICA SHOEMAKER BLVD**

ADDRESS: **FORT MYERS, FL 33916 -**

PHONE#: **(239)936-5222** FAX: () -

E-MAIL ADDRESS: **PERMITS@QAINC.NET**

PROJECT NAME: **BABCOCK MULTIFAMILY**

PREVIOUS PROJECT NAME(S):

STRAP NUMBER(S): **07-46-25-00-00010.0010; 00009.001A; 00011.0020**
08-45-25-00-01006.0000; 01005.0000; 01007.0000; 01005.0010

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: **FORT MYERS**

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) ZONING

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☒ MULTI-FAMILY)
☒ OTHER: (PLEASE SPECIFY) ZONING

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: _____ TOTAL SQUARE FOOTAGE: _____

RESIDENTIAL UNITS: SINGLE-FAMILY: _____ MULTI-FAMILY: 288

AVERAGE ESTIMATED DAILY FLOW (GPD): _____ (☒ WATER ☒ WASTE-WATER) (GPD): _____ ☐ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: 64E

288 2-Bedroom Units 288x200= 57,600gpd

60,000sf Of Office Space 60,000/100x15=9,000gpd

Please e-mail the completed form to mmccormic@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.





BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

April 22, 2022

Via E-Mail

Shelly Stalnos
Quattrone & Associates, Inc.
4301 Veronica Shoemaker, Blvd.
Fort Myers, FL 33916

RE: Potable Water and Wastewater Availability
STRAP # 07-46-25-00-00010-0010, 07-46-25-00-00009.001A,
07-46-25-00-00011.0020, 08-46-25-00-01006.0000, 08-46-25-00-01005.0000,
08-46-25-00-01005.0010, 08-46-25-00-01007.0000

Dear Ms. Stalnos:

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

Your firm has indicated that this project will consist of 288 multi-family residential units and 60,000 sf of commercial all with an estimated flow demand of approximately 66,600 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

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

approval of all State and local regulatory agencies.

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

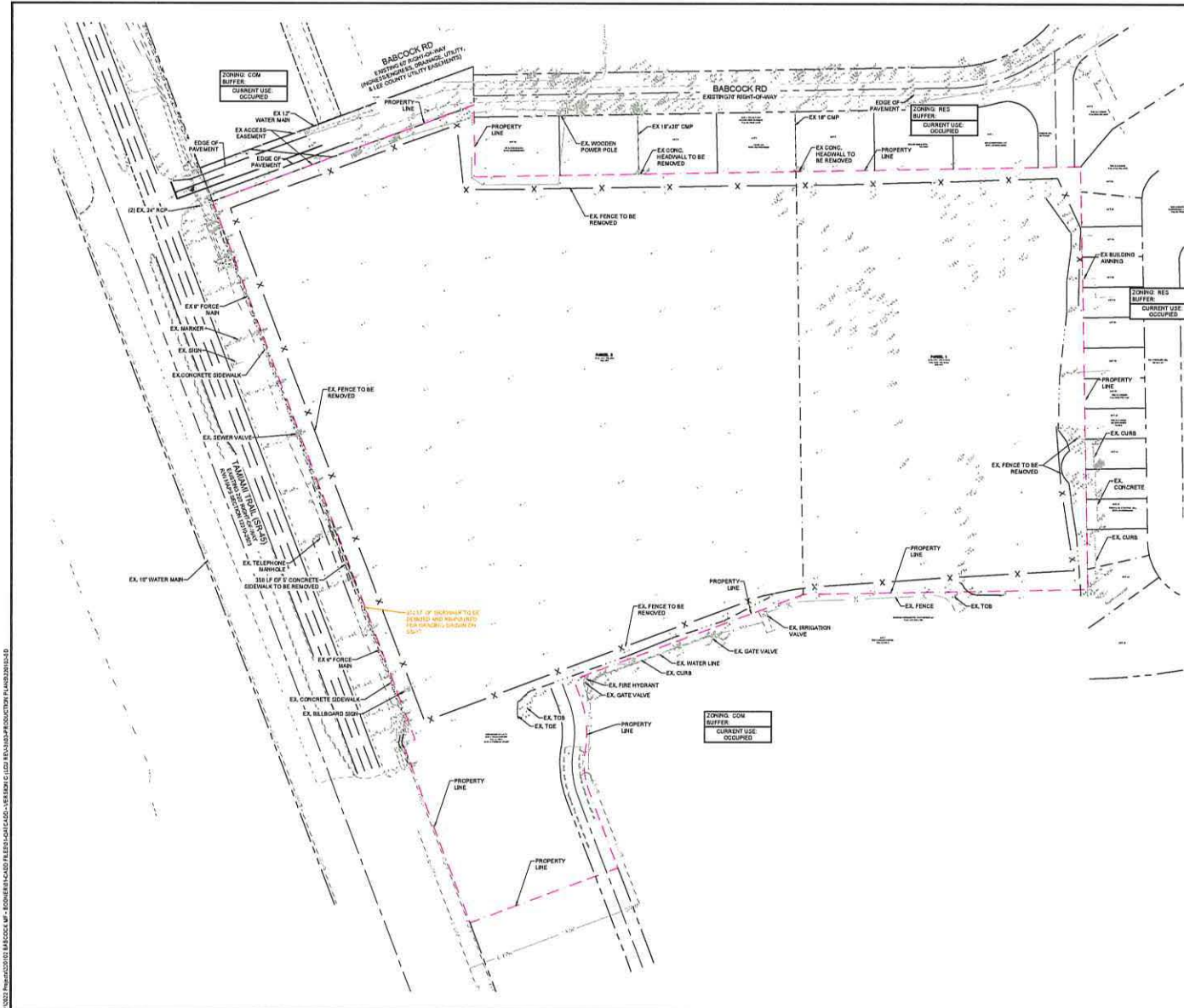
Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

EXHIBIT TOPOGRAPHIC MAP



SUBJECT PROPERTY STRAP #S

07-46-25-00-00009.001A
 08-45-25-00-01005.0010
 07-46-25-00-00010.0010
 08-46-25-00-01006.0000
 08-46-25-00-01005.0000
 07-45-25-00-00011.0020
 08-46-25-00-01007-0000
 08-46-25-01-00000.001B

DATE	BY	REVISION
11/11/2021	JAN	1

BABCOCK-US 41
 TOPOGRAPHIC MAP
 ACCESS UNDETERMINED
 LEE COUNTY, FLORIDA 33967

Quattrone & Associates, Inc.
 Engineers, Planners & Development Consultants
 4301 Veronica Shumaker Blvd. • Fort Myers, Florida 33916 • 239.336.5222
 Equal Opportunity Employer M/F/H/V

PROJECT: BABCOCK-US 41
 PL: 08-46-25-00-00009.001A
 DRAWING: TOPOGRAPHIC MAP
 DESIGNED BY: JAH
 CHECKED BY: JAH
 DATE: 11/11/2021

