



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pratt's Preserve RPD

Request: Rezone from: AG-2 & RPD To: RPD

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

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

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

Summary of Project:

Amend Z-21-024 to add a approximately 4.77 acres and 20 residential units to the already approved RPD.
Total development will be 155 single family units on 31.46 acres.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lennar Homes, Attn: Barry Ernst, Director of Planning and Permitting

Address: 10481 Ben C. Pratt/Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239) 931-4782

E-mail Address: Barry.Ernst@lennar.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: DeLisi, Inc.

Contact Person: Daniel DeLisi, AICP

Address: 520 27th St.

City, State, Zip: West Palm Beach, FL 33407

Phone Number: 239-913-7159

Email: dan@delisi-inc.com

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: See applicant information.

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): 5/13/2022, 7/7/2022, 12/2/2022, 6/5/2023

**PART 3
PROPERTY INFORMATION**

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

See Attached List _____

B. Street Address of Property: 12091 Blasingim Road, Fort Myers, FL, 33966

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: RPD and AG-2

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

F. Use(s) of Property:

1. Current uses of property are: Residential

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>31.46</u>	Acres	<u>94</u>	% of Total
Wetlands	<u>2.0</u>	Acres	<u>6</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,250 +/-</u>	Feet		
3. Total area:	<u>26.7</u>	Acres or square feet		
4. Frontage on road or street:	<u>1,250</u>	Feet on	<u>Crystal Dr. Extension</u>	Street
2 nd Frontage on road or street:	<u>950</u>	Feet on	<u>JV Parker Lane</u>	Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>31.46</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>2.0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>2.0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾			Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland		<u>29.46</u>	Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands		<u>2.0</u>	Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

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

TOTAL (should equal "C" above)

31.46 **Acres**

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Central Urban and Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
a.	Total upland acres (from Part 4, D.)	<u>31.46</u>	x <u>10</u> equals	<u>314</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x <u>0</u> equals	<u>0</u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>2.0</u>	x <u>0</u> equals	<u>0</u>
d.	Total Allowed Standard Units ⁽¹⁾			<u>314</u>
2.	Bonus Units [2-143]			
a.	Site-built Affordable Housing			<u>N/A</u>
b.	Transferrable Dwelling Units			<u> </u>
c.	Sub-total			<u> </u>
3.	Total Permitted Units ⁽¹⁾			<u>294</u>

Note:

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

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

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

PART 7
ACTION REQUESTED

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

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

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

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

See attached Part 8

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

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

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

3. Expected life of the facility:
N/A

4. Who will operate and maintain the internal collection and treatment facilities:
N/A

5. Receiving bodies or other means of effluent disposal:
N/A

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

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

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

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

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]

A Project location map is attached as Exhibit 1. A United States Geological Survey (USGS) quadrangle map of the Project is attached as Exhibit 2.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique landforms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see Lee County Land Development Code (LDC) Section 10-473(f)].

Wetlands on the Project site consist of slightly depressional disturbed areas (i.e., Disturbed Land, Hydric). The presence of exotics on the property restricts the value these provide as wetlands from a vegetative and hydrologic perspective. A series of shallow ditches run along a portion of the southern and eastern boundaries of the northern parcel on the Project, as well as one man-made pond.

There are 2.06± acres of South Florida Water Management District (SFWMD) wetlands and 0.28± acre of "other surface waters" (OSW) on the Project site. The wetlands are identified by the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as Disturbed Land, Hydric (FLUCFCS Code 7401) (Exhibit 3).

A Lee County protected species survey was conducted on the Project. No Lee County protected species or their sign (i.e., scat, tracks, burrows, etc.) were documented on the Project site. Although not listed as a protected species by Lee County, common wild pine (*Tillandsia fasciculata*) was documented in the northern and southeastern portions of the Project. The common wild pine is listed as endangered by the Florida Department of Agriculture and Consumer Services. A copy of the protected species survey report is attached.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:

None of the lands present on the Project site are environmentally sensitive or occupied by Lee County protected species. Additionally, the Project does not contain indigenous vegetation, as defined by the Lee County LDC.

Impacts to wetlands resulting from the Project's Master Concept Plan will be coordinated with the SFWMD during the environmental resource permitting process. It is anticipated that impacts to the on-site wetlands will be mitigated through the purchase of off-site wetland mitigation credits.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

A soils map is attached as Exhibit 4.

- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]

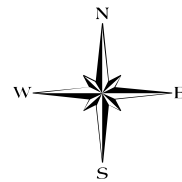
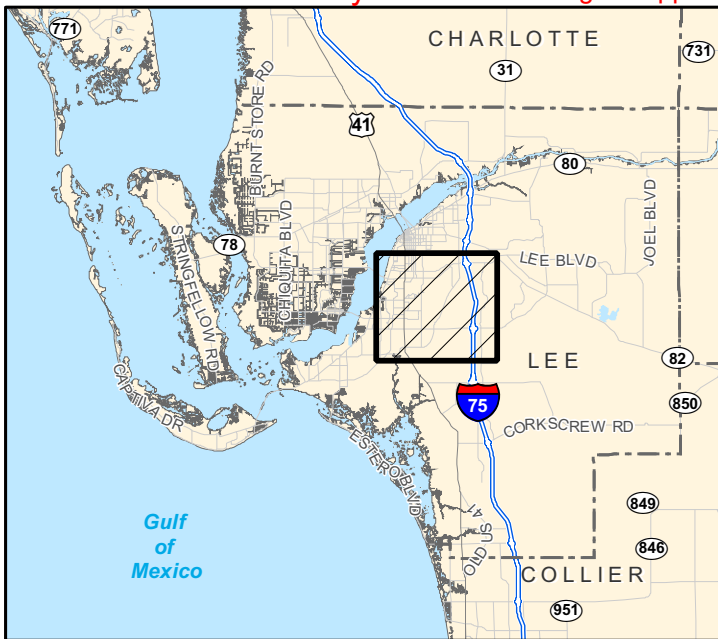
A FLUCFCS and wetlands map is attached as Exhibit 3.

- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

There are no rare and unique upland habitats as defined by the LEE Plan on the Project.

- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

Not applicable.



DRAFT

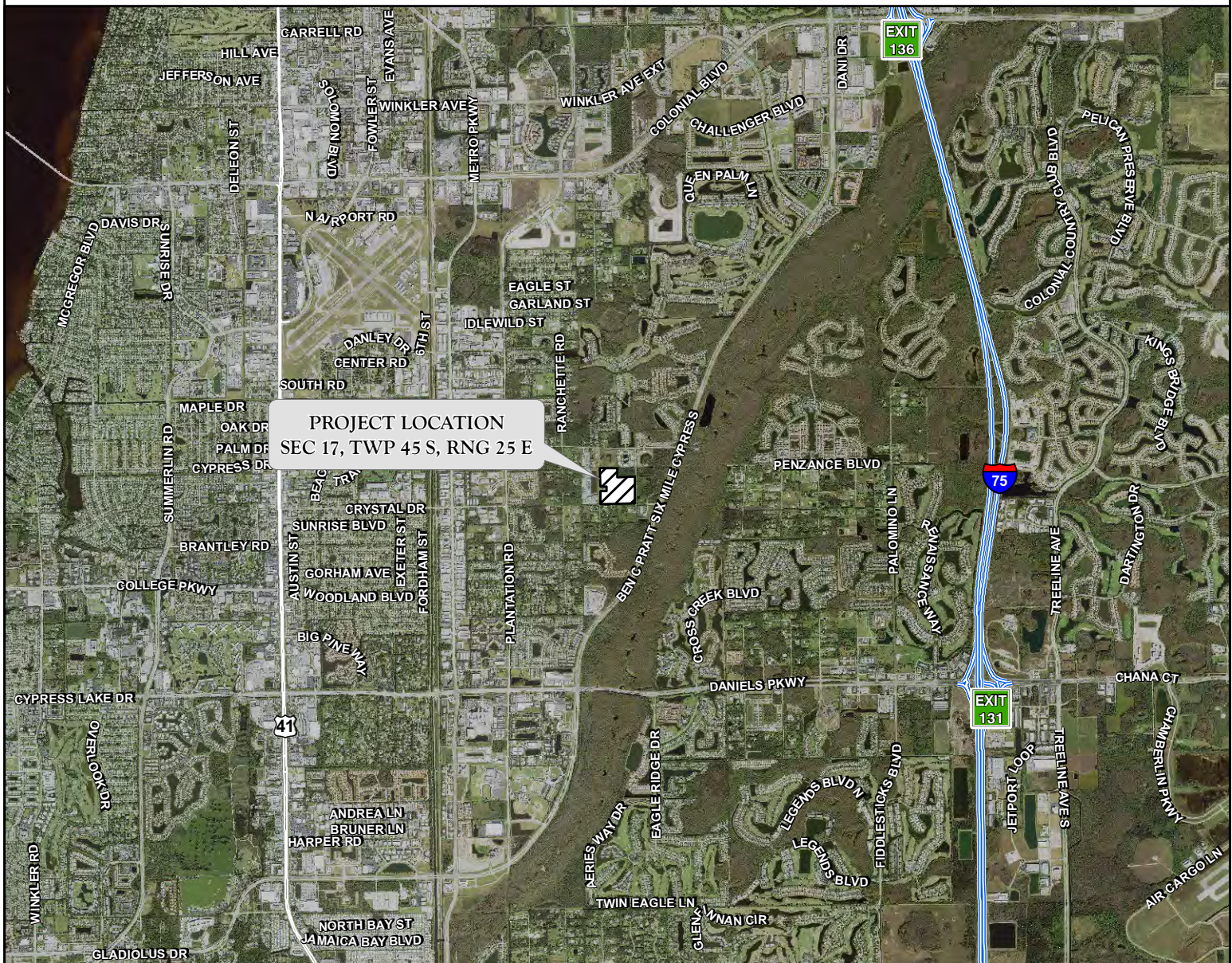
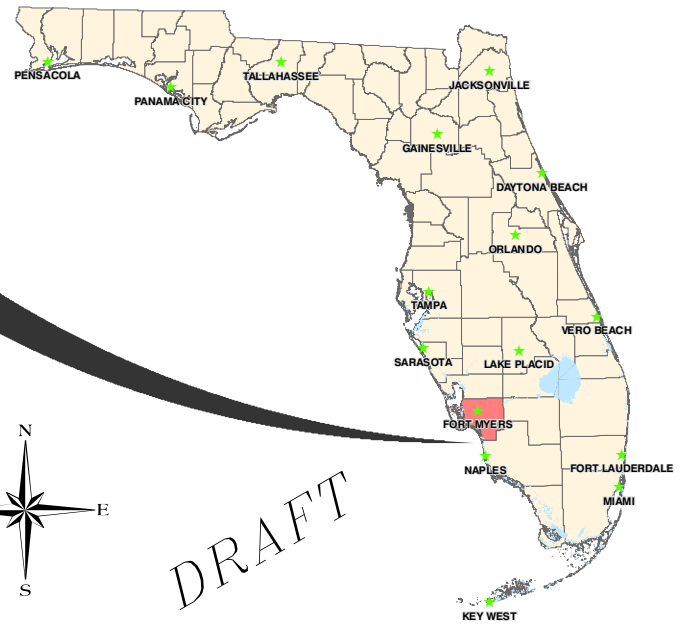
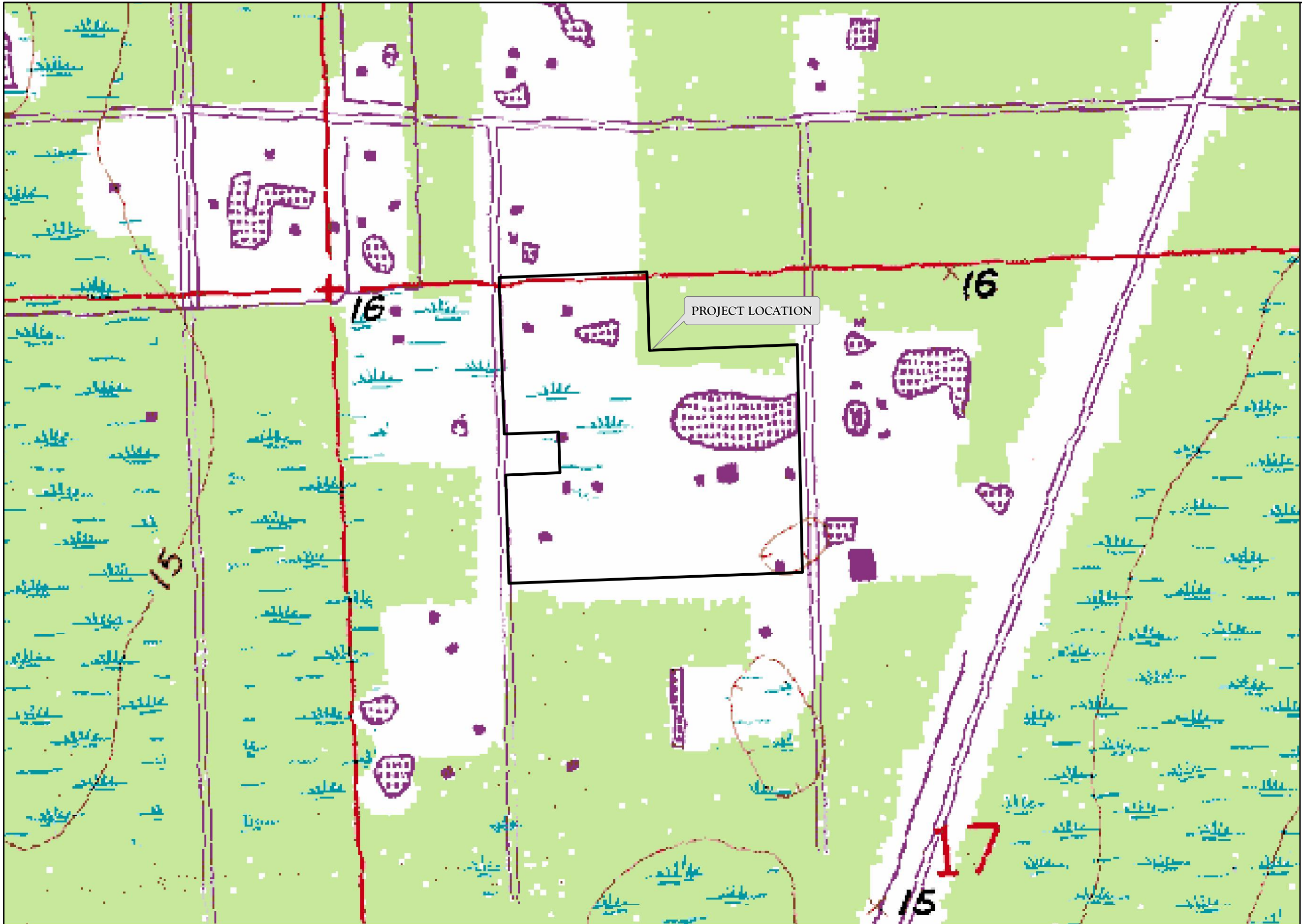


EXHIBIT 1. PROJECT LOCATION MAP
PRATT'S PRESERVE

DRAWN BY	DATE
P.F.	6/26/23
REVIEWED BY	DATE
B.T.	6/26/23
REVISED	DATE



PASSARELLA
& ASSOCIATES, INC.



LEGEND

 PRATT'S PRESERVE

Compass rose showing North (N), South (S), East (E), and West (W).

Scale bar: 0, 200, 400 Feet

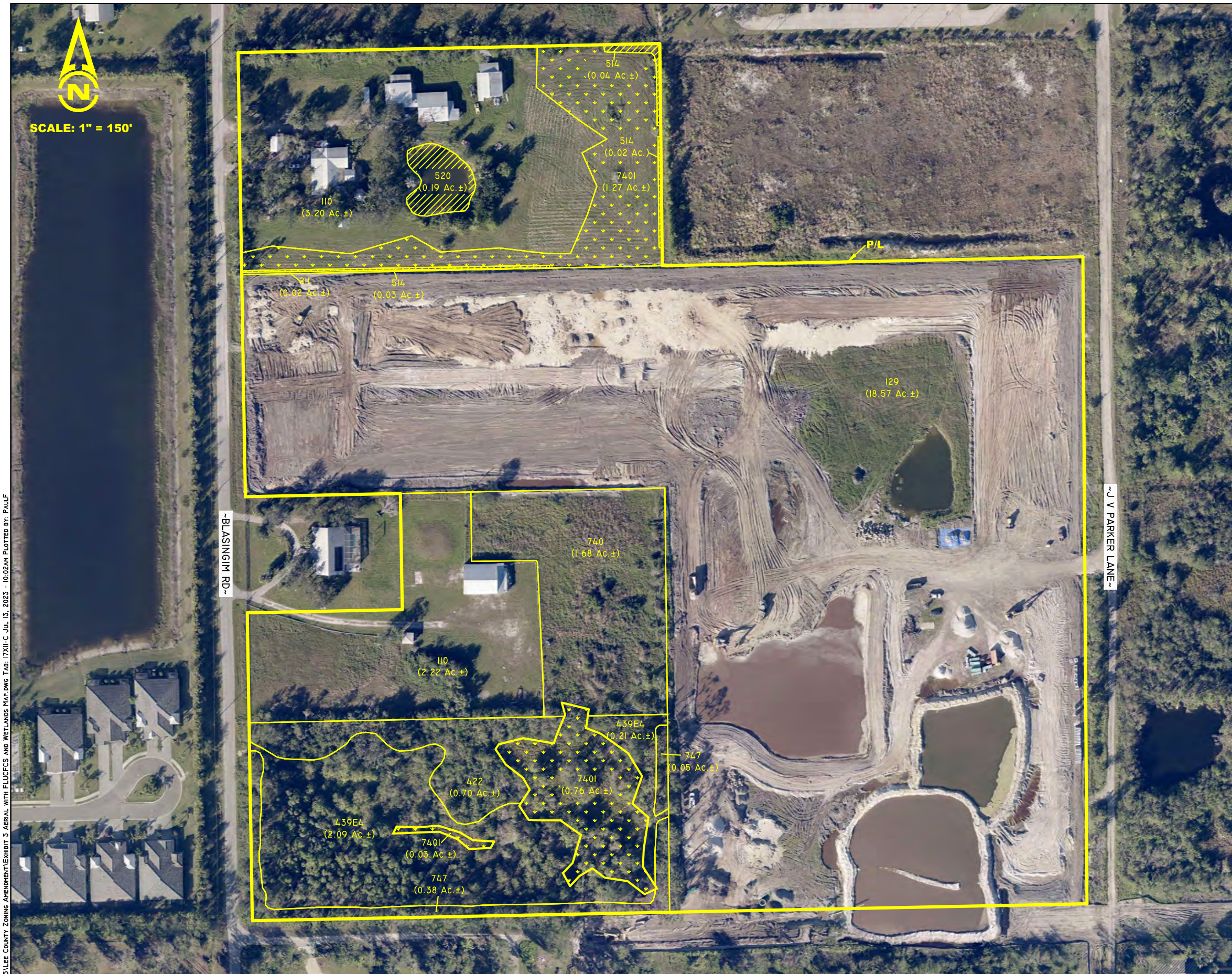
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NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC	PRATT'S PRESERVE QUAD SHEET	DRAWING No. 22LLL3872
		P.F.	6/26/23				
		DESIGNED BY	DATE				
		B.T.	6/26/23				
		REVIEWED BY	DATE	S.J.	6/26/23		SHEET No. EXHIBIT 2
		S.J.	6/26/23				



LEGEND:

SFWMD WETLAND
(2.06 Ac.±)

SFWMD "OTHER SURFACE WATERS"
(0.28 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	SINGLE-FAMILY, LOW DENSITY	5.42 Ac.±	17.2%
129	RESIDENTIAL UNDER CONSTRUCTION	18.57 Ac.±	59.0%
211	IMPROVED PASTURE	0.02 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.70 Ac.±	2.2%
439 E4	MIXED EXOTICS (76-100% EXOTICS)	2.30 Ac.±	7.3%
514	DITCH	0.09 Ac.±	0.3%
520	POND	0.19 Ac.±	0.6%
740	DISTURBED LAND	1.68 Ac.±	5.3%
7401	DISTURBED LAND, HYDRIC	2.06 Ac.±	6.5%
747	BERM	0.43 Ac.±	1.4%
TOTAL		31.46 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2023.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

SURVEYED WETLAND LINES PER DELISI FITZGERALD DRAWING NO. 15115ENG 04 04 23.DWG DATED APRIL 4, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS ON THE SOUTHWESTERN PARCELS PER SFWMD PERMIT No. 36-108983-P.

THE UPLAND/WETLAND LIMITS ON THE NORTHWESTERN PARCEL HAVE NOT BEEN REVIEWED BY ANY AGENCY.

DRAFT

REVISIONS	DATE	DRAWN BY P.F.	DATE 6/26/23	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No. 22LLL3872
		DESIGNED BY B.T.	DATE 6/26/23				SHEET No.
		REVIEWED BY S.J.	DATE 6/26/23				EXHIBIT 3

J:\2023\22LLL3872\LEE COUNTY ZONING AMENDMENT\EXHIBIT 3 AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17XII-C JUL 13, 2023 - 10:02AM PLOTTED BY: PAULF

ADDITIONAL AGENTS

Company Name:	DeLisi Fitzgerald		
Contact Person:	Andrew Fitzgerald, PE		
Address:	1605 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-418-0691	Email:	drew@delisifitzgerald.com

Company Name:	Passarella and Associates		
Contact Person:	Shane Johnson		
Address:	13620 Metropolis Ave., Ste 200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	239-274-0067	Email:	shanej@passarella.net

Company Name:	David Plummer and Associates		
Contact Person:	Steve Leung		
Address:	2149 McGregor Boulevard		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-332-2617	Email:	

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	NealeMontgomery@paveselaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared SCOTT EDWARDS, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 12031 BLASINGAM ROAD and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A.	

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



Property Owner
Scott Edwards

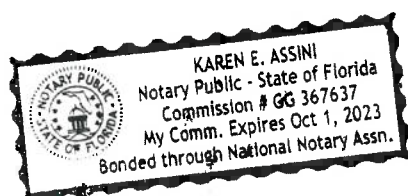
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 6-27-23 (date) by Scott Edwards (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Scott Edwards (name), as Vice President
(owner/title) of Lennar Homes (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]
Signature

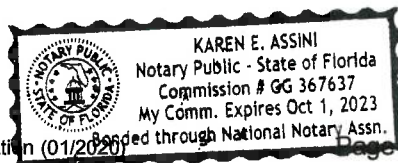
6-27-23
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th day of June, 2023, by Scott Edwards (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



PRATT'S PRESERVE RPD PLANNED DEVELOPMENT REZONING REQUEST STATEMENT

Introduction

The Pratt's Preserve RPD is located between JV Parker Lane and Blasingim Road along the Crystal Drive extension in South Fort Myers. The property is surrounded by residential communities both planned and existing as well as large lot single family homes. The subject property is located in the South Fort Myers Planning Community and within the Central Urban land use category on the Lee County Future Land Use Map.

The proposed rezoning is an amendment and addition of land into the recently approved Parker Lane RPD, which was originally approved on February 2, 2022 as Z-21-024 for 90 single family residential units, then amended on June 21, 2023 as Z-23-019 to add 8.15 acres and 45 residential units. The proposed rezoning requests the addition of approximately 4.77 acres and 20 units to the existing development, creating a total of 155 single-family residential units on 31.5 acres. The project is designed to have the buildings located surrounding 3 water management lake features with access to the Crystal Drive Extension and a stabilized emergency only access to Blasingim Road.

Surrounding Uses and Compatibility

The subject property is located in an area with a mix of residential uses and communities along Plantation Road, Penzance Boulevard and Six Mile Cypress Parkway. The area, which historically was predominantly large lot single family homes and horse farms has been transitioning over time due to its central location consistent with the Central Urban future land use designation, to a mix of smaller lot single-family and multi-family developments.

There are several drivers that pushed the transition of the area. The construction and expansion of the hospital as well as the construction of South Fort Myers High School, which added new destinations that necessitated the development of additional nearby residential neighborhoods. The extension of Plantation south of Daniels to Six Mile Cypress Parkway and then north to Colonial Blvd. created the infrastructure and the access that facilitated the development of several area neighborhoods that now include the Windsong, Coral Woods, Portofino, Rookery, Camden Square, Heritage Palms, Cypress Walk, Deer Lake, and the recently approved Parker Lane RPD, which encompasses most of the subject property.

Directly to the south of the subject property across the Crystal Drive extension is the Oak Villages RPD. This development was approved at the end of 2019 for 255 multi-family and 7 single family units on approximately 21 acres. The density of this approved development

is approximately 12 units per acre, significantly higher than the density proposed on the subject property. The Master Concept Plan has been designed for the entry road on the subject property to align with the entry road shown on the Oak Villages RPD Master Concept Plan.

To the west of the subject property is the Windsong development by Neal Communities. This was approved in Z-16-024 as the Blasingim Road RPD. The RPD provides for a similar development to the proposal for the subject property with 120 units on 24 acres.

To the north of the subject property are two large vacant residential lots. To the north of one of the vacant lots is the Coral Woods RPD, which is a multi-family development containing 84 units on approximately 10 acres. The Coral Woods RPD is an older development that, unlike the proposed development, is out of character with the neighborhood.

To the east of the subject property are vacant properties. These vacant properties are in between JV Parker Lane and Six Mile Cypress Blvd.

Impact on Public Services

The subject property is located in an urban future land use category and has urban services available to the site. As noted in the transportation analysis, the change in the zoning will maintain an adequate level of service on the surrounding roadway network. In accordance with the utility letter of availability, utility capacity exists to serve the proposed development.

Compliance with the Comprehensive Plan

The subject property is located in the South Fort Myers Planning Community in Lee County, Florida. The proposed residential use is appropriate given its location, limited size, the proposed density and the surrounding future land use categories. A detailed overview of compliance with the comprehensive plan is below.

POLICY 1.1.3: The Central Urban areas can best be characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed use, as described in Objective 11.1, where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum total

density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The proposed Residential Planned Development application is requesting up to 155 single family dwelling units on 29.46 upland acres in the Central Urban land use category (31.46 total acres), approximately 5.3 dwelling units per acre. The request is within the standard density range of 4 du/acre to 10 du/acre for the Central Urban future land use category.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(27) through the use of the unified state delineation methodology described in FAC Chapter 27-340, as ratified and amended in F.S. 373.4211.

*The subject property contains 2 acres of disturbed hydric land. Wetlands on the project site consist of low areas that have been highly disturbed by exotics. Impacts to these disturbed wetlands will be sufficiently mitigated through the purchase of off-site wetland mitigation bank credits, which is consistent with **Lee Plan Policy 123.1.1**. The density for the proposed project does not include the area of hydric pasture.*

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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed Residential Planned Development represents in-fill development. The subject property has an approved residential planned development contiguous to the property on the south and a built out residential development contiguous to the west. One parcel to the north is a multi-family development. Although there are scattered large lot residential and vacant parcels adjacent and in the area, development exists all around the subject property in all directions. Public services exist in the area and the proposed development will make efficient use of those services.

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

The subject property is located in a future urban area. The proposed rezoning is to change the zoning to residential development consistent with the density range in the Central Urban Future Land Use category.

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 F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The subject property is located in an urban area where public services already exist to meet the demands of future development. As the proposed application demonstrates, and the letter from Lee County Utilities confirms, capacity exists with public infrastructure in the area. As the Transportation Impact Statement demonstrates, roadway capacity exists on the surrounding network. There are two fire stations approximately 2 and 3 miles from the subject property. Villas Elementary School, Six Mile Charter Academy and South Fort Myers High School are all located approximately 2.5 miles from the subject property.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).

The proposed Residential Planned Development is seeking a density of approximately 4.9 dwelling units per acre over the entire 31.46-acre property (29.46 acres for density purposes). The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Water Service Area map. The proposed development will connect to central water service.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

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 Residential Planned Development is seeking a density of approximately 4.9 dwelling units per acre over the entire 31.46-acre property (29.46 acres for density purposes). The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Sewer Service Area map. The proposed development will connect to Lee County's sewer service.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.

The proposed rezoning requests development of a 155-unit residential community. The proposed project represents an attractive, safe neighborhood that will add to the range of prices and housing types in Lee County and specifically in the South Fort Myers community.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.

The proposed rezoning is being submitted as a residential planned development (RPD).

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 located in an urbanized area with development on all sides. The property will be constructed in accordance with State standards to prevent on-site and off-site flooding and is not located in an area of storm surge or other hazards. As evidenced by the development surrounding the property, soils are stable and there are no other environmental concerns on the subject property.

The property has previously been cleared. Very limited vegetation exists on site. As demonstrated by the environmental analysis, there are no wetlands or other environmental limitations that affect development of the subject property.

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.

The subject property is located in an area where the proposed use will be a positive addition to the existing mix of uses. The proposed development is in the South Fort Myers Planning Community which is defined in the Lee Plan as "a core area of the county providing office area for professional services in areas such as financial and medical". While the proposed development would not be classified as high density, it is well located within 2.5 miles from Paige Field Airport and Gulfcoast Medical Center and just over 1 mile from Metro Parkway, an office/industrial corridor and significant employment area as well as other job centers and public facilities.

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

The subject property is surrounded on all sides by either residential uses or vacant land. The proposed development will protect the surrounding residential neighborhoods.

POLICY 123.1.1: Maintain standards for development, mitigation, and conservation that will protect and integrate wetlands and Rare and Unique upland habitats as defined in this plan.

Impacts to the highly disturbed hydric pasture areas will be mitigated through an offsite mitigation bank, consistent with Policy 123.1.1.

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

The project site will not impact indigenous upland vegetation.

POLICY 123.2.16: Maintain and update an inventory of native plant species that have been threatened through anthropogenic processes. Utilize this inventory to help identify future regulations in order to protect these plant communities from further degradation.

Although not listed as a protected species by Lee County, the common wild pine (Tillandsia fasciculata) was documented on-site to assist Lee County staff in developing future protection measures for state listed plant species consistent with Lee Plan Policy 123.3.16. No listed wildlife species were observed on the project during the protected species survey conducted by the applicant.

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

The applicant has applied for an environmental resource permit from the South Florida Water Management District (SFWMD). Through that permit process the applicant must demonstrate that water quality is maintained or improved.

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

The applicant and the SFWMD must certify that State and Federal water quality standards are being met or exceeded.

POLICY 125.1.1: Sources of water pollution will be identified, controlled, and eliminated wherever feasible.

The applicant must design their water management features to provide assurance on the removal of nutrients from on-site stormwater. In doing so, pollution will not be increased as a result of the proposed development.

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

The water resources on the subject property will be managed through on-site attenuation features that will cleanse the water and prevent any degradation.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

The proposed drainage system includes detention areas and swales that minimize the nutrient loading in offsite discharges and provides a neutral or net positive benefit in the removal of nutrients.

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

The proposed development does not have the potential of lowering existing water quality below state and federal water quality standards. Through issuance of the Environmental Resource Permit, the applicant must demonstrate reasonable assurance that state and federal water quality standards are met.

POLICY 125.1.5: No garbage or untreated sewage will be discharged into coastal and interior surface waters.

There is no garbage or untreated sewage proposed for discharge into coastal or interior surface waters.

POLICY 125.1.6: Maintain a wellfield protection program to prevent the contamination of shallow wells by pollutant generating development.

The subject property is not in a wellfield draw-down or travel time zone.

POLICY 125.1.7: Valid permits and inspections will be required prior and subsequent to drilling operations for wells, elevator shafts, foundation holes, and test borings.

The proposed development is not seeking a drilling operation.

POLICY 125.1.8: The county will continue its program of plugging improperly constructed wells which are detrimental to groundwater resources.

The proposed development does not have improperly constructed wells on-site which need to be plugged.

In consideration of the above applicable Lee Plan policies, the proposed Rezoning is consistent with Lee Plan.

Summary:

As detailed in Section 34-145(d)(4) of the Land Development Code, the attached application demonstrates the following:

1. The proposed request complies with the Lee Plan.

2. The applicant is compliant with the Land Development Code and other applicable codes or regulations; and the deviations requested both enhance the site plan and protect the health, safety and general welfare of the public;
3. The request is compatible with the existing uses in the surrounding areas
4. The proposed plan provides sufficient access to meet the requested density;
5. Adequate infrastructure exists to accommodate this development;
6. The request will not adversely affect environmentally critical areas and natural resources; and
7. The proposed development will be served by urban services in the area.

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing or planned infrastructure. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested zoning should be approved.



PRATT'S PRESERVE RPD SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices
Dwelling Unit:
 Single-Family
Essential Services
Essential Service Facilities, Group I
Excavation, Water retention
Fences, walls
Gates and gatehouses
Home Occupation
Model Home, model unit
Parking Lot, Accessory only
Real Estate Sales Office
Residential Accessory Structures
Recreational Facilities, Personal, Private, on-site
Signs, in accordance with Chapter 30

**PRATT'S PRESERVE RPD****SCHEDULE OF DEVIATIONS AND WRITTEN JUSTIFICATIONS**

1. Deviation (1) seeks relief from **LDC Section 10-329(d)(1)a.3.**, which requires that no excavation be allowed within 50 feet of any private property line under separate ownership, to allow a minimum setback of 25 feet.

Justification for Deviation:

The purpose of this deviation is to allow for the water management lake to be excavated to within 25 feet of an existing residential use along a western property line of the proposed development. The adjacent property is a large-lot residence contained on approximately 5 acres with an existing home located approximately 453+/- feet from the subject property's boundary as depicted on the Master Concept Plan. The proposed lake will have a containment berm constructed around it which will provide a physical barrier between the proposed lake and the residential parcel. Additionally, a hedge row of shrubs is proposed at the top of the berm as an additional physical barrier between the proposed lake and the adjacent property as depicted on Section A-A of the Master Concept Plan. The proposed berm, vegetation, and distance to the existing home provide physical barriers between the two uses that will protect the public's health, safety, and welfare.

2. Deviation (2) seeks relief from **LDC Section 10-296(e)(1)i.4.iii.**, requiring Crystal Drive to be constructed as an urban minor collector roadway from its current terminus to the project entrance, to allow Crystal Drive to be constructed consistent with the typical section requirements of LDC Section 10-296 (e)(2)h.4 for a suburban minor collector roadway with open drainage in 60 feet of existing right-of-way as depicted on the Master Concept Plan.

Justification for Deviation:

The purpose of the request is to allow the applicant to extend the existing terminus of Crystal Drive to the project's entrance as a suburban roadway typical section with open drainage that will be consistent with the segment of Crystal Drive that connects to Six Mile Cypress Parkway. The property is located in the Central Urban future land use category as depicted by Map 1 of the Comprehensive Plan. The Land Development Code requires minor collectors in the Central Urban future land use category to be constructed with closed drainage curb-and-gutter typical roadway sections. A suburban, open drainage roadway section is more consistent with the general development pattern of the area, which is transitioning to a suburban development pattern. It will also be consistent with existing roads in the area, which are constructed with open swale drainage, including Six Mile Cypress Parkway.



The existing section of Crystal Drive utilizes roadside swales for drainage and provides a pedestrian path along the north side of Crystal Drive. The applicant proposes to utilize the existing 60 feet of right-of-way to extend two travel lanes of 11 feet each with 5 feet of paved shoulders. These are consistent with the Land Development Code requirements for a typical roadway section for a suburban minor collector roadway. Additionally, a 5 feet wide sidewalk on the north side of the road is proposed from the end of the existing sidewalk to the project's entrance. On the south side of the road, west of JV Parker Lane, Oak Villages RPD (Z-18-006) is required to construct a 5' sidewalk along its frontage, which will provide pedestrian facilities on both sides of the road when both projects are developed. Approval of the deviation will allow for Crystal Drive to be constructed in a manner that is consistent with the existing roadway, and will be consistent with the transitioning character of the area. Approval of the deviation will not have a negative impact on the public's health, safety, and welfare.

3. Deviation (3) seeks relief from **LDC Section 10-296(k)(1)**, requiring dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate the requirements for circular turnarounds in four locations depicted on the Master Concept Plan where there is less than 150 feet of roadway from the nearest intersection.

Justification for Deviation:

The applicant is proposing dead-ends roadways at 4 locations where the terminus of each occurs at a single –family lot. In each case, the distance between the end of the road and the nearest intersection of roads is less than 150 feet. The deviation request complies with Section 18.2.3.5.4 of the National Fire Protection Association (NFPA) fire code, which requires approved turning provisions for dead-end roads greater than 150 feet. Adjacent to Blasingim Road, 2 of the locations create a hammerhead type turnaround for emergency and delivery vehicles. Hammerhead turnarounds are commonly used as an alternative to cul-de-sacs. Similar deviations have been approved and constructed on projects in Lee County such as Blasingim Road RPD (Z-16-024) and Bass Road RPD (Z-15-019) without any known negative impacts to the public health, safety, and welfare. A Letter of No Objection has also been received from the Southtrail Fire Department.

4. Deviation (4) seeks relief from **LDC Section 10-703**, which provides illustrations on how to measure lot depth, to allow the lot depth for three dead-end street lots on the Master Concept Plan to be measured as depicted in the detail on Sheet 2 of the Master Concept Plan.

Justification for Deviation:

The applicant is proposing dead-end roadways at 3 locations where the terminus of each roadway occurs at a single –family lot. The illustrations in the Land Development Code depict the side lot lines to be generally perpendicular to the front lot line. However, in these unique instances, the shared side lot line of these lots are in line with the front lot line. The illustrations depicted under Section 10-703 do not include the circumstance proposed by the development for these unique



lots. The deviation provides for an alternative for measuring lot depth for these 3 lots. Approval of the deviation will not have a negative impact on the public's health, safety, or welfare.

5. Deviation (5) seeks relief from **10-291(3)**, which requires 2 means of ingress or egress to any residential subdivision greater than 5 acres, to allow for one means of ingress and egress for the development.

Justification for Deviation:

The subject property abuts existing roads, or right-of-way, along 3 property frontages. However, only one frontage abuts a publicly owned right-of-way that will allow for the roadway improvements required to provide the Code minimums for access. Blasingim Road and Parker Lane are both sub-standard roads that are owned by private entities with access easements recorded over them. The access easements were determined by title research to grant access for the subject property to construct a driveway on either road. However, neither road meets the LDC minimum standards for providing access to a development as described by Section 10-291(2) of the Land Development Code. In the case of Parker Lane, no improved roadway exists along the property frontage, and Blasingim Road does not meet minimum width requirements. The easements granting legal access to the subject property do not also give legal authority to the applicant to make additional improvements to the roads that would be needed to meet Section 10-291(2). Therefore, the development is limited to a single means of ingress and egress that is proposed from an extension of Crystal Drive, which is contained in a publicly owned right-of-way. A secondary gated access is also proposed connecting to Blasingim Road that will be accessible by emergency vehicles only to help protect the public's health, safety, and welfare. A Letter No Objection has been received from Southtrail Fire Department for the single means of access.

6. Deviation from **LDC Section 10-329 (d)(4)**, which requires banks of excavations to be sloped at a ratio not greater than 6:1 slope to allow for 4:1 lake bank slopes.

Justification for Deviation:

The proposed slope stabilization measure is a 4:1 bank slope stabilized with sod ground cover. The proposed project's surface water management system design will preclude the majority of surface water flows generated within the site from flowing across the lake bank. The majority of site areas upstream of the lake top-of-bank will be directed to proposed catch basins, which then convey flows to the lake via proposed storm water piping/culverts.

Additionally, in lieu of herbaceous littoral plantings within the proposed lake (which are not allowed in accordance with the airport operational overlay criteria – See deviation #7 below), the lake bank will be planted with native wetland trees. These trees and their root systems will provide for additional stabilization of the lake bank.



Accordingly, based on the limitation of surface water flows across the proposed lake bank, the 4:1 slopes stabilized with sod ground cover and the native wetland trees to be planted within/adjacent to the lake bank will provide adequate stabilization to prevent recurring erosion or stabilization issues. The proposed design will be signed/sealed accordingly by the project's Engineer of Record at time of development permitting, and will be certified by the Engineer of Record post-construction.

7. Deviation from **LDC Section 10-418(2)d**, which requires littoral areas to be planted with herbaceous plant material to allow for the planting of no herbaceous plants on the littorals area on the water management lake.
8. Deviation from **LDC Section 10-418(2)d.3**, which requires that only 25% of the herbaceous plants on littoral areas can be converted to wetland trees to allow for the conversion of 100 percent of the required littoral plantings to wetland trees.

Deviations 7 and 8 are needed in order to comply with water quality standards in the Lee Plan while at the same time protect against creating wildlife attractors in proximity to airport operations. The proposed lake within the project's development area is within 10,000 feet of airport operations. In accordance with FAA guidelines lake area must not contain littoral plantings that may attract birds and contribute to the risk of bird strikes with airplanes. The proposed conversion of littoral plants to wetland plants will help maintain water quality requirements of Lee County and the SFWMD while also minimizing risk of bird strikes with airplanes.

9. Deviation from **LDC Section 10-329(d)(1)a.1.**, which requires a lake to be setback a minimum 25 feet from a local road right-of-way, to allow the proposed lake to be setback a minimum of 20 feet from the right-of-way line.

The purpose of the deviation is to maximize the size of the lake for fill dirt extraction to properly fill the project. This will increase fill from the proposed lake, reduce the need for imported fill, and reduce the number of truck trips on the local roads. With the deviation, as depicted on the Master Concept Plan, there is a minimum of 18 feet between the edge of the road and the start of the 4:1 lake slope where the road abuts to the lake. The lake is located another 15 feet away for a total distance of 33 feet. By FDOT design standards, the clear zone for a new road with a speed limit less than 45 feet is 16 feet for the amount of traffic proposed with the development. Based on the distances proposed with the deviation, there will be no negative impact on the public's health, safety, and welfare.

Property Development Regulations

	Single Family
Minimum Lot Area (SF)	4,500
Minimum Lot Width (Ft.)	40
Minimum Lot Depth (Ft.)	115
Minimum Front Setback (Ft.)	20
Minimum Side Setback (Ft.)	5
Minimum Rear Setback (Ft.)	10
Corner Setback (Ft.)	15
Min. Rear Accessory Setback (Ft.)	5
Maximum Bldg. Height (Ft.)	35
Max Lot Coverage	50%
Water Body Primary Setback (Ft.)	20
Water Body Accessory Setback (Ft.)	20

SKETCH AND DESCRIPTION

OF A PARCEL OF LAND LYING IN

SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST,

LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF LEE, ALL OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH LOT 9, LOT 12 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE CENTERLINE OF CRYSTAL DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 1303.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID FRACTION, FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLASINGIM ROAD, A 60 FOOT RIGHT OF WAY; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.88°48'09"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINGIM ROAD; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°39'02"E., ALONG THE EAST LINE OF SAID LOT 9, FOR A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 626.91 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST RIGHT OF WAY LINE OF JV PARKER LANE, A 60.00 FOOT RIGHT OF WAY; THENCE S.00°21'37"E., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING.

COMBINED AREA IS 31.46 ACRES, MORE OR LESS.

BY: 

DENIS J. O'CONNELL JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

6/29/2023

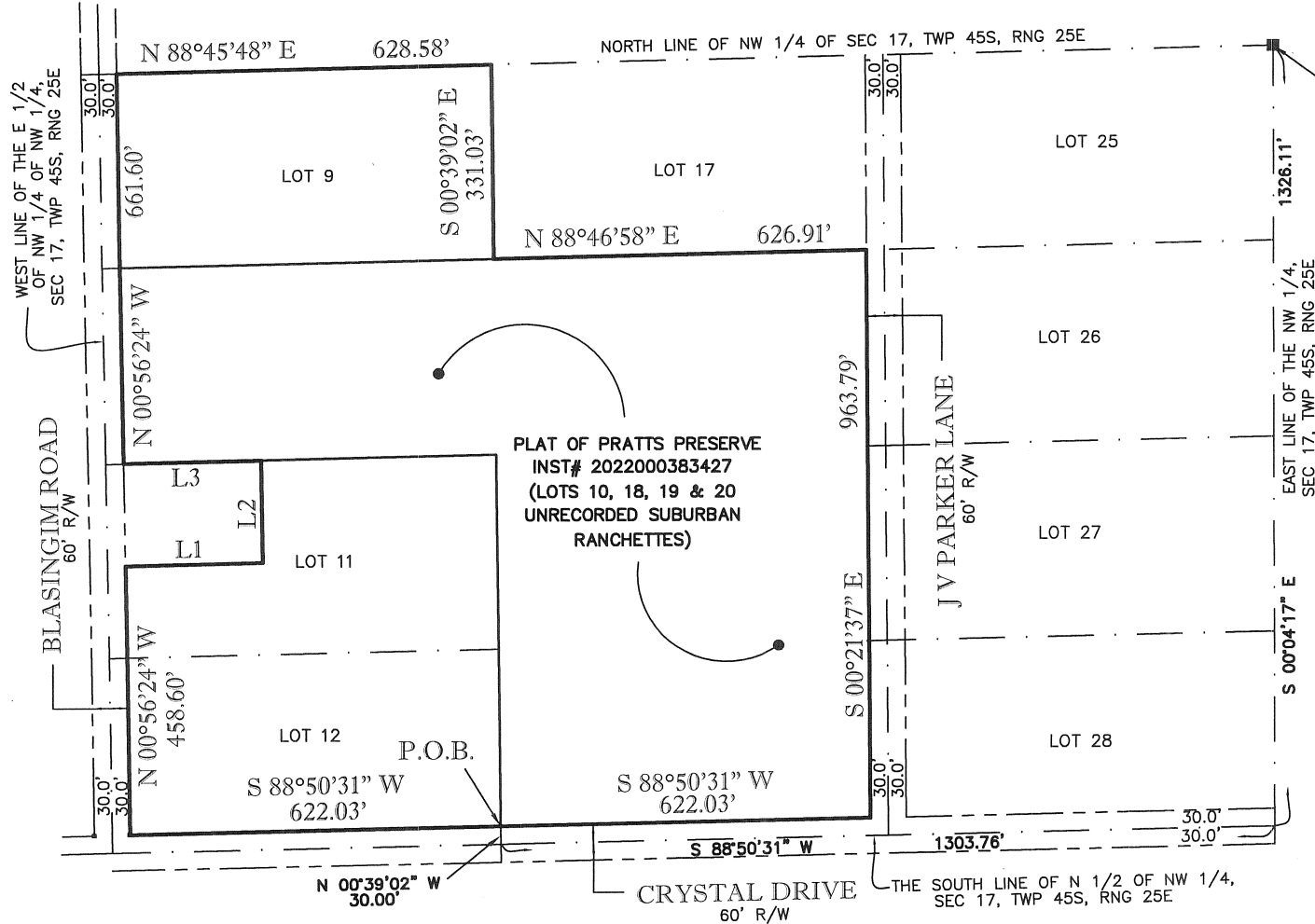
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

NOTES:

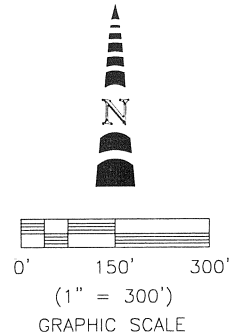
1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

TITLE: LEGAL DESCRIPTION				
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071		
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com				
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:	
15115sk ZONING 6-23	686/21	15115/15330	1 OF 2	
EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
6/28/23	BUD	1" = 300'	DJO	17-45-25

SKETCH AND DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



P.O.C.
FCM 6x6 NO ID
AT NORTH 1/4 COR
SEC 17, TWP 45S, RNG 25E
(FCM 3x3 NO ID 4.2' SW)



NOTE:
LOTS SHOWN RELATE TO THE
UNRECORDED PLAT OF
SUBURBAN RANCHETTES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°48'09" E	231.00'
L2	N 00°56'24" W	173.00'
L3	S 88°48'09" W	231.00'

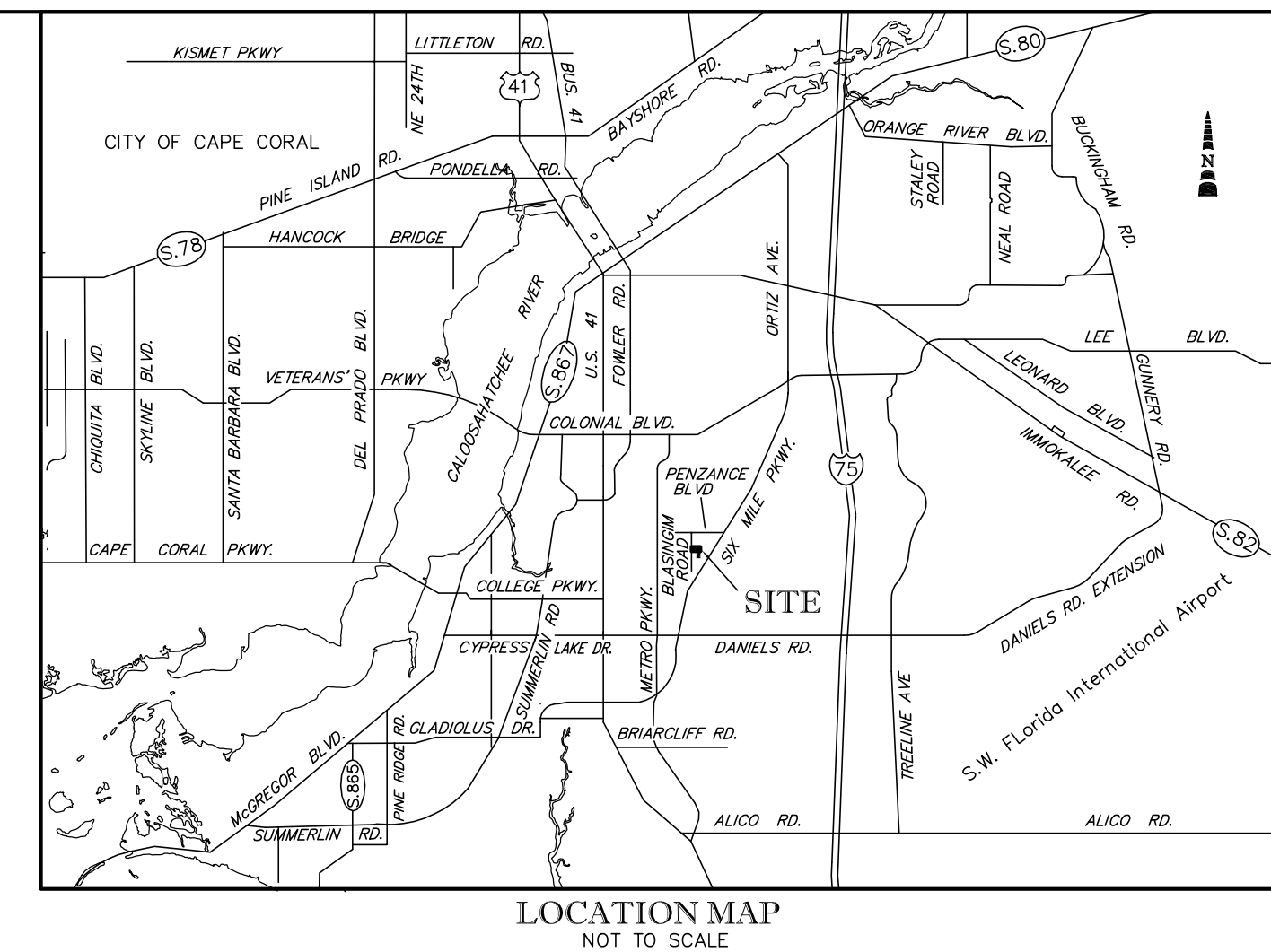
NOTES:

1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = ROADWAY EASEMENT
FCM = FOUND CONCRETE MONUMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
INST = INSTRUMENT

TITLE: SKETCH OF DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 15115sk ZONING 6-23	FIELD BOOK/PAGE: 686/21	PROJECT NO.: 15115/15330	SHEET: 2 OF 2
EXHIBIT DATE: 6/28/23	DRAWN BY: BUD	SCALE: 1" = 300'	CHECKED BY: DJO
FILE NO. (S-T-R) 17-45-25			



LEGAL DESCRIPTION: AS DESCRIBED BY THIS FIRM

SRAI'S PRESERVE, RECORDED AS INSTRUMENT NO. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH LOT 9, LOT 12 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED TRACT OF LAND KNOWN AS THE EAGLE LAKE COMMUNITY, PARCELS 6-10, SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6'x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE S.89°45'31"W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF & SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO THE POINT OF BEGINNING OF THE SOUTHWEST CORNER OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT NO. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLANCKM ROAD, A 60 FOOT RIGHT-OF-WAY HIGHWAY (LOCAL RD. 1) OWNED BY THE STATE OF FLORIDA, BEING THE EAST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET, THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.89°45'31"W., ALONG THE WEST LINE OF SAID LOT 11 AND THE WEST LINE OF THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLANCKM ROAD, A 60 FOOT RIGHT-OF-WAY HIGHWAY (LOCAL RD. 1); THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE POINT OF BEGINNING OF SAID LOT 9; THENCE S.89°45'31"W., ALONG THE SOUTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NOR LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.89°45'31"W., ALONG THE WEST LINE OF SAID LOT 11 AND THE WEST LINE OF THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLANCKM ROAD, A 60 FOOT RIGHT-OF-WAY HIGHWAY (LOCAL RD. 1); THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE POINT OF BEGINNING OF SAID LOT 9; THENCE S.89°45'31"W., ALONG THE SOUTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NOR LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.89°45'31"W., ALONG THE WEST LINE OF SAID LOT 11 AND THE WEST LINE OF THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLANCKM ROAD, A 60.00 FOOT RIGHT OF WAY; THENCE S.00°21'37"E., ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE N.88°45'31"W., ALONG THE SOUTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE POINT OF BEGINNING OF SAID LOT 9.

Digitally signed by
Denis J. O'Connell,
Jr
Date: 2023.07.14
12:10:23 -04'00'

BY: DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE OPINION. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

OVER-ALL ZONING

BOUNDARY SURVEY

METRON

Surveying & Mapping, LLC

AND SURVEYORS PLANNERS

LB# 7071

10970 S. CLEVELAND AVENUE
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

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FILE NAME: 15115 ZONING 6-23		FIELD BOOK/PAGE: 686/21 & 728/51		PROJECT NO.: 15115/15330		SHEET: 1 OF 3	
SURVEY DATE: 6/28/23		DRAWN BY: BUD		SCALE: 1" = 80'		CHECKED BY: DJO	
						(S-T-R) 17-45-25	

NOTE:
SEE SHEETS 2 AND 3 FOR DETAILS

LINE	BEARING	DISTANCE
11	N 00°39'02" W	30.00'

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SIR = SET IRON ROD (LB #7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
INST = INSTRUMENT
PG = PAGE
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT-OF-WAY
W / = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
EOP = EDGE OF PAVEMENT
CONC = CONCRETE

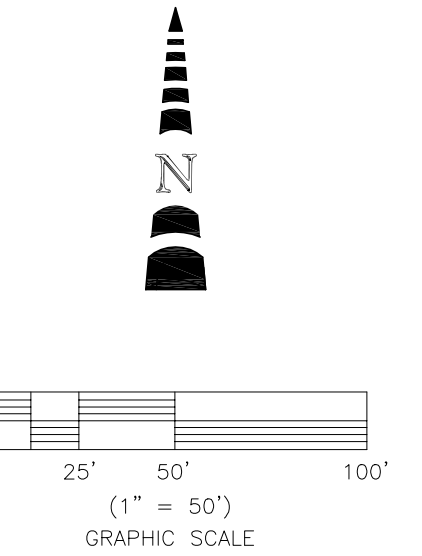
MES = MITERED END SECTION
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONC PIPE
CMP = CORRUGATED METAL PIPE
RMP = ROUND METAL PIPE
INV = INVERT
COV = COVERED
TYP = TYPICAL
FND = FOUND
TYP = TYPICAL

 = IRRIGATION VALVE
 = FLAG POLE

○ = NAIL & DISC (ID AS SHOWN)
 ● = IRON ROD (ID AS SHOWN)
 ■ = CONCRETE MONUMENT
 ○ = WOOD UTILITY POLE
 □ = MITERED END SECTION
 ☎ = TELEPHONE SERVICE BOX
 —→ = GUY WIRE ANCHOR
 ⊕ = WELL
 □ = CONCRETE PAD
 Ⓜ = WATER METER
 ⚡ = ELECTRIC SERVICE
 ☎ = TELEPHONE SERVICE BOX

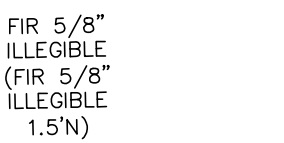
SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



	NORTHING	EASTING
1	81356.5	71052.9
2	81357.5	71007.5
3	81329.0	71015.3
4	81357.5	71013.6
5	81253.9	71021.9
6	81233.1	71045.8
7	81233.1	71045.8
8	81159.8	71037.4
9	81127.4	71058.0
0	81133.7	71040.0
1	81157.2	71064.7
2	81157.2	71064.7
3	81145.9	71042.7
4	81159.8	71042.7
5	81150.4	71008.3
6	81165.5	71003.7
7	81159.8	71003.7
8	81127.9	71004.52
9	81228.9	71001.46
0	81228.9	71001.46
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2	81229.6	71036.71
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4	81290.7	70953.52
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6	81292.1	70958.98
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8	81342.8	70971.78
9	81334.7	70922.26
0	81342.8	70922.26
1	81343.6	71000.47
2	81359.9	71001.02
3	81359.9	71001.02
4	81340.3	71001.61
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7	81189.4	70983.93
8	81189.4	70983.93
9	81187.9	70990.06

FILE NAME: 15115 ZONING 6-23	FIELD BOOK/PAGE: 686/21 & 728/51	PROJECT NO.: 15115/15330	SHEET: <u>2</u> OF <u>3</u>
SURVEY DATE: 6/28/23	DRAWN BY: BUD	SCALE: 1" = 50'	CHECKED BY: DUO
		(S-T-R)	17-45-25



○ = NAIL & DISC (ID AS SHOWN)
 ● = IRON ROD (ID AS SHOWN)
 ■ = CONCRETE MONUMENT
 ○ = WOOD UTILITY POLE
 □ = MITERED END SECTION
 ☎ = TELEPHONE SERVICE BOX
 —→ = GUY WIRE ANCHOR
 ⊕ = WELL
 □ = CONCRETE PAD
 Ⓢ = WATER METER
 ⚡ = ELECTRIC SERVICE
 ☎ = TELEPHONE SERVICE BOX
 ▲ = FIELD LOCATED WETLAND FLAG

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FILE NAME: 15115 ZONING 6-23		FIELD BOOK/PAGE: 686/21 & 728/51		PROJECT NO.: 15115/15330		SHEET: <u>3</u> OF <u>3</u>	
SURVEY DATE: 6/23/23		DRAWN BY: BUD		SCALE: 1" = 50'		CHECKED BY: DUO	
						(S-T-R) 17-45-25	

PAVESE LAW FIRM

CHARLES MANN*Florida Bar Board Certified Attorney in the Following Areas
Real Estate • Condominium and Planned Development Law*

Direct dial: (239) 336-6242

Email: CharlesMann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION PARKER LANE PHASE 3

Pavese Law Firm (as Agent/Title Company)

Plat Number:

Development Order Number:

Effective Date of Title Certification: June 22, 2023 at 5:00 PM

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Lennar Homes, LLC, a Florida limited liability company by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2022000224571; Warranty Deed recorded in Official Records Instrument No. 2022000169657; Special Warranty Deed recorded in Official Records Instrument No. 202200036704 and Warranty Deed recorded in Official Records Instrument No. 2023000199685, all of the Public Records of Lee County, Florida.

There are no persons or entities holding a mortgage secured by the property.

All property taxes, due and owing, have been paid on the land described herein as of the date of this opinion.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easement Agreement recorded in Official Records Instrument No. 2022000280482, Public Records of Lee County, Florida.
2. Easement contemplated in that certain Joint Infrastructure Cost Sharing Agreement recorded in Official Records Instrument No. 2022000258803, Public Records of Lee County, Florida.

3. The following easements contained in the Declaration of Covenants, Conditions and Restrictions for Pratt's Preserve recorded in Official Records Instrument No. 2022000383413, Public Records of Lee County, Florida:
 - a. Blanket easements for utility purposes, including but not limited to, fire, police protection, emergency services, garbage, trash removal, potable and non-potable water, sewage, telephone, electric services, gas service, lake maintenance and cable televisions.
4. Easements contained on the plat of Pratt's Preserve recorded in Official Records Instrument No. 2022000383427, Public Records of Lee County, Florida.
5. Easement Agreement recorded in Official Records Instrument No. 2022000280482, Public Records of Lee County, Florida.

All recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership or surface entry rights of any oil, gas, an mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: 
Charles Mann

Exhibit "A"

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF LEE, ALL OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH LOT 9, LOT 12 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE CENTERLINE OF CRYSTAL DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 1303.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID FRACTION, FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLASINGIM ROAD, A 60 FOOT RIGHT OF WAY; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.88°48'09"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINGIM ROAD; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°39'02"E., ALONG THE EAST LINE OF SAID LOT 9, FOR A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 626.91 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST RIGHT OF WAY LINE OF JV PARKER LANE, A 60.00 FOOT RIGHT OF WAY; THENCE S.00°21'37"E., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING.

COMBINED AREA IS 31.46 ACRES, MORE OR LESS.

LIST OF ZONING RESOLUTIONS

Z-21-024

Z-23-019

List of STRAP Numbers

17-45-25-01-00000.0110, 17-45-25-01-00000.0120, 17-45-25-L1-24000.0010, 17-45-25-L1-24000.0020, 17-45-25-L1-24000.0030, 17-45-25-L1-24000.0040, 17-45-25-L1-24000.0050, 17-45-25-L1-24000.0060, 17-45-25-L1-24000.0070, 17-45-25-L1-24000.0080, 17-45-25-L1-24000.0090, 17-45-25-L1-24000.0100, 17-45-25-L1-24000.0110, 17-45-25-L1-24000.0120, 17-45-25-L1-24000.0130, 17-45-25-L1-24000.0140, 17-45-25-L1-24000.0150, 17-45-25-L1-24000.0160, 17-45-25-L1-24000.0170, 17-45-25-L1-24000.0180, 17-45-25-L1-24000.0190, 17-45-25-L1-24000.0200, 17-45-25-L1-24000.0210, 17-45-25-L1-24000.0220, 17-45-25-L1-24000.0230, 17-45-25-L1-24000.0240, 17-45-25-L1-24000.0250, 17-45-25-L1-24000.0260, 17-45-25-L1-24000.0270, 17-45-25-L1-24000.0280, 17-45-25-L1-24000.0290, 17-45-25-L1-24000.0300, 17-45-25-L1-24000.0310,	17-45-25-L1-24000.0320, 17-45-25-L1-24000.0330, 17-45-25-L1-24000.0340, 17-45-25-L1-24000.0350, 17-45-25-L1-24000.0360, 17-45-25-L1-24000.0370, 17-45-25-L1-24000.0380, 17-45-25-L1-24000.0390, 17-45-25-L1-24000.0400, 17-45-25-L1-24000.0410, 17-45-25-L1-24000.0420, 17-45-25-L1-24000.0430, 17-45-25-L1-24000.0440, 17-45-25-L1-24000.0450, 17-45-25-L1-24000.0460, 17-45-25-L1-24000.0470, 17-45-25-L1-24000.0480, 17-45-25-L1-24000.0490, 17-45-25-L1-24000.0500, 17-45-25-L1-24000.0510, 17-45-25-L1-24000.0520, 17-45-25-L1-24000.0530, 17-45-25-L1-24000.0540, 17-45-25-L1-24000.0550, 17-45-25-L1-24000.0560, 17-45-25-L1-24000.0570, 17-45-25-L1-24000.0580, 17-45-25-L1-24000.0590, 17-45-25-L1-24000.0600, 17-45-25-L1-24000.0610, 17-45-25-L1-24000.0620, 17-45-25-L1-24000.0630, 17-45-25-L1-24000.0640,	17-45-25-L1-24000.0650, 17-45-25-L1-24000.0660, 17-45-25-L1-24000.0670, 17-45-25-L1-24000.0680, 17-45-25-L1-24000.0690, 17-45-25-L1-24000.0700, 17-45-25-L1-24000.0710, 17-45-25-L1-24000.0720, 17-45-25-L1-24000.0730, 17-45-25-L1-24000.0740, 17-45-25-L1-24000.0750, 17-45-25-L1-24000.0760, 17-45-25-L1-24000.0770, 17-45-25-L1-24000.0780, 17-45-25-L1-24000.0790, 17-45-25-L1-24000.0800, 17-45-25-L1-24000.0810, 17-45-25-L1-2400A.00CE, 17-45-25-L1-2400B.00CE, 17-45-25-L1-2400C.00CE, 17-45-25-L1-2400D.00CE, 17-45-25-L1-240L1.00CE, 17-45-25-L1-240R1.00CE
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N:\PROJECTS\W0079-23033-PARKER LANE PHASE 3 (VIALER)\CAD\MCP\PLAN SET\W0079-23033-01-MCP.DWG
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POINT OF INGRESS / EGRESS

LAKE

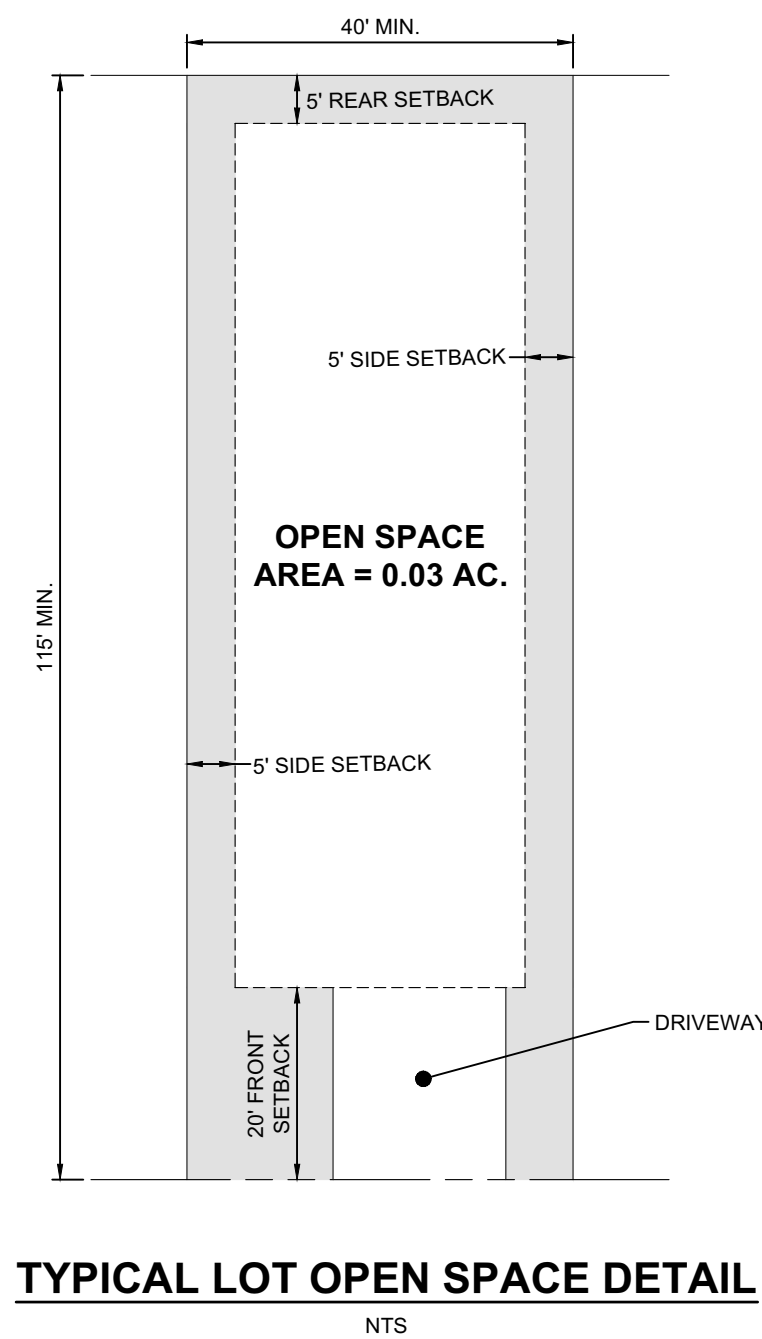
DEVIATION LOCATION

RESIDENTIAL DEVELOPMENT PROGRAM

USE	INTENSITY
SINGLE FAMILY RESIDENTIAL	155 UNITS

OPEN SPACE SUMMARY

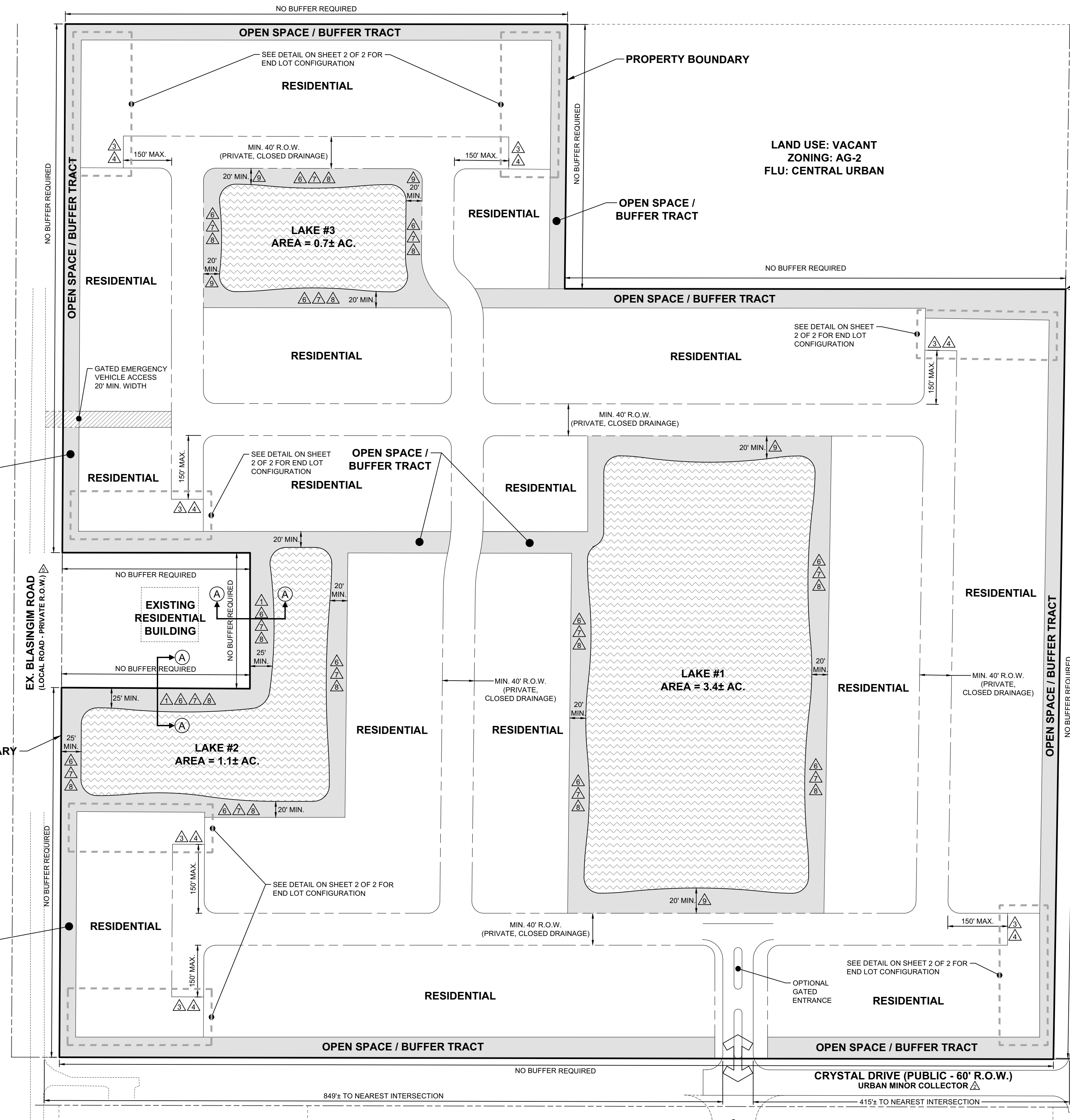
CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	31.46 AC.	100%
OPEN SPACE REQUIRED	12.58 AC.	40%
OPEN SPACE PROVIDED		
LAKE (25% OF TOTAL)	3.15 AC.	25.0%
BUFFER / COMMON AREA	4.37 AC.	34.7%
LOT AREA (30% MIN.)	5.06 AC.	40.3%
OPEN SPACE PROVIDED	12.58 AC.	100.0%



LAND USE: SINGLE-FAMILY
ZONING: RPD
FLU: CENTRAL URBAN

PROPERTY BOUNDARY

OPEN SPACE /
BUFFER TRACT

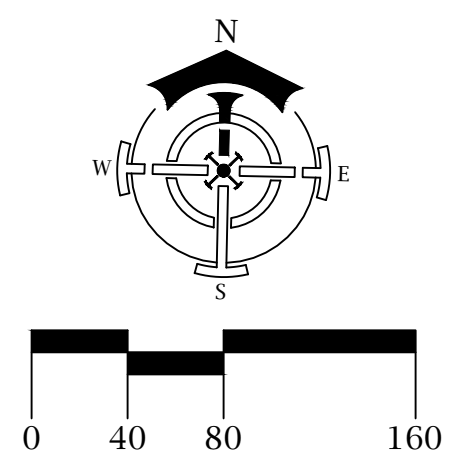


LAND USE: SINGLE FAMILY RESIDENCE
ZONING: AG-2
FLU: CENTRAL URBAN

LAND USE: MULTI FAMILY RESIDENTIAL
ZONING: RPD
FLU: CENTRAL URBAN

CRYSTAL DRIVE (PUBLIC - 60' R.O.W.)
URBAN MINOR COLLECTOR

EX. IV PARKER LANE
(LOCAL ROAD - PRIVATE R.O.W.)



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

OWNER / DEVELOPER:
LENNAR
14085 SW 9th Avenue, Suite 300
Fort Myers, FL 33906
(239) 278-1177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS

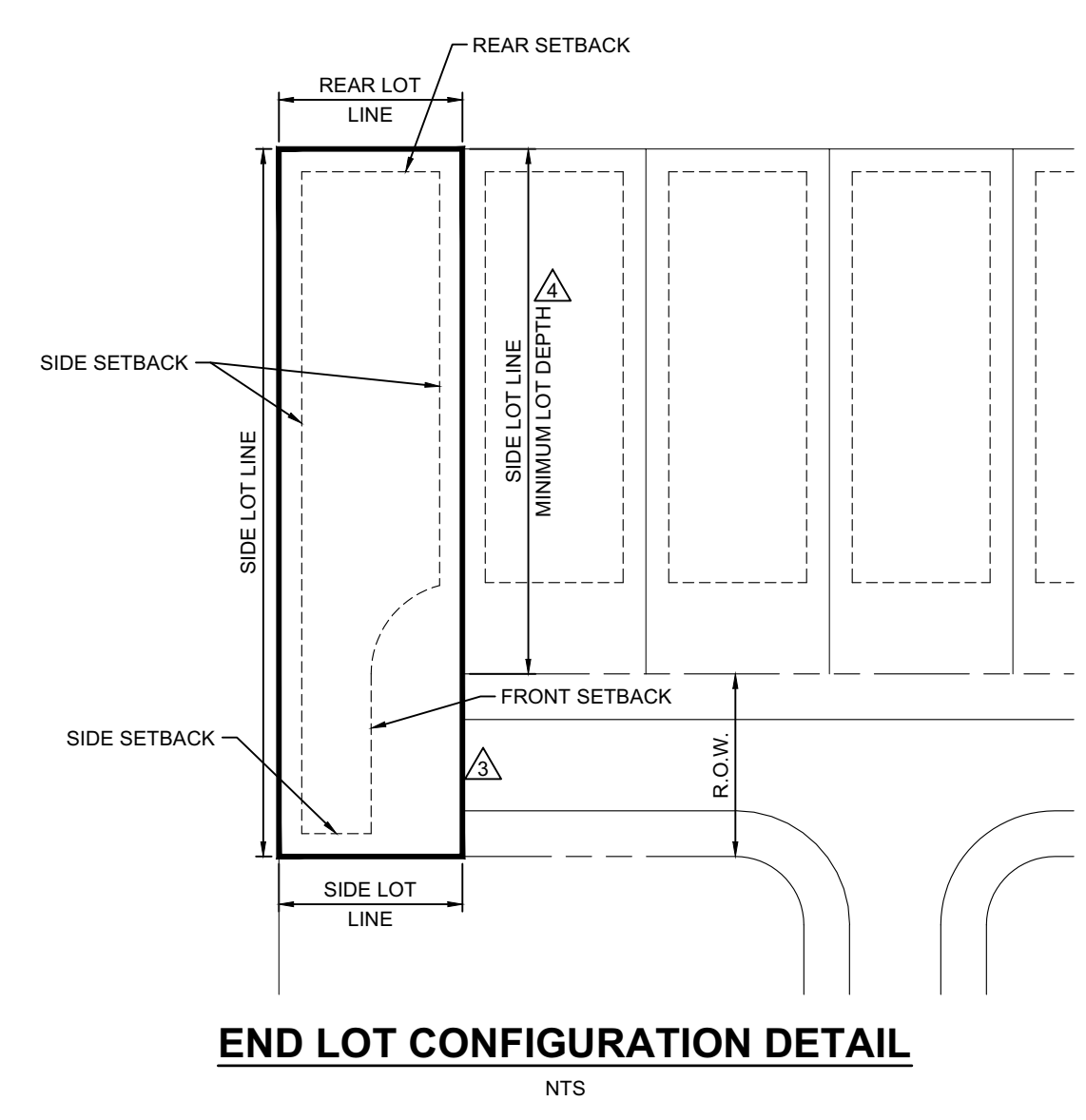
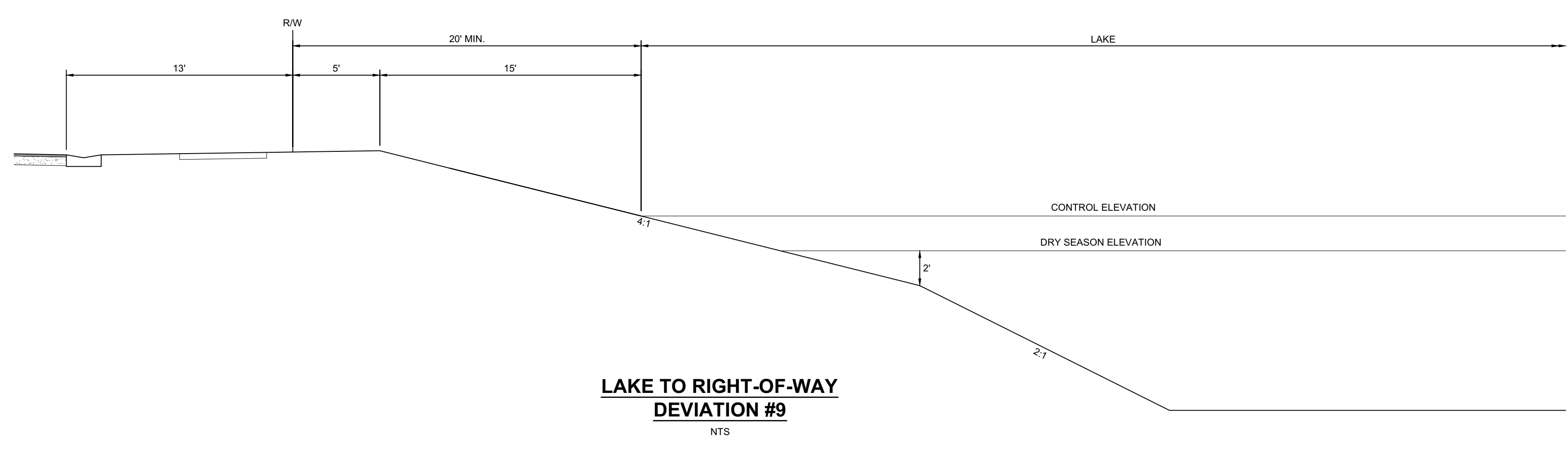
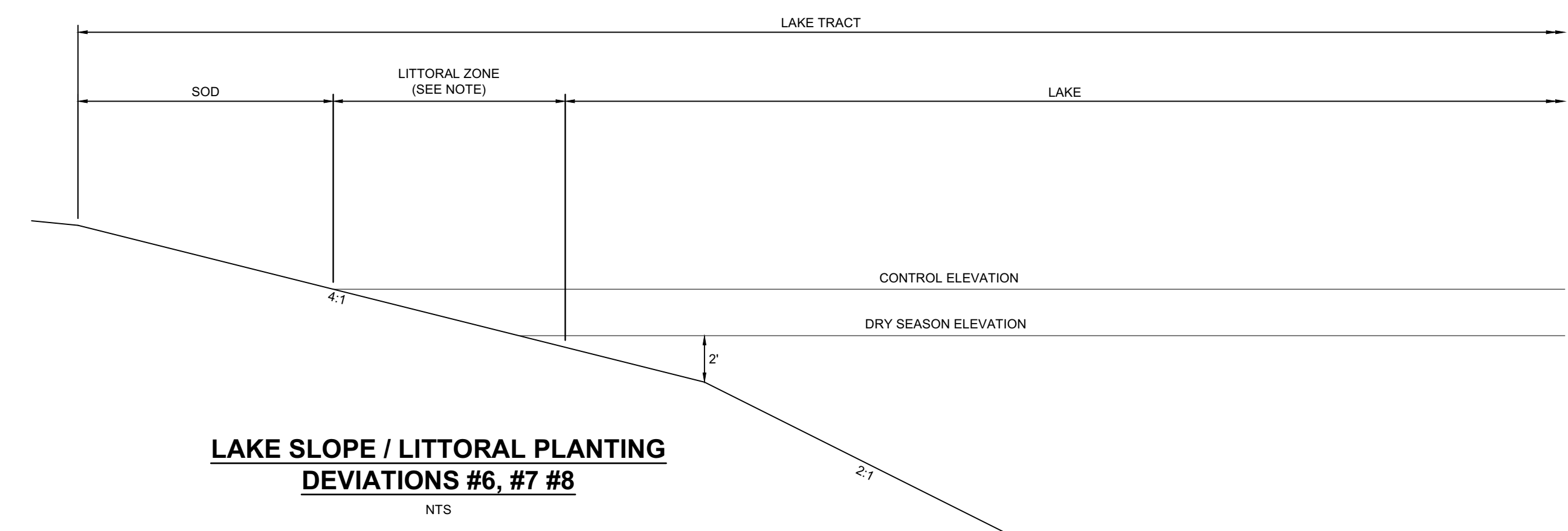
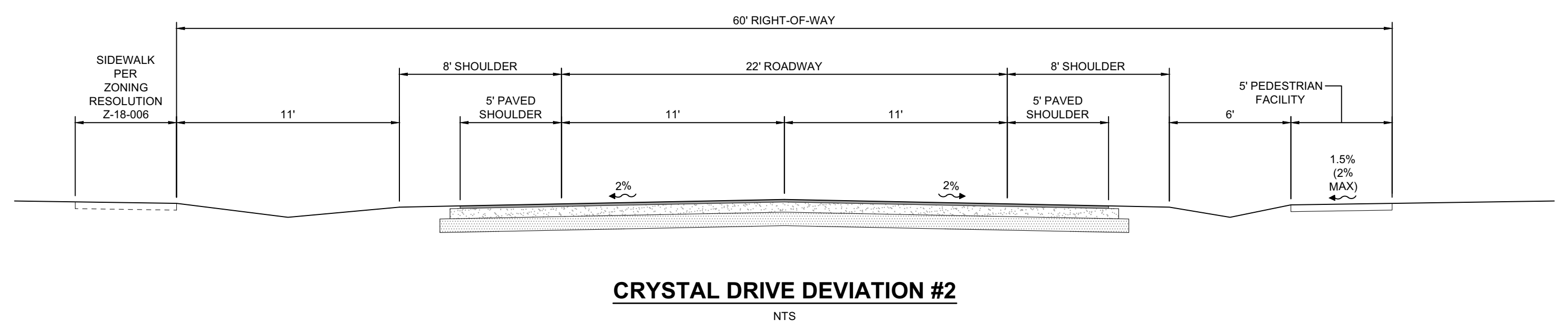
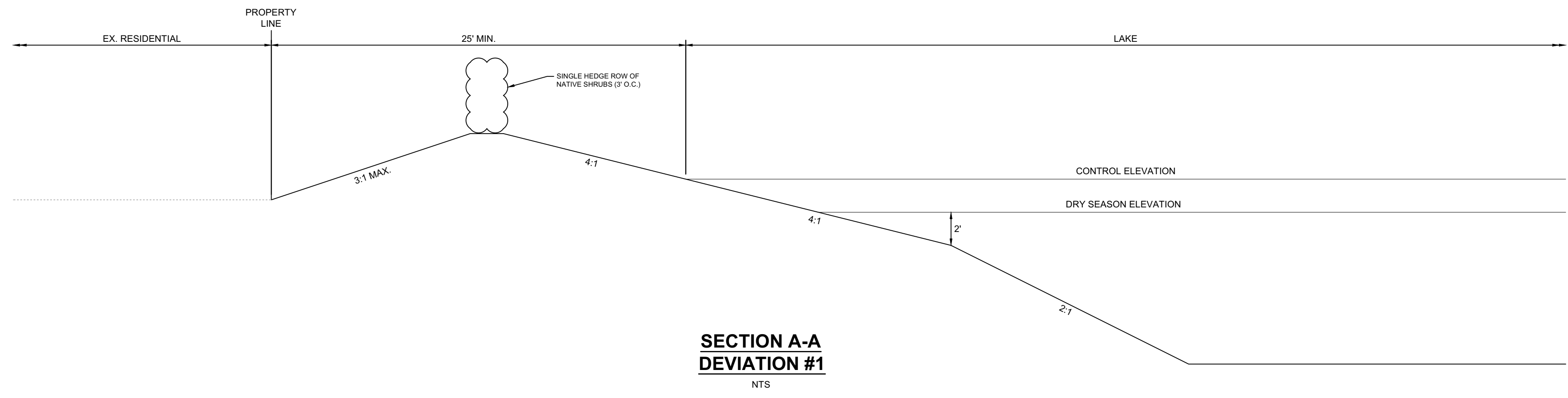
#	DATE	DESCRIPTION

MASTER CONCEPT PLAN

Project Manager:	ADF
Drawn By:	EPB
Checked By:	ADF
Project Number:	W0079-23033
Located in Section(s):	17
Township:	45 S Range: 25 E
County, State:	LEE COUNTY, FL

Status:

N:\PROJECTS\W0079-23033-PARKER LANE PHASE 3 (VIALER)\CAD\MCP\PLAN SET\W0079-23033-02-MCP.DWG
2/22/2023 4:13 PM



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

OWNER / DEVELOPER:
LENNAR
1408 S. PALM CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 278-2177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DATE

MASTER CONCEPT PLAN DETAILS

Project Manager:	ADF
Drawn By:	EPB
Checked By:	ADF
Project Number:	W0079-23033
Located in Section(s):	17
Township:	45 S
Range:	25 E
County, State:	LEE COUNTY, FL

Status:

Sheet Number: 2 of 2

**PRATT'S PRESERVE
LEE COUNTY PROTECTED SPECIES SURVEY**

Revised July 2023

Prepared For:

Lennar
10481 Six Mile Cypress Parkway
Fort Myers, Florida 33966
(239) 278-1177

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

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Methodology and Discussion.....	5
Survey Results	7
Abundance of Protected Species Observed	7
Management Plan.....	8
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INTRODUCTION

This report documents the Lee County protected species survey conducted by Passarella & Associates, Inc. on Pratt's Preserve (Project). The purpose of the survey was to review the property for protected species in accordance with Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

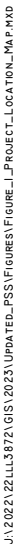
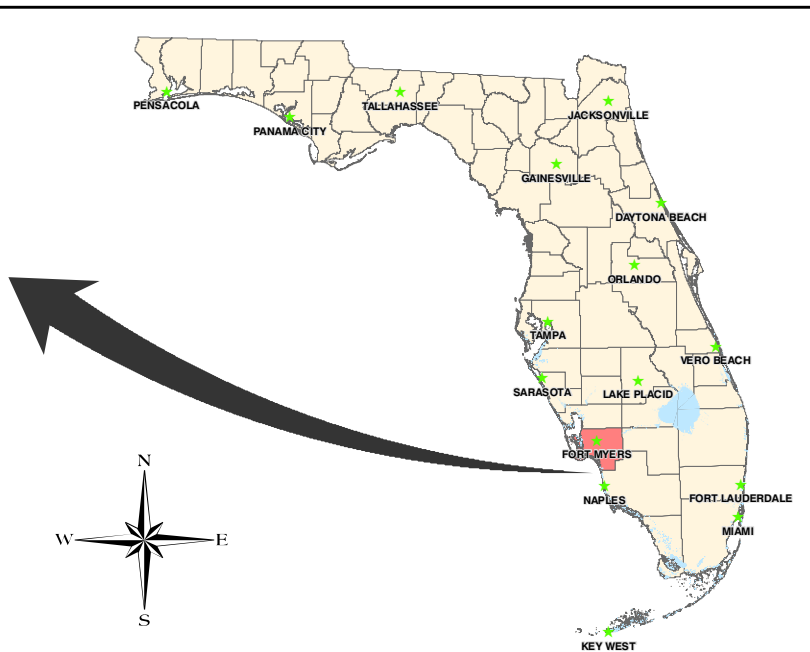
The Project totals 31.46± acres and is located in Section 17, Township 45 South, Range 25 East, Lee County (Figure 1). The Project site is an assemblage of parcels including Parker Lane (Zoning Resolution No. Z-21-024), Woods Parcel, Freeman Parcel, and Vixler Parcel. An aerial showing the individual parcels is provided as Figure 2. A protected species survey was conducted on the Parker Lane site on February 9, 2021. A protected species survey was conducted on the Freeman and Woods parcels on September 27, 2022, and a protected species survey was conducted on the Vixler parcel on July 3, 2023. This report documents the results of the February 9, 2021, September 27, 2022, and July 3, 2023 protected species surveys conducted on the Project site.

The dominant land uses on the Project include residential land under construction (i.e., the Parker Lane portion of the site), single-family homes, disturbed land, mixed exotics, and Brazilian pepper (*Schinus terebinthifolia*). The Project site contains areas dominated by the exotic vegetation species Brazilian pepper and earleaf acacia (*Acacia auriculiformis*). The Project is bordered to the north by a single-family residence and undeveloped land, to the east by J.V. Parker Lane, to the south and southwest by single-family home sites and disturbed forested land, and to the west by Blasingim Road.

LAND USES AND VEGETATION ASSOCIATIONS

Vegetation mapping for the Project was conducted using a 2022 Lee County rectified aerial. Groundtruthing to map the vegetative communities was conducted on July 31, 2020, March 4, 2021, December 14, 2021, and August 10, 2022, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrologic conditions. "E" codes were used to identify levels of exotic infestation (e.g., Brazilian pepper and earleaf acacia). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map.

A total of ten vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the Project site. The property consists entirely of non-indigenous land use types, including single-family residences, Brazilian pepper, disturbed land, and mixed exotic vegetation. Table 1 provides the breakdown of the FLUCFCS codes by acreage, and a description of each of the classifications follows. An aerial with FLUCFCS and wetlands map is provided as Appendix A.

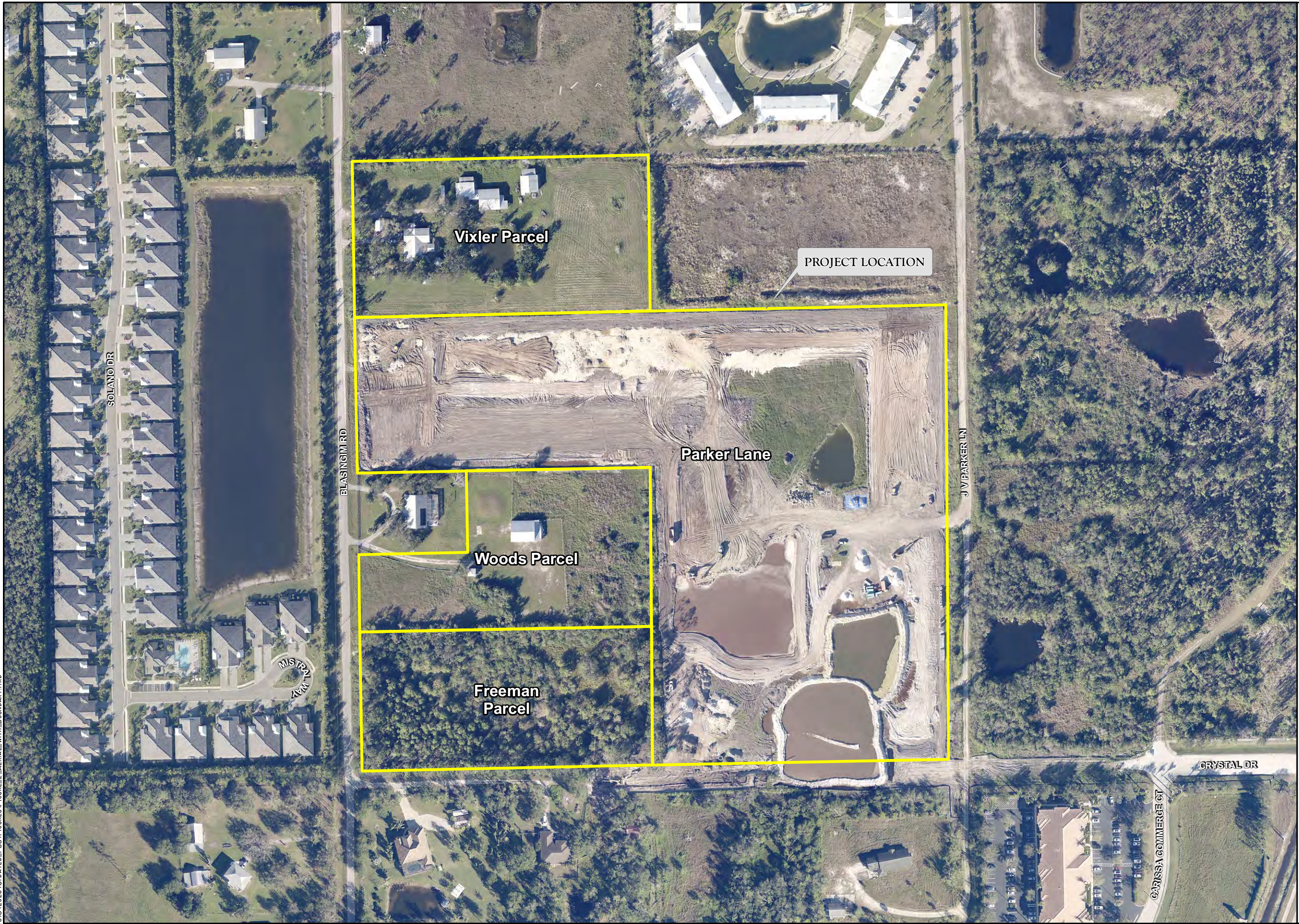


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P.F.	7/7/23
REVIEWED BY	DATE
B.T.	7/7/23
REVISED	DATE



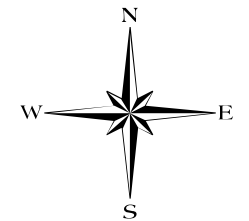
PASSARELLA & ASSOCIATES

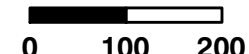
J:\2023\22LLL3872\GIS\2023\UPDATED_PSS\FIGURES\FIGURE 2_AERIAL_WITH_BOUNDARY.MXD



LEGEND

 PRATT'S PRESERVE




0 100 200
Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2023.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	7/7/23
		DESIGNED BY	DATE
		B.T.	7/7/23
		REVIEWED BY	DATE
		S.J.	7/7/23

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

 **PASSARELLA**
Consulting Ecologists & ASSOCIATES INC

PRATT'S PRESERVE
AERIAL WITH BOUNDARY

DRAWING No.
22LLL3872
SHEET No.
FIGURE 2

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
110	Single-Family, Low Density	5.42	17.2
129	Residential Under Construction	18.57	59.0
211	Improved Pasture	0.02	0.1
422	Brazilian Pepper	0.70	2.2
439 E4	Mixed Exotics (76-100% Exotics)	2.30	7.3
514	Ditch	0.09	0.3
520	Pond	0.19	0.6
740	Disturbed Land	1.68	5.3
7401	Disturbed Land, Hydric	2.06	6.5
747	Berm	0.43	1.4
Totals		31.46	100.0

Single-Family, Low Density (FLUCFCS Code 110)

This land use type occupies 5.42± acres, or 17.2 percent of the Project, and consists of existing single-family residences and associated lots located on the property.

Residential Under Construction (FLUCFCS Code 129)

This land use type occupies 18.57± acres, or 59.0 percent of the Project, and consists of active construction associated with the Parker Lane Residential Planned Development (South Florida Water Management District Permit No. 36-105309-P).

Improved Pasture (FLUCFCS Code 211)

This land use occupies 0.02± acre, or 0.1 percent of the Project. The canopy and sub-canopy are mostly open with Brazilian pepper and earleaf acacia. The ground cover includes St. Augustine grass (*Stenotaphrum secundatum*).

Brazilian Pepper (FLUCFCS Code 422)

This land use occupies 0.70± acre, or 2.2 percent of the Project. The canopy and sub-canopy vegetation consist of Brazilian pepper and widely scattered Java plum (*Syzygium cumini*). The ground cover is mostly open with scattered caesarweed (*Urena lobata*).

Mixed Exotics (76-100% Exotics) (FLUCFCS Code 439 E4)

This upland community occupies 2.30± acres, or 7.3 percent of the Project. The canopy contains scattered laurel oak (*Quercus laurifolia*) and earleaf acacia. The sub-canopy contains Brazilian pepper. The ground cover includes St. Augustine grass, creeping oxeye (*Sphagnetica trilobata*), and dog fennel (*Eupatorium capillifolium*).

Ditch (FLUCFCS Code 514)

This land use occupies 0.09± acre, or 0.3 percent of the Project site, and consists of a man-made surface water feature. The canopy is open. The sub-canopy is mostly open with scattered Brazilian pepper and earleaf acacia on the edges. The ground cover consists of torpedograss (*Panicum*

repens), dotted smartweed (*Persicaria punctata*), and alligator weed (*Alternanthera philoxeroides*).

Pond (FLUCFCS Code 520)

This land use occupies 0.19± acre, or 0.6 percent of the Project site, and consists of a man-made pond. The pond consists of open water with torpedograss, dotted smartweed, creeping primrose willow (*Ludwigia repens*), and knotted spikerush (*Eleocharis interstincta*) on the edges.

Disturbed Land (FLUCFCS Code 740)

This land use occupies 1.68± acres, or 5.3 percent of the Project. The canopy is mostly open with scattered laurel oak, earleaf acacia, and Brazilian pepper. The sub-canopy is mostly open with scattered Brazilian pepper, cabbage palm (*Sabal palmetto*), lead tree (*Leucaena leucocephala*), and Peruvian primrose willow (*Ludwigia peruviana*). The ground cover consists of St. Augustine grass, caesarweed, spermacoce (*Spermacoce verticillata*), marsh pennywort (*Hydrocotyle umbellata*), beggarticks (*Bidens alba*), beggar's lice (*Desmodium* sp.), broomsedge (*Andropogon virginicus*), creeping oxeye, dog fennel, flatsedge (*Cyperus ligularis*), and Bermuda grass (*Cynodon dactylon*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

This land use occupies 2.06± acres, or 6.5 percent of the Project. The canopy is mostly open with widely scattered laurel oak, earleaf acacia, and Java plum on the edges. The sub-canopy is mostly open with scattered Mexican primrose willow (*Ludwigia octovalvis*), Peruvian primrose willow, and climbing cassia (*Senna pendula* var. *glabrata*). The ground cover consists of Bermuda grass and marsh pennywort, with scattered caesarweed, dog fennel, and torpedograss.

Berm (FLUCFCS Code 747)

This land use occupies 0.43± acre, or 1.4 percent of the Project. The canopy and sub-canopy consist of scattered slash pine (*Pinus elliottii*), laurel oak, Brazilian pepper, Java plum, and earleaf acacia. The ground cover is mostly open with scattered caesarweed.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types as outlined in Appendix H of the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement where applicable. cursory surveys were also conducted in those habitats not technically required to be surveyed per the LDC. However, based on past experience and conversations with Lee County Department of Community Development staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
110*	Single-Family, Low Density	N/A
129*	Residential Under Construction	N/A
211*	Improved Pasture	Florida sandhill crane (<i>Grus canadensis pratensis</i>)
		Florida panther (<i>Puma concolor coryi</i>)
422*	Brazilian Pepper	N/A
439 E4*	Mixed Exotics (76-100% Exotics)	N/A
514*	Ditch	American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarana</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Platalea ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Neovison vison evergladensis</i>)
520*	Pond	American alligator (<i>Alligator mississippiensis</i>)
		Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)
		Limpkin (<i>Aramus guarana</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Platalea ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tri-colored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Neovison vison evergladensis</i>)
740*	Disturbed Land	N/A
7401*	Disturbed Land, Hydric	N/A
747*	Berm	N/A

*Habitat surveyed for the species noted, although not required per the LDC.

N/A – Not Applicable

The protected species survey for the Project was conducted on February 9, 2021, September 27, 2022, and July 3, 2023. A summary of weather conditions during the protected species survey is provided in Table 3.

Table 3. Summary of Weather Conditions for the Protected Species Survey

Day	Temperature (°Fahrenheit)	Wind (mph)	Cloud Cover (Percent)
February 9, 2021	Mid-60s to Low 70s	1 to 4 ESE	50 to 75
September 27, 2022	Low to Mid-70s	9 to 13 WSW	100
July 3, 2023	Low to Mid-90s	1 to 2 ESE	80

The survey utilized meandering pedestrian transects per the WilsonMiller, Inc. methodology. Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 4. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

Table 4. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres ±)	Transect Length (Feet ±)	Average Visibility ¹ (Feet ±)	Percent Coverage
110*	Single-Family, Low Density	5.42	1,180	50	50
129*	Residential Under Construction	18.57	8,089	25	50
211*	Improved Pasture	0.02	8	50	90
422*	Brazilian Pepper	0.70	305	25	50
439 E4*	Mixed Exotics (76-100% Exotics)	2.30	1,002	25	50
514*	Ditch	0.09	67	25	85
520*	Pond	0.19	141	25	85
740*	Disturbed Land	1.68	512	50	70
7401*	Disturbed Land, Hydric	2.06	628	50	70
747*	Berm	0.43	187	25	50

¹Average visibility to one side of transect.

*Habitat surveyed although not required by the LDC.

SURVEY RESULTS

A Lee County protected species survey was conducted on the Project on February 9, 2021, September 27, 2022, and July 3, 2023. No Lee County protected species or their sign (i.e., scat, tracks, burrows, etc.) were documented during the protected species survey. Although not listed as a protected species by Lee County, common wild pine (*Tillandsia fasciculata*) was documented in the northern and southeastern portions of the Project site. Common wild pine is listed as an endangered species by the Florida Department of Agriculture and Consumer Services.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

The Lee County protected species survey findings are summarized in Table 5.

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American alligator (<i>Alligator mississippiensis</i>)	514	85		X	
	520	85		X	
Birds					
Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	520	85		X	
Florida sandhill crane (<i>Grus canadensis pratensis</i>)	211	90		X	
Limpkin (<i>Aramus guarauna</i>)	514	85		X	
	520	85		X	
Little blue heron (<i>Egretta caerulea</i>)	514	85		X	
	520	85		X	
Reddish egret (<i>Egretta rufescens</i>)	514	85		X	
	520	85		X	
Roseate spoonbill (<i>Platalea ajaja</i>)	514	85		X	
	520	85		X	
Snowy egret (<i>Egretta thula</i>)	514	85		X	
	520	85		X	
Tri-colored heron (<i>Egretta tricolor</i>)	514	85		X	
	520	85		X	
Mammals					
Everglades mink (<i>Neovison vison evergladensis</i>)	514	85		X	
	520	85		X	
Florida panther (<i>Puma concolor coryi</i>)	211	90		X	

MANAGEMENT PLAN

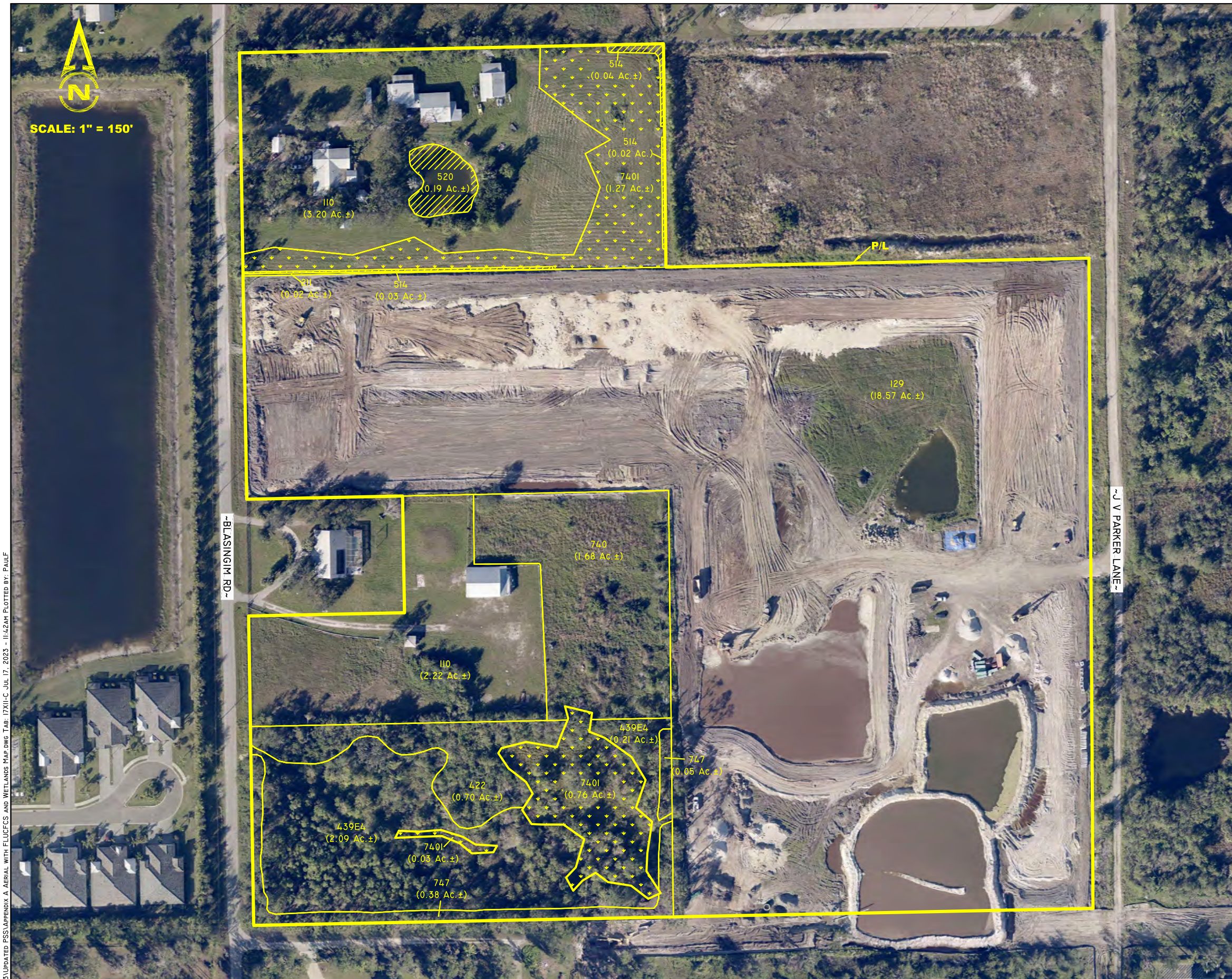
A management plan is not required since no Lee County protected species were observed on the Project site.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

SFWMD WETLAND
(2.06 Ac.±)

SFWMD "OTHER SURFACE WATERS"
(0.28 Ac.±)

SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	SINGLE-FAMILY, LOW DENSITY	5.42 Ac.±	17.2%
129	RESIDENTIAL UNDER CONSTRUCTION	18.57 Ac.±	59.0%
211	IMPROVED PASTURE	0.02 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.70 Ac.±	2.2%
439 E4	MIXED EXOTICS (76-100% EXOTICS)	2.30 Ac.±	7.3%
514	DITCH	0.09 Ac.±	0.3%
520	POND	0.19 Ac.±	0.6%
740	DISTURBED LAND	1.68 Ac.±	5.3%
7401	DISTURBED LAND, HYDRIC	2.06 Ac.±	6.5%
747	BERM	0.43 Ac.±	1.4%
TOTAL		31.46 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2023.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

SURVEYED WETLAND LINES PER DELISI FITZGERALD DRAWING NO. 15115ENG 04 04 23.DWG DATED APRIL 4, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

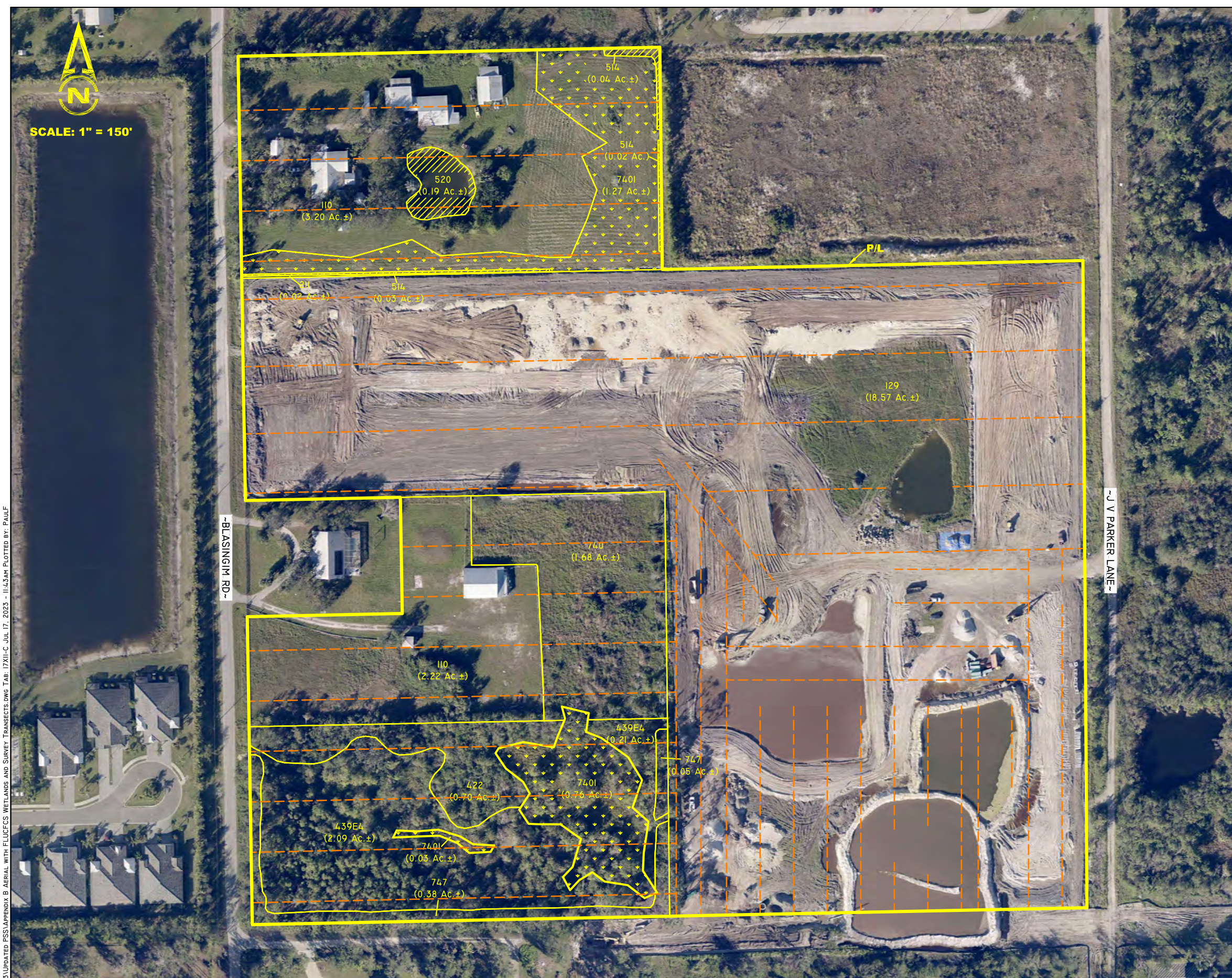
UPLAND/WETLAND LIMITS ON THE SOUTHWESTERN PARCELS PER SFWMD PERMIT No. 36-108983-P.

THE UPLAND/WETLAND LIMITS ON THE NORTHWESTERN PARCEL HAVE NOT BEEN REVIEWED BY ANY AGENCY.

J:\2023\22LLL3872\2023 UPDATED PSS\APPENDIX A AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17XII-C JUL 17, 2023 - 11:42AM PLOTTED BY: PAULF

APPENDIX B

AERIAL WITH FLUCFCS, WETLANDS, AND SURVEY TRANSECTS



LEGEND:

SFWMD WETLAND
(2.06 Ac.±)

SFWMD "OTHER SURFACE WATERS"
(0.28 Ac.±)

SURVEYED WETLAND LINE

APPROXIMATE LOCATION OF WALKED
TRANSECTS

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	SINGLE-FAMILY, LOW DENSITY	5.42 Ac.±	17.2%
129	RESIDENTIAL UNDER CONSTRUCTION	18.57 Ac.±	59.0%
211	IMPROVED PASTURE	0.02 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.70 Ac.±	2.2%
439 E4	MIXED EXOTICS (76-100% EXOTICS)	2.30 Ac.±	7.3%
514	DITCH	0.09 Ac.±	0.3%
520	POND	0.19 Ac.±	0.6%
740	DISTURBED LAND	1.68 Ac.±	5.3%
7401	DISTURBED LAND, HYDRIC	2.06 Ac.±	6.5%
747	BERM	0.43 Ac.±	1.4%
TOTAL		31.46 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2023.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

SURVEYED WETLAND LINES PER DELISI FITZGERALD DRAWING NO. 15115ENG 04 04 23.DWG DATED APRIL 4, 2023.

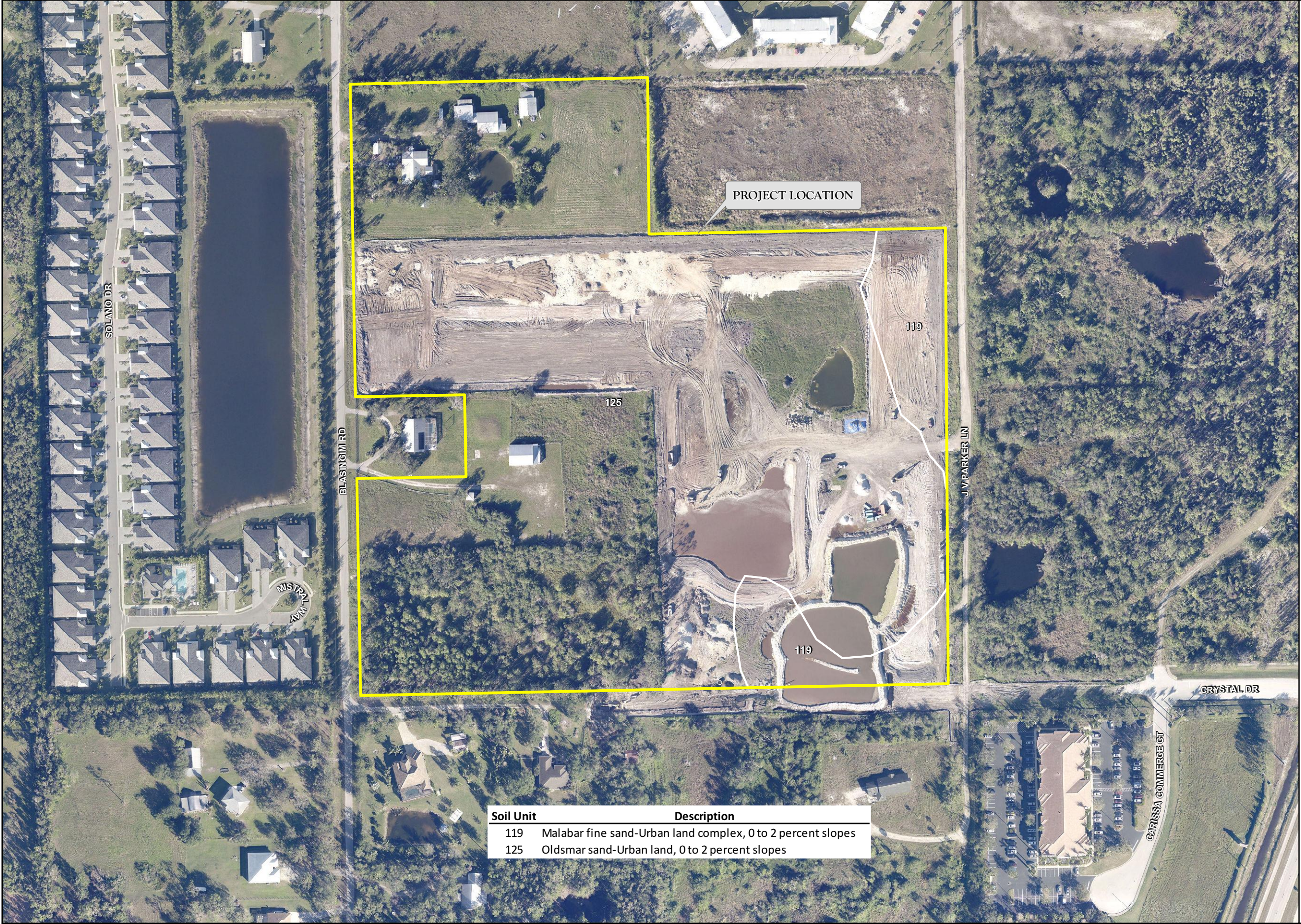
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS ON THE SOUTHWESTERN PARCELS PER SFWMD PERMIT No. 36-108983-P.

THE UPLAND/WETLAND LIMITS ON THE NORTHWESTERN PARCEL HAVE NOT BEEN REVIEWED BY ANY AGENCY.

J:\2022\22LLL3872\2023 UPDATED PSS\APPENDIX B AERIAL WITH FLUCFCS WETLANDS AND SURVEY TRANSECTS.DWG TAB: 17X11-C JUL 17, 2023 - 11:43AM PLOTTED BY: PAULF



LEGEND

PRATT'S PRESERVE

SOILS

N

W

E

S

0

100

200

Feet

Soil Unit	Description
119	Malabar fine sand-Urban land complex, 0 to 2 percent slopes
125	Oldsmar sand-Urban land, 0 to 2 percent slopes

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2023.

PROPERTY BOUNDARY PER DELISI FITZGERALD DRAWING NO. W0079-23033-PARKER-LANE-PH3-BOUNDARY-2023-06-26.DWG DATED JUNE 26, 2023.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE OCTOBER 2022.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069		PRATT'S PRESERVE SOILS MAP	DRAWING No.
		P.F.	6/26/23				22LLL3872
		DESIGNED BY	DATE				SHEET No.
		B.T.	6/26/23				EXHIBIT 4
		REVIEWED BY	DATE				
		S.J.	6/26/23				



PARKER LANE RPD

SURFACE WATER MANAGEMENT NARRATIVE:

I. Existing Facilities

The proposed project consists of 31.46 acres with 26.71 acres (parent tract) previously approved as a single-family residential development under rezoning application DCI2022-00055, and one (1) parcel of 4.80 acres of adjacent agriculturally zoned property fronting along Blasingim Road. The one (1) new parcel is generally flat with elevations ranging between 14 feet to 15 feet NAVD.

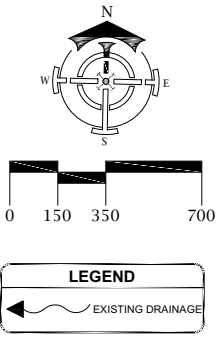
Surface water from the subject properties and the parent tract generally sheet flows to the roadside swales along Blasingim Road and JV Parker Lane. The run-off to Blasingim Road crosses Blasingim Road just north of the parent property via an 18" plastic pipe and then west through the Windsong development via a 42" RCP pipe to an existing ditch that runs west to Ten Mile Canal. Run-off to JV Parker Lane drains south through an existing preserve to the Six Mile Cypress Parkway roadside ditch.

II. Proposed Facilities

Stormwater run-off from the proposed residential development will be directed into an on-site master stormwater pond designed to provide water quality treatment in accordance with SFWMD design criteria. The pond will also be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 37 cubic-feet-per-square-mile (CSM), which is the required Level of Service standard for Lee County and SFWMD. The control elevation for the water management facilities is 14.30 feet NAVD based on a modification of SFWMD ERP# 36-105309-P, which is currently pending approval.

Discharge from the 31.46-acre development will be to JV Parker Lane where the parent tract has been designed and permitted through the SFWMD. A map is attached that depicts how drainage from the development discharges to the Six Mile Cypress Parkway roadside ditch by way of JV Parker Lane.

N:\PROJECTS\W079.23033-PARKER LANE PHASE 3 (VIA\ER\CA\DE\H\BTS\SWM\W079.23033-01-SWM-REGIONAL DRAINAGE.DWG)
6/28/2023 2:58 PM



DELISI FITZGERALD, INC.
Planning – Engineering – Project Management
a Division of RESPEC Company LLC

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida
Registry License
Number 33253

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56776

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
LENNAR
10881 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 238-1177

PROJECT:
PARKER LANE RPD

PLAN REVISIONS	
#	DATE

EXISTING REGIONAL DRAINAGE MAP

Project Manager: ADF
Drawn By: EPB
Checked By: ADF
Project Number: W0079.23033
Located in Section(s): 17
Township: 45 S Range: 25 E
County, State: LEE COUNTY, FL

Status:

Sheet Number: 1

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STATEMENT
July 14, 2023

Prepared By:
David Plummer & Associates, Inc.

Prepared For:
Lenar

Date Prepared:
July 14, 2023

DPA Job #:
23513

PRATT'S PRESERVE
ZONING AMENDMENT
TRAFFIC IMPACT STATEMENT

Overview

The Pratt's Preserve (f.k.a. Parker Lane) residential development (hereafter referred to as the Project) is an approved residential planned development located between Blasingim Road and JV Parker Lane, west of Six Mile Cypress Parkway in Lee County, Florida (Exhibit 1).

The purpose of this traffic impact statement (ZTIS) is to support the rezoning amendment application for the currently approved Parker Lane RPD. The ZTIS has been prepared to be consistent with Lee County AC-13-17, Traffic Study Guidelines for Planned Development Rezonings (Appendix A) and standard practices accepted by Lee County for zoning requests that are projected to generate more than 100 peak hour trips ends.

Executive Summary

The conclusions of this traffic study are as follows.

1. The proposed rezoning amendment will add 20 single-family (SF) dwelling units to the approved 135 SF dwelling units, for a total of 155 SF dwelling units.
2. The trip generation of the proposed Project is estimated to be 111 external trips in the AM peak hour and 150 trips in the PM peak hour. The overall daily trip generation is 1,510 trips.
3. All roadways and intersections within the area of significance will operate above level of service standards coincident with the buildout of the Project.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future Crystal Drive Extension.

Development Parameters

The development parameter summary by land use and size associated with the development scenario are as follows, along with the site plan in Exhibit 2. The buildout of Pratt's Preserve is anticipated to be in year 2024.

Pratt's Preserve Development Parameters			
Scenario	Land Use	Units	Amended Development
Approved Development	Single-Family Residential	Dwelling Units	135 d.u.
Proposed Addition	Single-Family Residential	Dwelling Units	20 d.u.
Proposed Plus Approved	Single-Family Residential	Dwelling Units	155 d.u.

Trip Generation

The trip generation estimate for the Project was based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition, using ITE Land Use Code 210 – Single-Family Detached (General Urban/ Suburban) (Appendix B).

The calculated trip generation for the Project is presented in Exhibit 3 and is summarized below.

Pratt's Preserve Trip Generation ⁽¹⁾									
Land Use	LUC	Size	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached	210	155 d.u.	29	82	111	95	55	150	1,510

Footnote:

(1) ITE, Trip Generation, 11th Edition.

Project Access

The primary access of the Project is located at the southern border of the property which will connect to the future Crystal Drive extension. Coincident with the construction of the Project entrance, the portion of the Crystal Drive corridor will be built from the proposed Project entrance to the current eastern terminus, located just west of Carissa Commerce Court. The applicant is currently working with Lee County DOT on details for extending the portion of Crystal Drive to enable Project traffic to reach Six Mile Cypress Parkway. An emergency only access off Blasingim Road has been planned and also depicted on the site plan.

Project Trip Distribution / Assignment

Project trips were distributed to the external road network as depicted in Exhibit 4. The resultant PM peak hour trip assignment at the Project entrances is summarized in Exhibit 5.

Roadways Under Study

The adjacent roadway network is presented in Exhibit 1 and further discussed below.

Crystal Drive (west) is a major collector road that currently extends from US 41 and terminates at Plantation Road. The section of Crystal Drive (east) currently exists from Carissa Commerce Court

to Six Mile Parkway at a distance of approximately 350 feet. The intersection of Crystal Drive (east) and Six Mile Parkway provides for full-movement of vehicles at all three approaches.

Crystal Drive Extension is a future roadway identified in the Lee County MPO 2045 Cost Feasible Plan (Appendix C). This planned extension will connect the current west terminus of Crystal Drive at Plantation Road with the east terminus of Crystal Drive and Carissa Commerce Court. The Crystal Drive Extension will provide direct access for adjacent properties, including this Project.

Six Mile Cypress Parkway is a four-lane controlled access, north-south arterial roadway that enables travel between the eastern areas of Fort Myers and central Lee County.

Traffic Volumes

Existing roadway LOS was determined based on the 2022 Public Facilities Level of Service and Concurrency Report. Future traffic volumes for the roadways under study are provided in Exhibit 6, and further discussed below.

Existing Roadway Volumes

The peak season, peak hour, peak direction (K₁₀₀) segment volumes and roadway service volumes reported in the 2022 Public Facilities Level of Service and Concurrency Report are presented in Exhibit 6 and documented in Appendix D. The existing LOS reported for the segment of Six Mile Cypress adjacent to the Project is above the adopted LOS standard, as seen in the table below.

Future Roadway Volumes

The projection of future traffic volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) was developed based on historic growth trends of the nearest permanent count station (PCS 18, Appendix D).

A linear annual traffic growth of 3.56% (Appendix D) was applied to the existing traffic volumes on Crystal Drive (east) and Six Mile Cypress as shown in the roadway segment analysis (Exhibit 6). These assumed growth rates are based on growth trends reflective of historic AADT volumes (Appendix D). Below is a table summarizing the existing and future roadway segments level of service (LOS).

Pratt's Preserve Road Segment Analysis				
Roadway	From	To	Existing LOS	Future LOS
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	N/A	C
Crystal Drive (east)	Carissa Commerce Court	Six Mile Cypress	N/A	C
Six Mile Cypress	Daniels Parkway	Crystal Drive (east)	B	C
	Crystal Drive (east)	Winkler Extension	B	C

Intersection Analysis

AC-13-17 states that all proposed projects generating more than 100 peak hour trips, shall provide an analysis for all site accesses and all intersections within one quarter of a mile of the project. Upon buildout of the Project the only external intersection located within a quarter of a mile of the Project will be Six Mile Cypress Parkway and Crystal Drive Extension.

AM and PM peak hour turning movement counts were conducted at this intersection September 21, 2022 (Appendix E.1a & E.1b). Turning movement counts were converted to peak season using a 1.22 peak season conversion factor (Appendix E) reported in the FDOT 2022 Peak Season Factor Category Report for Lee County (Appendix E.2a, E.2b). The projection of future intersection volumes coincident with horizon year 2025 (Project buildout of 2024 plus 1 year) without the Project were developed based on the historic 3.56% growth trend for all movements (Appendix E.3a & E.3b). Finally, project traffic was added to the future intersection, as seen in Appendix E.4a & E.4b, along with an analysis of the project entrance at buildout in Appendix E.5a and E.5b.

The resultant AM and PM peak hour analysis is summarized below, with detailed analysis in Appendix E.

Pratts Preserve Intersection LOS Summary								
Peak Hour	Without Project				With Project			
	Project Entrance & Crystal Drive		Six Mile Cypress Parkway & Crystal Drive		Project Entrance & Crystal Drive		Six Mile Cypress Parkway & Crystal Drive	
	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes	LOS	% Of Intersection Volumes
AM	N / A	N / A	C / A ⁽¹⁾	0%	A	100%	C / F ⁽¹⁾	4%
PM	N / A	N / A	B / F ⁽¹⁾	0%	A	100%	B / F ⁽¹⁾	5%

Footnote:

(1) Major / Minor Street left-turn LOS.

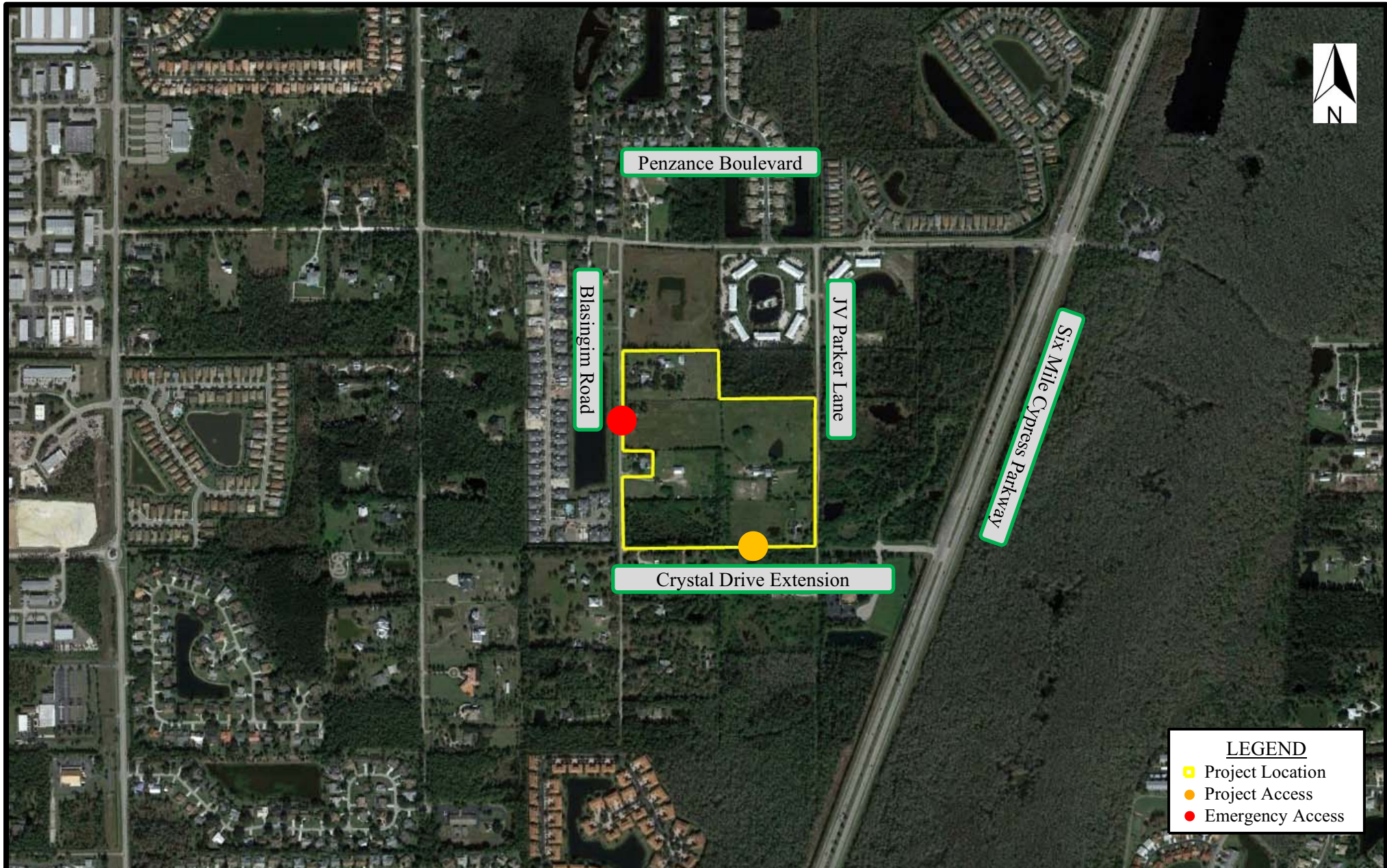
Mitigation Plan

Mitigation attributed to the Project will be through the payment of Lee County road impact fees. The collected road impact fees from the area should be directed to the future improvements of the Crystal Drive Extension.

Summary of Conclusions

The conclusions of this traffic study are as follows.

1. The proposed rezoning amendment will add 20 single-family (SF) dwelling units to the approved 135 SF dwelling units, for a total of 155 SF dwelling units.
2. The trip generation of the proposed Project is estimated to be 111 external trips in the AM peak hour and 150 trips in the PM peak hour. The overall daily trip generation is 1,510 trips.
3. All roadways and intersections within the area of significance will operate above level of service standards coincident with the buildout of the Project.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future Crystal Drive Extension.



PARKER LANE RPD

PROJECT LOCATION

23517/0623

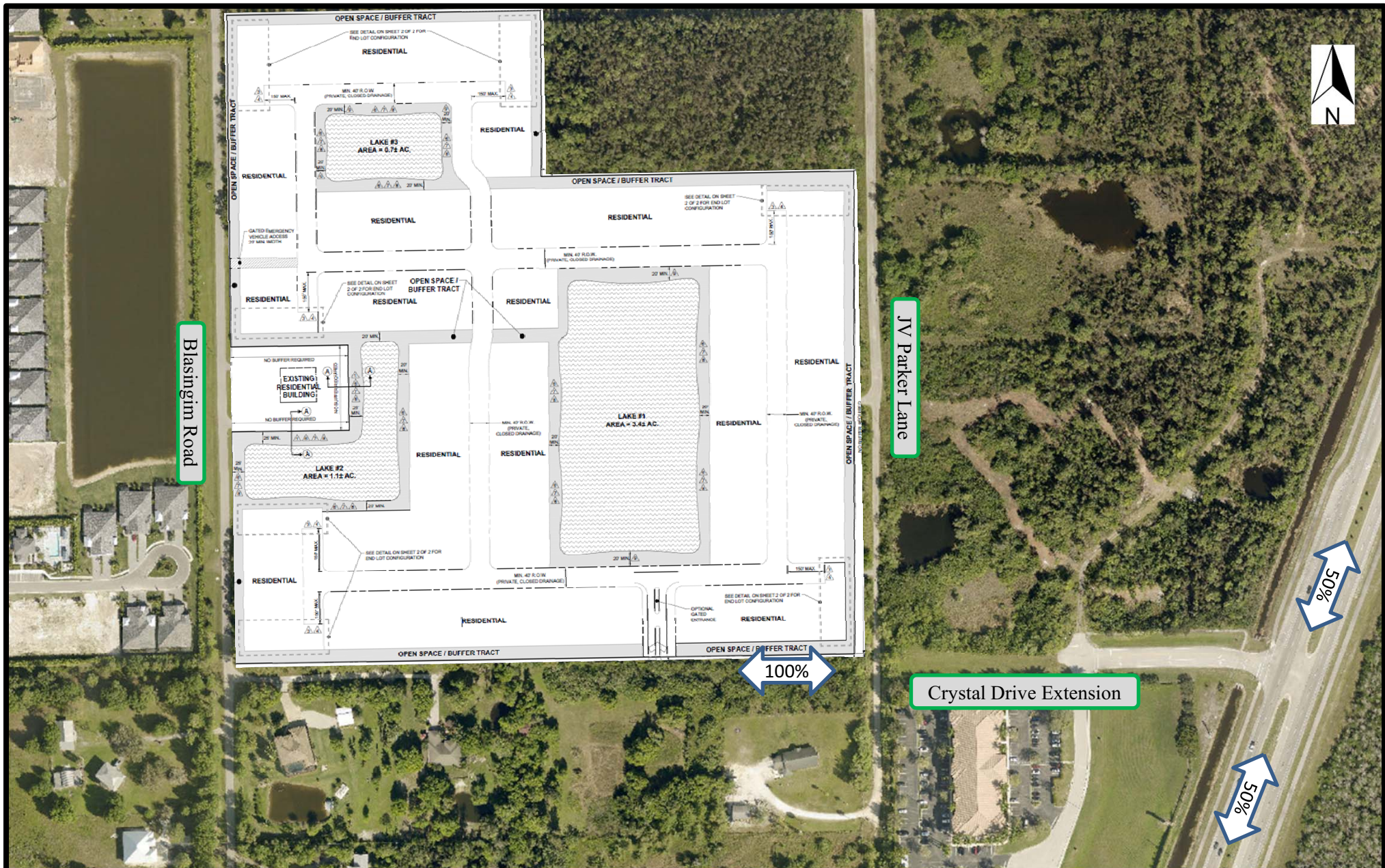
EXHIBIT 1



EXHIBIT 3**PRATT'S PRESERVE
ZONING AMENDMENT
TRIP GENERATION SUMMARY ⁽¹⁾**

<u>PALERMO RPD PHASE 4</u>				<u>LUC</u>	<u>SIZE</u>	<u>UNITS</u>	<u>AM PEAK HOUR</u>					<u>PM PEAK HOUR</u>					<u>DAILY</u>									
<u>Residential</u>				<u>Rate/Equation</u>	<u>In</u>	<u>Out</u>		<u>Total</u>	<u>%</u>	<u>Rate/Equation</u>	<u>In</u>	<u>Out</u>		<u>Total</u>	<u>%</u>	<u>Rate/Equation</u>	<u>In</u>	<u>Out</u>		<u>Total</u>	<u>%</u>					
Single-Family Detached Housing (General Urban/Suburban)				210	155	Dwelling Units		Fitted Curve	26%	29	74%	82	111	Fitted Curve	63%	95	37%	55	150	Fitted Curve	50%	755	50%	755	1,510	
Trips										29		82	111			95		55	150			755		755	1,510	
NCHRP Internal Capture ⁽²⁾										0		0	0	0%		0		0	0	0%		0		0	0%	
Non-NCHRP Internal Capture ⁽⁴⁾										0		0	0	0%		0		0	0	0%		0		0	0%	
External										29		82	111			95		55	150			755		755	1,510	
Pass-by										0		0	0	0%		0		0	0	0%		0		0	0%	
Net New External										29		82	111			95		55	150			755		755	1,510	
TOTAL										<u>In</u>		<u>Out</u>	<u>Total</u>	<u>%</u>		<u>In</u>		<u>Out</u>	<u>Total</u>	<u>%</u>		<u>In</u>		<u>Out</u>	<u>Total</u>	<u>%</u>
NCHRP INTERNAL CAPTURE ⁽²⁾										29		82	111			95		55	150			755		755	1,510	
EXTERNAL										0		0	0	0%		0		0	0	0%		0		0	0%	
PASS-BY - AUTOMOBILE TRIPS ⁽³⁾										29		82	111			95		55	150			755		755	1,510	
NET NEW EXTERNAL AUTOMOBILE TRIPS										0		0	0	0%		0		0	0	0%		0		0	0%	
										29		82	111			95		55	150			755		755	1,510	

Footnote:(1) Trip generation estimate based on ITE Trip Generation (11th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

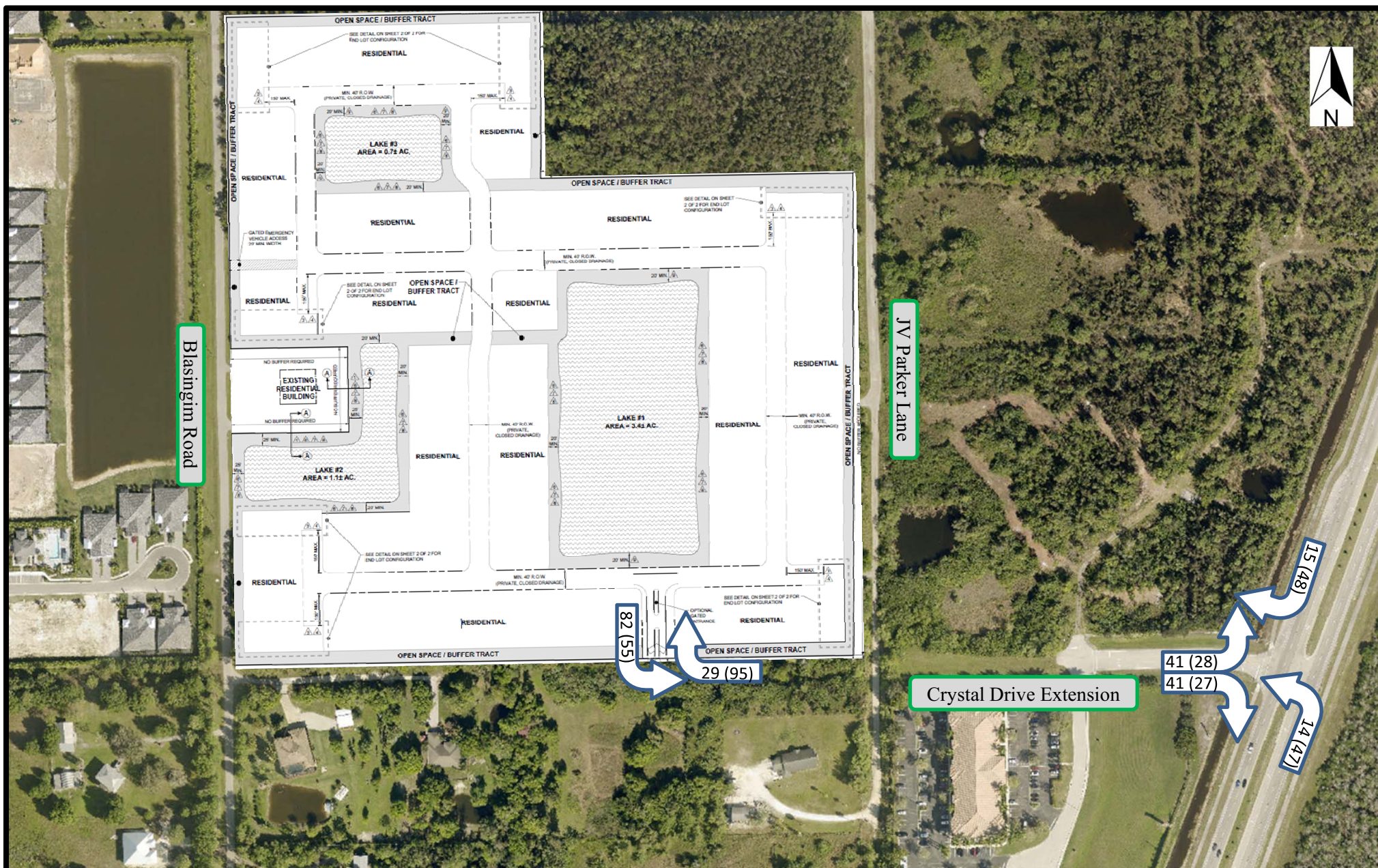


PARKER LANE RPD

PROJECT ENTRANCE
TRIP DISTRIBUTION PERCENTAGE

23517/0623

EXHIBIT 4



PARKER LANE RPD

PROJECT ENTRANCE TRIP ASSIGNMENT

23517/0623

EXHIBIT 5

EXHIBIT 6
CAPACITY REVIEW FOR ADJACENT ROAD SEGMENTS
FUTURE TRAFFIC WITH PROJECT

Roadway	From	To	# of	LOS	Existing	Future	Peak Direction	Project Trips ⁽⁵⁾		Total Volume ⁽⁶⁾	Directional Generalized Service Volumes ⁽⁷⁾					LOS	V/C	% SV @
			Lanes ⁽¹⁾	Std. ⁽²⁾	K ₁₀₀ ⁽²⁾	K ₁₀₀ ⁽⁴⁾	⁽⁴⁾	NB/EB	SB/WB	NB/EB	LOS A	LOS B	LOS C	LOS D	LOS E		Ratio	LOS C
					2021/2022	2025												
Crystal Drive Extension	Project Entrance	Carissa Commerce Court	2LN	E	0	0	WB	55	95	95	*	*	310	660	740	C	0.13	31%
	Carissa Commerce Court	Six Mile Cypress	2LN	E	54 ⁽³⁾	60	EB	55	95	115	*	*	310	660	740	C	0.16	31%
Six Mile Cypress	Daniels Parkway	Crystal Drive	4LN	E	951	1,110	NB	47	27	951	*	270	1,970	2,100	2,100	C	0.45	2%
	Crystal Drive	Winkler Extension	4LN	E	951	1,110	NB	28	48	951	*	270	1,970	2,100	2,100	C	0.45	2%

Footnotes:

(1) Existing number of lanes.

(2) Per Lee County 2022 Public Facilities Level of Service and Concurrency Report, Appendix D.

(3) Data from intersection turning movement counts conducted on September 21, 2022 (Appendix E.2b) converted to peak season.

(4) Growth Rate and Peak Direction Per Lee County PCS 18 - Six Mile Cypress at Winkler Road, Appendix D.

(5) Based on the projected Pratt's Preserve PM peak hour trip generation and assignment, Exhibit 5.

(6) Total volume equals background peak hour directional volume plus Pratt's Preserve traffic.

(7) Generalized Peak Hour Directional Service Volumes, Appendix D.

APPENDIX A
ZTIS GUIDELINES FOR PD REZONINGS

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY:

Development/Planning/Zoning

CODE NUMBER:

AC-13-17

TITLE:Traffic Study Guidelines for
Planned Development Rezoning**ADOPTED:**

4/15/92

AMENDED:**ORIGINATING DEPARTMENT:**

Community Development/DOT

PURPOSE/SCOPE:**GUIDELINES FOR ZONING TRAFFIC STUDIES**

The scope of the Zoning Traffic Study (ZTS) is dependent upon vehicle trips generated, existing road network, location within Lee County, access points, and proposed facilities. It is recommended that these criteria be discussed with representatives of Lee County's Department of Transportation and Engineering (DOT&E), Department of Community Development (DCD), Division of Development Review (DDR) and other Lee County personnel (hereinafter Staff) as applicable prior to starting the preparation of the ZTS.

This administrative code replaces Chapter 1 of the Guidelines for Traffic Impact Statements written on December 11, 1989.

POLICY/PROCEDURE:

These guidelines are intended to be used by transportation professionals for determining impacts of non-DRI zoning applications only. The ZTS' are not applicable for Development Orders or Concurrency determinations. The applicant should be aware that the ZTS is utilized for a general impact analysis for the proposed project and not as a basis for a traffic mitigation plan. Modifications of specific requirements contained within these guidelines may be approved by the Director of Zoning or his/her designee only after a written request by the applicant stating the reasons for said modifications. An approval of a request for modification of these guidelines must be in writing and rendered within 30 calendar days of receipt of a fully documented written request.

Trip Generation

Trip generation calculations are necessary to determine the degree of analysis necessary for a given project; therefore, they are the minimum requirement for all projects required to produce a ZTS. Calculation of trip ends shall be made using the sources listed below in the order of preference:

- 1) Institute of Transportation Engineers (ITE) current edition of Trip Generation;
or
- 2) Generation rates derived from observation of trips at similar developments as outlined in the Independent Fee Calculation Administrative Code; or

AC-13-17 Continued

- 3) Trip generation as approved by Staff in a methodology meeting as requested by the applicant.

Trip generation rates shall be calculated using the linear regression equation, unless it can be shown using ITE's "Guidelines for Determining Whether to Use Trip Generation, Rates or Equations" that average trip generation rates provide a more accurate estimate of project impacts. Trip ends shall include annual daily traffic (ADT's) and peak hour traffic (PHT's) for a typical week day. Weekends should be included if applicable. The ADT is defined as the weighted average vehicle trip generation rate during the applicable 24-hour period. The peak hours (AM and PM) are defined as the highest one-hour weighted average vehicle trip generation rate between 7 and 9 AM or between 4 and 6 PM when the adjacent street traffic is at its peak.

Capacity calculations require the projection of peak hour, peak Season traffic volumes. Background traffic shall be calculated from DOT&E traffic counts, or traffic counts made in accordance with ITE guidelines or other methods approved by Staff. Growth projections shall be calculated in accordance with DOT&E guidelines or other methods as approved by Staff.

Analysis

All rezoning requested required to produce a ZTS shall provide the following, minimum information:

- 1) The intensity of development (number of units, gross floor area of each proposed use, etc.) and the projected build out date;
- 2) ADT's, AM PHT's, and PM PHT's for each proposed use category and for the total proposed project, along with the source and methods from which the figures were derived;
- 3) A graphic depiction locating the project's access point(s) and the location of all other access points within 660' for project entrances on an arterial roadway, 330' for project entrances on a collector roadway, and 125' for project entrances on a local roadway;
- 4) The existing and project background traffic on all roadway facilities accessed by the proposed project at time of build out; and
- 5) The traffic/directional splits entering and exiting the proposed project at the proposed access points.

For requests projected to generate 100 trip ends or more, the ZTS shall provide the following additional information:

- 1) Level of Service' (LOS) analysis shall be performed using methodology as listed below:
 - a) If the project generates between 100 and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through IX-7, -Traffic Circulation Element, Volume 1 of 3)
 - The site accesses and all intersections within one quarter of a mile area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.
 - b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links within the area of influence.
- 2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

AC-13-17 Continued

- 3) An exhibit showing the area of influence, defined as that **area in** which the **development-generated** traffic is found to have significant impact. **Significant** impact is defined as **10%** or more of the total peak hour intersection volume (the summation of all four approaches) and 10% of the LOS "C" service volumes for the **links at** build out.
- 4) Any additional **information or analysis** which the applicant feels is necessary **to fully** demonstrate the impacts of the proposed development.
- 5) A methodology **meeting** with members of Staff is required for a ZTS projecting more than 300 trips and is strongly recommended for a ZTS projecting less than 300 trips, but that is the option of the applicant.

APPENDIX B

ITE LUC 210

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

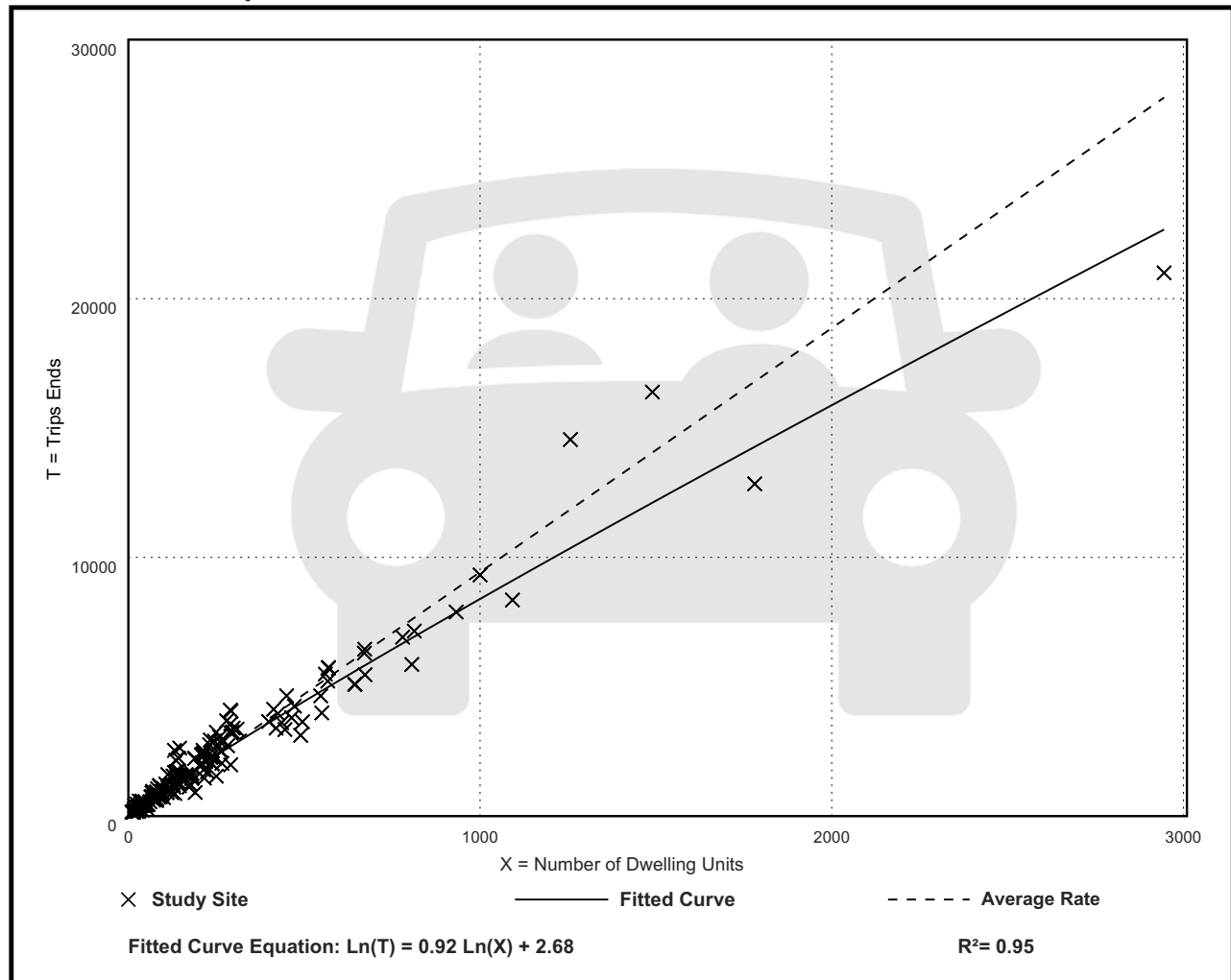
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

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: 192

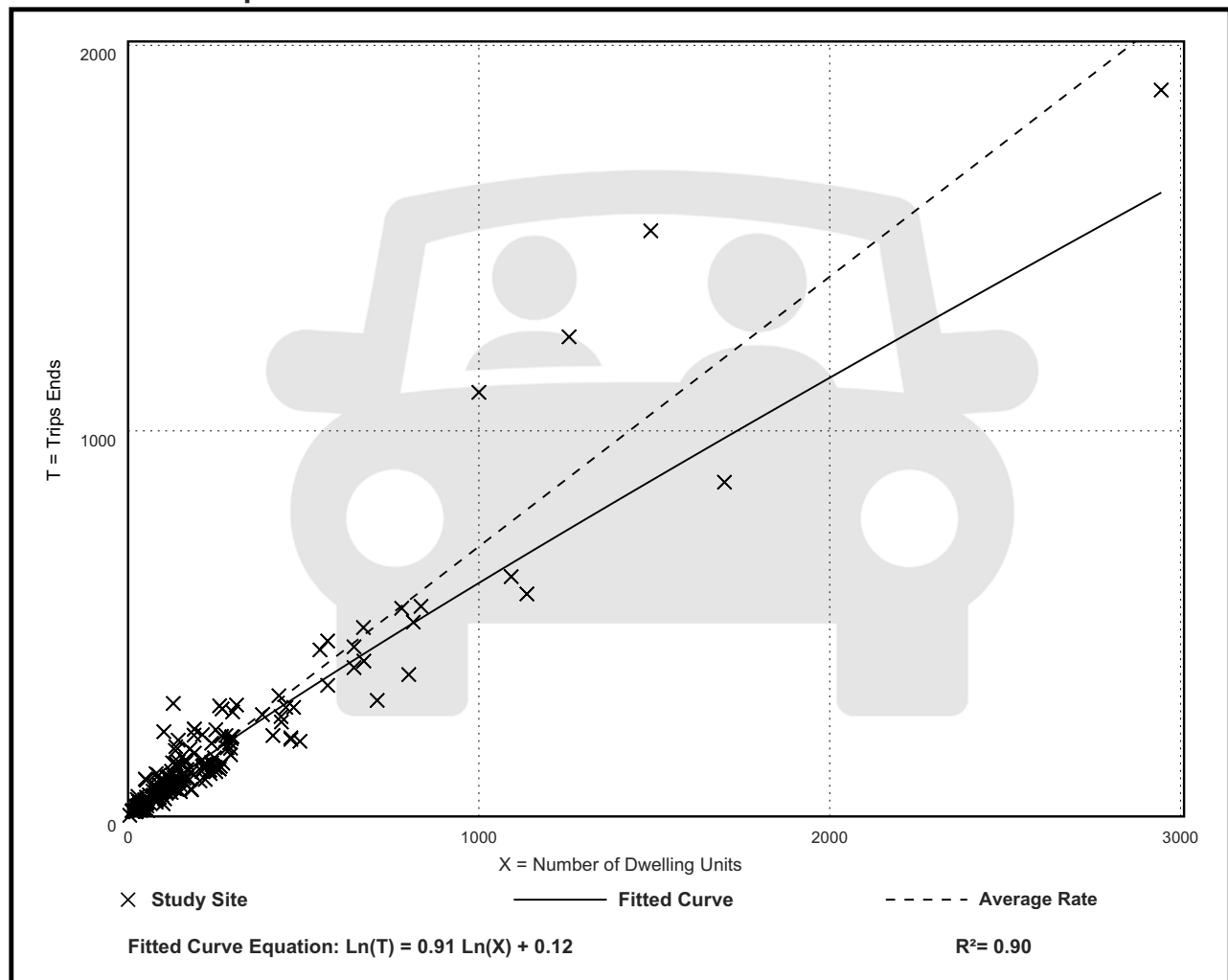
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

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: 208

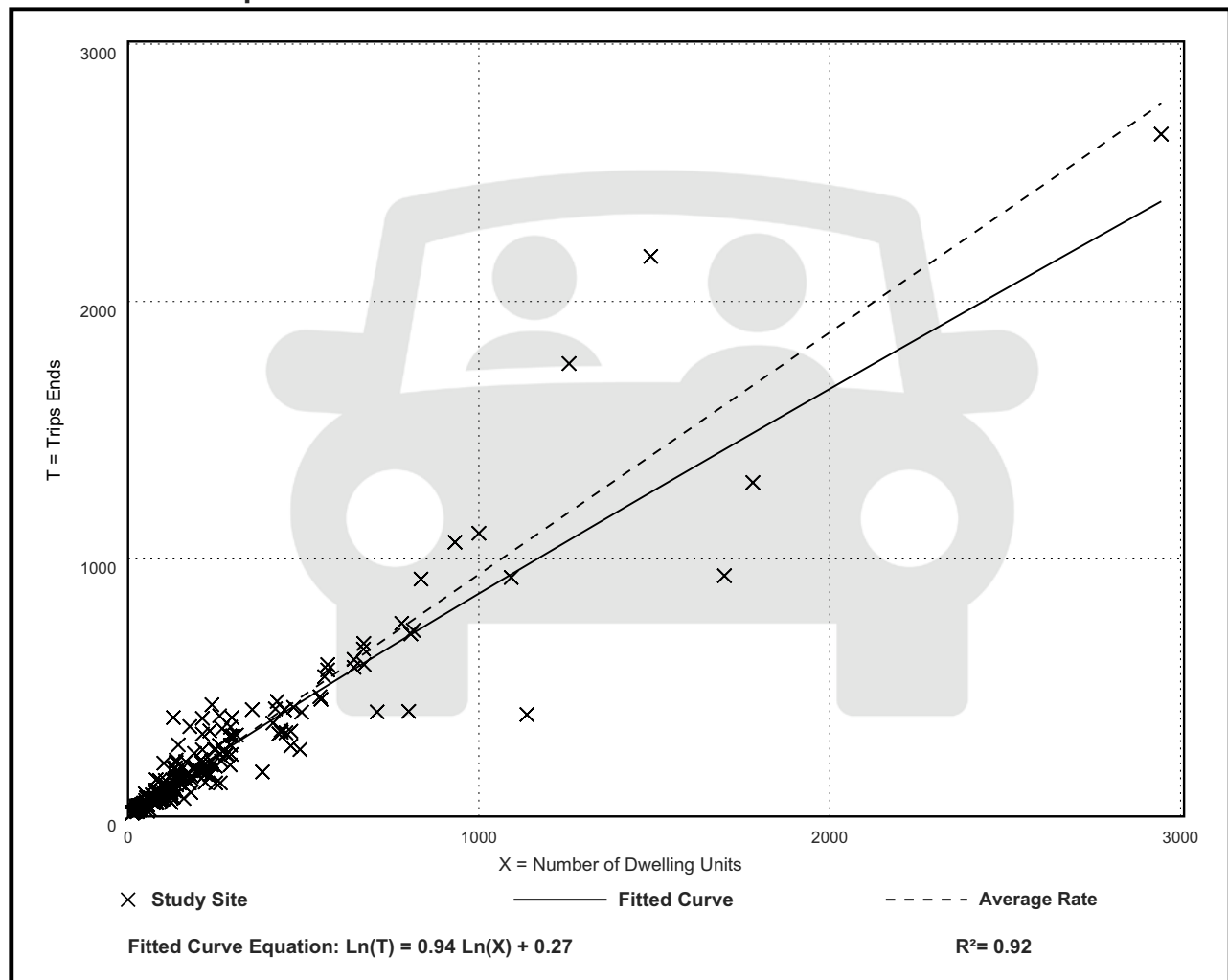
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



APPENDIX C
2045 COST FEASIBLE PLAN

Map 4-3: Roadway Capacity Needs Plan, 2020–2045

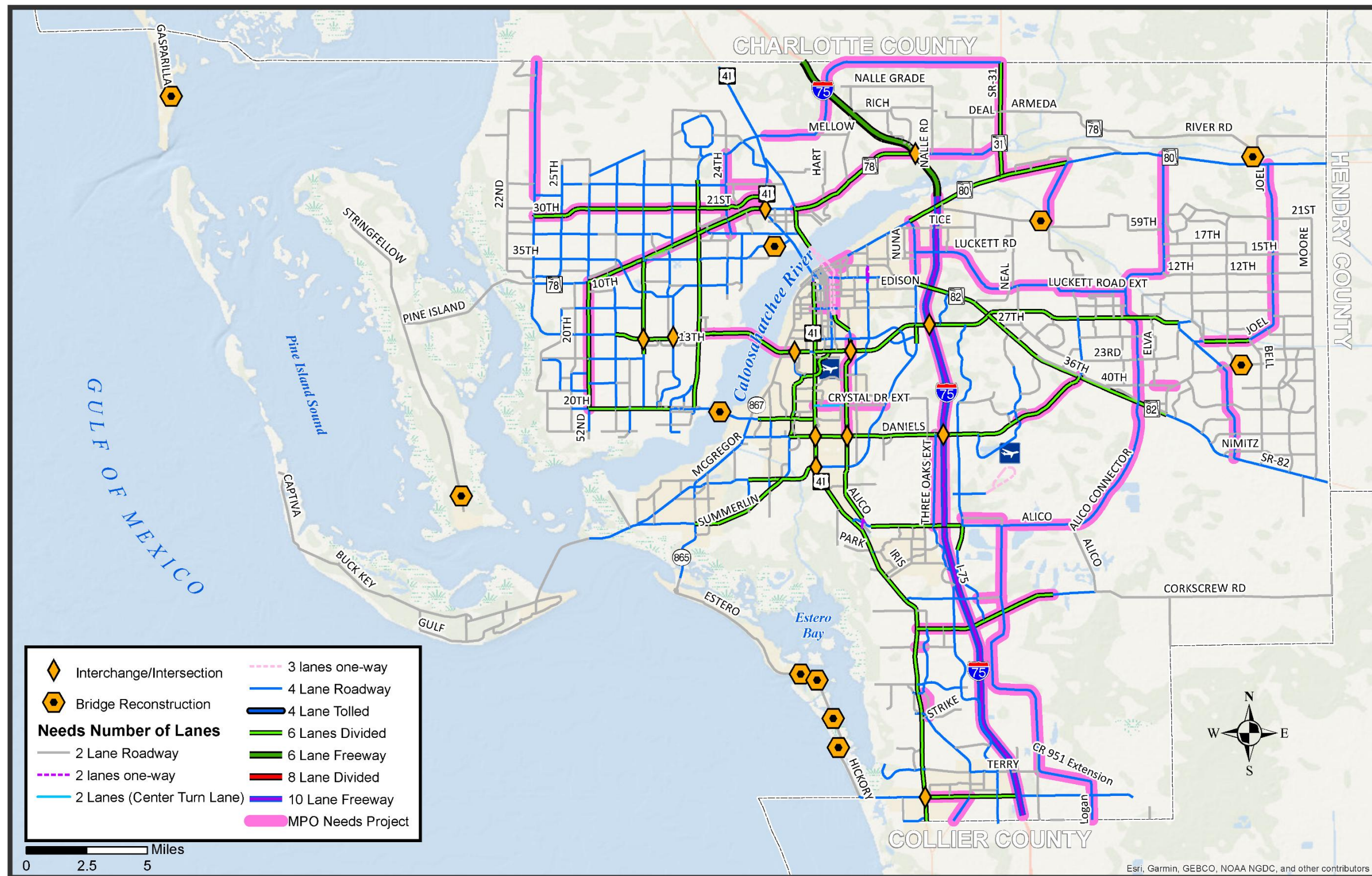


Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1 st Street	Fowler St	Palm Beach Blvd	Fort Myers	Two way	40	3.7	\$ 2.50	1.00
2	47	2ndStreet	Fowler St	Palm Beach Blvd	Fort Myers	Two way	30	2.28	\$ 2.50	1.00
3	54	40 th Street	End of 40th Street	Alabama	County	New 2L	10	1.6	\$ 4.51	0.20
4	56	Airport Haul Rd Ext	Corkscrew Road	Alico Road	County	New 4 lanes	24	1.33	\$ 93.60	3.70
5	53	Alico Road/Alico Road Connector	Airport Haul Road	SR 82	County	2 to 4 lanes/New 4 L.	29	1.68	\$ 96.88	9.20
6	24	Bonita Beach Rd	US 41	Old US 41	County	4 to 6 lanes	32	3.23	\$ 27.70	1.70
7	30	Buckingham Road	Orange River Blvd.	SR 80	County	2 to 4 lanes	30	3	\$ 50.30	2.60
8	14	Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	County	2 to 4 lanes	45	3.9	\$ 57.09	5.50
9	39	Chiquita Blvd.	Cape Coral Parkway	Pine Island Road	Cape Coral	4 to 6 lanes	31	2.75	\$ 98.50	5.50
10	1	Colonial	McGregor	US 41	County	Intersections	50	5.28	\$ 44.45	1.20
11	5	Corkscrew Road	US 41	Three Oaks Pkwy	County	4 to 6 lanes	48	4.68	\$ 18.20	1.30
12	7	Corkscrew Road	Three Oaks	I-75	County	4 to 6 lanes	50	4.58	\$ 7.70	1.00
13	63	CR 951 Extension	Lee Co/L.	Corkscrew Road	County	New 4 lanes	10	0.85	\$ 426.00	11.80
14	36	Crystal Drive	US 41	Metro Pkwy	County	2 to 3 lanes	30	2.83	\$ 10.25	1.20
15	61	Crystal Drive Ext.	Plantation	Six Mile Cypress	County	New 2L	15	1.03	\$ 8.10	1.00
16	23	Daniels Parkway	Gateway Blvd	SR 82	County	4 to 6 lanes	30	3.28	\$ 38.00	2.80
17	71	Del Prado Extension	e/o US 41	e/o Prairie Pines	County	2 to 4 lanes	7	0.55		3.00
18	65	Del Prado Extension	e/o Prairie Pines	I-75	County	New 4 lanes	12	0.73		1.30
19	60	Del Prado Extension	I-75	SR 31	County	New 4 lanes	17	1.05	\$ 263.20	6.80
20	51	Diplomat Parkway	Burnt Store Road	US 41	Cape Coral	4 to 6 lanes	18	1.98	\$ 49.11	8.80
21	72	East West	Ben Hill Griffin	Airport Haul Road	Developer	New 2 lane	7	0.48	\$ 46.90	2.60
56	50	Edison Ave Extension	Arcadia Street	Ortiz Avenue	Fort Myers	New 2 lanes	32	2.03		
22	73	Estero Ext.	Ben Hill Griffin	Airport Haul Ext	County	New 2 lanes	7	0.48	\$ 34.50	1.20
23	10	Fowler Street	Metro/Fowler	SR 82	State	Reconstruct 3/2	43	4.08		
24	57	Hanson Street	US 41	Fowler St	Fort Myers	2 to 4 lanes	20	1.28	\$ 13.60	0.60
25	49	Homestead Road	SR 82	Milwaukee	County	2 to 4 lanes	20	2.1	\$ 36.41	2.30
26	48	Homestead Road	Milwaukee	Sunrise	County	2 to 4 lanes	20	2.1	\$ 21.30	1.60
27	37	I-75	Collier Co. Line	SR80	State	Managed Lanes	29	2.8	\$1,534.00	
28	28	I-75	at Daniels Parkway		State	Interchange	32	3.1	\$ 19.30	0.50
29	34	I-75	SR 78		State	Interchange	37	2.85	\$ 40.00	1.00
30	46	Joel Blvd	17th St	Palm Beach Blvd	County	2 to 4 lanes	25	2.35	\$ 60.30	3.25
61	Not Ranked	Joel Blvd	Leeland Heights	East 17th Street	County	Reconstruction			\$33.69	4.5
31	33	Leeland Heights Boulevard	Lee Blvd	Bell Blvd	County	4 to 6 lanes	38	2.88	\$ 39.40	1.70
32	68	Luckett Road ext.	e/o I-75	Buckingham Rd	County	New 4 lanes	12	0.73	\$ 124.90	3.90
33	66	Luckett Road ext.	Buckingham Rd	Gunnery Rd	County	New 4 lanes	12	0.73	\$ 67.20	2.10
34	67	Luckett Road ext.	Gunnery Rd	Sunshine Blvd	County	2 to 4 lanes	12	0.73	\$ 34.00	1.90
35	26	Metro Parkway	Daniels Parkway	South of Winkler Avenue	State	4 to 6 lanes	42	3.18	\$ 101.10	4.10
36	27	MidPoint Bridge	Del Prado	W. of Summerlin	County	4 to 6 lanes	34	3.18	\$ 106.00	3.30
37	52	NE 24th Avenue	Pondella Road	NE 28th Street	Cape Coral	2 to 4 lanes	21	1.78	\$ 53.10	2.50
38	44	NE 24th Avenue	NE 28th Street	Del Prado Boulevard	Cape Coral	New 4 lanes	28	2.48	\$ 32.10	0.80

APPENDIX D
ROAD SEGMENT ANALYSIS
DOCUMENTS



PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

2022 - INVENTORY AND PROJECTIONS



November, 2022

Infrastructure Planning Section
Department of Community Development

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

Table 21 b) 5 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	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	511	0.51	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8) PROSPECT AVE		ORTIZ AVE	State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8) ORTIZ AVE		I-75	State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8) I-75		SR 31	State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8) SR 31		BUCKINGHAM RD	State	4LD	D	2,100	D	2,043	0.97	F	2,495	1.19	
20300	PALM BEACH BLVD (SR 8) BUCKINGHAM RD		WERNER DR	State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8) WERNER DR		JOEL BLVD	State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8) JOEL BLVD		HENDRY CO. LINE	State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	148	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	F	2,171	1.03	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	267	0.31	C	369	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.38	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.78	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.06	C	62	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 8& MANTANZAS PASS B.		MAIN ST	State	2LD	D	970	F	1,051	1.08	F	1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 8& MAIN ST		SUMMERLIN RD	State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 8& SUMMERLIN RD		KELLY RD	State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 8& KELLY RD		GLADIOLUS DR	State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,037	0.91	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,061	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	State	4LD	D	2,100	C	1,941	0.92	F	2,243	1.07	
24000	SLATER RD	SR 78	NALLE GRADE RD	M. Art	2LN	E	1,010	C	376	0.37	C	395	0.39	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	Maj. Col	2LD	E	910	D	602	0.66	D	633	0.70	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	State	2LN	D	970	C	763	0.79	F	989	1.02	PD&E/SEIR Study

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

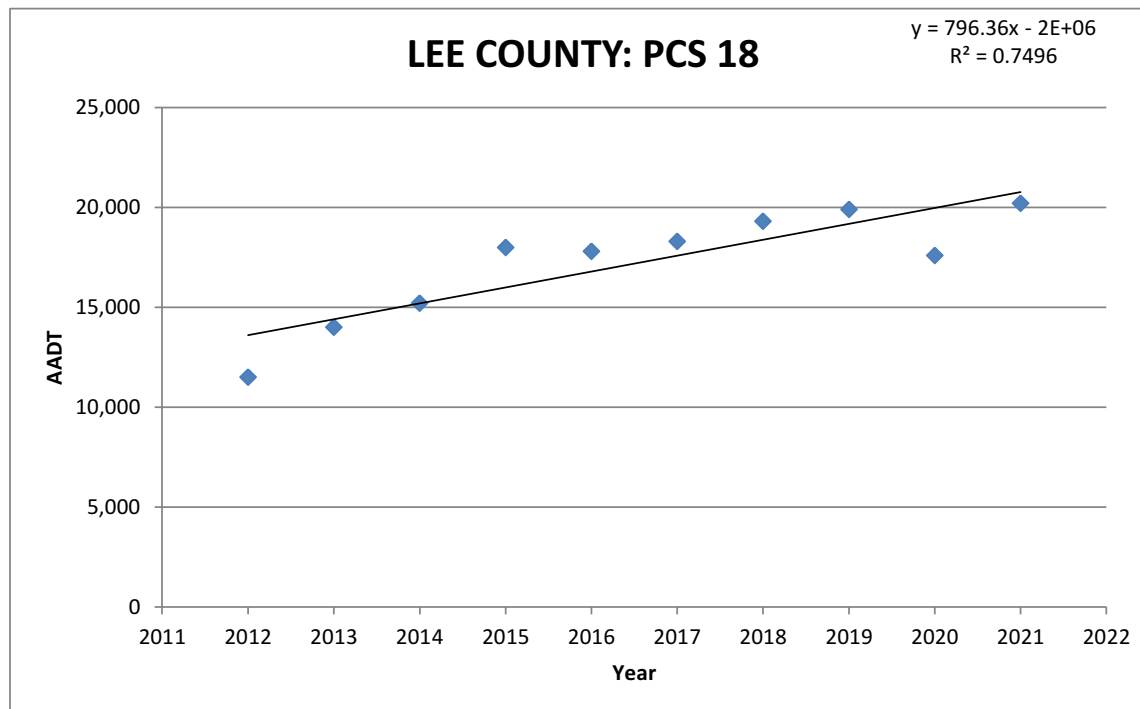
Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
PONDELLA RD	E OF BETMAR BLVD	34	18000	19000	20000	21000	21300	21600	22000	20800	23600	24900
PONDELLA RD	W OF BUSINESS 41	374	17100	17100		19800					24500	
RAY AVE	N OF MEADOW RD	533							4900			
RIVER RANCH RD	S OF CORKSCREW RD	466									2200	
SAN CARLOS BLVD	S OF PRESCOTT ST	8	22500	22800	22400	22400	22800	22000	22100	22700	24000	
SAN CARLOS BLVD	S OF PINE RIDGE	127								23200	28000	28400
SANIBEL BLVD	E OF US 41	467		7300		8900		9400				9700
SANTA BARBARA BV	S OF SW 22 TERR	54	21800	22800	24900	25000	24400	23900	24200	29700		
SANTA BARBARA BV	S OF SW 28 ST	55	22600	23400	24800	25200	25700	26100	26300	24700	26500	26800
SIX MILE CYPRESS PKWY	E OF US 41	386	29300									
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387	26900	26700		30600		32700		29600		32500
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388	15400	17000	18200	20200	20500	21900	23300	19400		23500
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	14000	15200	18000	17800	18300	19300	19900	17600	20200	20700
SLATER RD	N OF BAYSHORE RD (SR 78)	389	6600		7600		7600					
STALEY RD	S OF ORANGE RIVER BLVD	398	3400		2600		3900		4300			
STRINGFELLOW BLVD	N OF CASTILE RD	27	4000	4200	4400	4500	4600	4600	4600	4500	4400	5000
STRINGFELLOW BLVD	S OF PINE ISLAND RD	400										9400
STRINGFELLOW BLVD	N OF AVENUE C	399	8000	8100	8700	8400	9300	9400	8600	10900		
SUMMERLIN RD	E OF JOHN MORRIS RD	36	18900	19700	20800	21200	21600	21800				18900
SUMMERLIN RD	E OF PINE RIDGE RD	19	32100	33500	32000	31800	35700	35000	34200	33800	38100	38700

LEE COUNTY: PCS 18
SIX MILE CYPRESS PARKWAY, NORTH OF WINKLER AVENUE

Year	AADT ⁽¹⁾	Equation	Calculated Growth
2022	20,700	y_1	x_1
2021	20,200	21,286	2022 3.56% per year
2020	17,600		
2019	19,900	y_2	x_2
2018	19,300	23,558	2025
2017	18,300		
2016	17,800		
2015	18,000		
2014	15,200		
2013	14,000		
2012	11,500		

Six Mile Cypress	
K ₁₀₀ Growth	
Year	Trips
2021	951 ⁽²⁾
2022	985
2023	1,019
2024	1,052
2025	1,086

Six Mile Cypress	
K ₁₀₀ Growth	
Year	Trips
2022	54 ⁽³⁾
2023	56
2024	58
2025	60



Footnotes:

(1) Lee County Traffic Count Report PCS 18

(2) Per Lee County 2022 Public Facilities Level of Service and Concurrency Report, Appendix D.

(3) Traffic Counts Conducted September 2022.

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

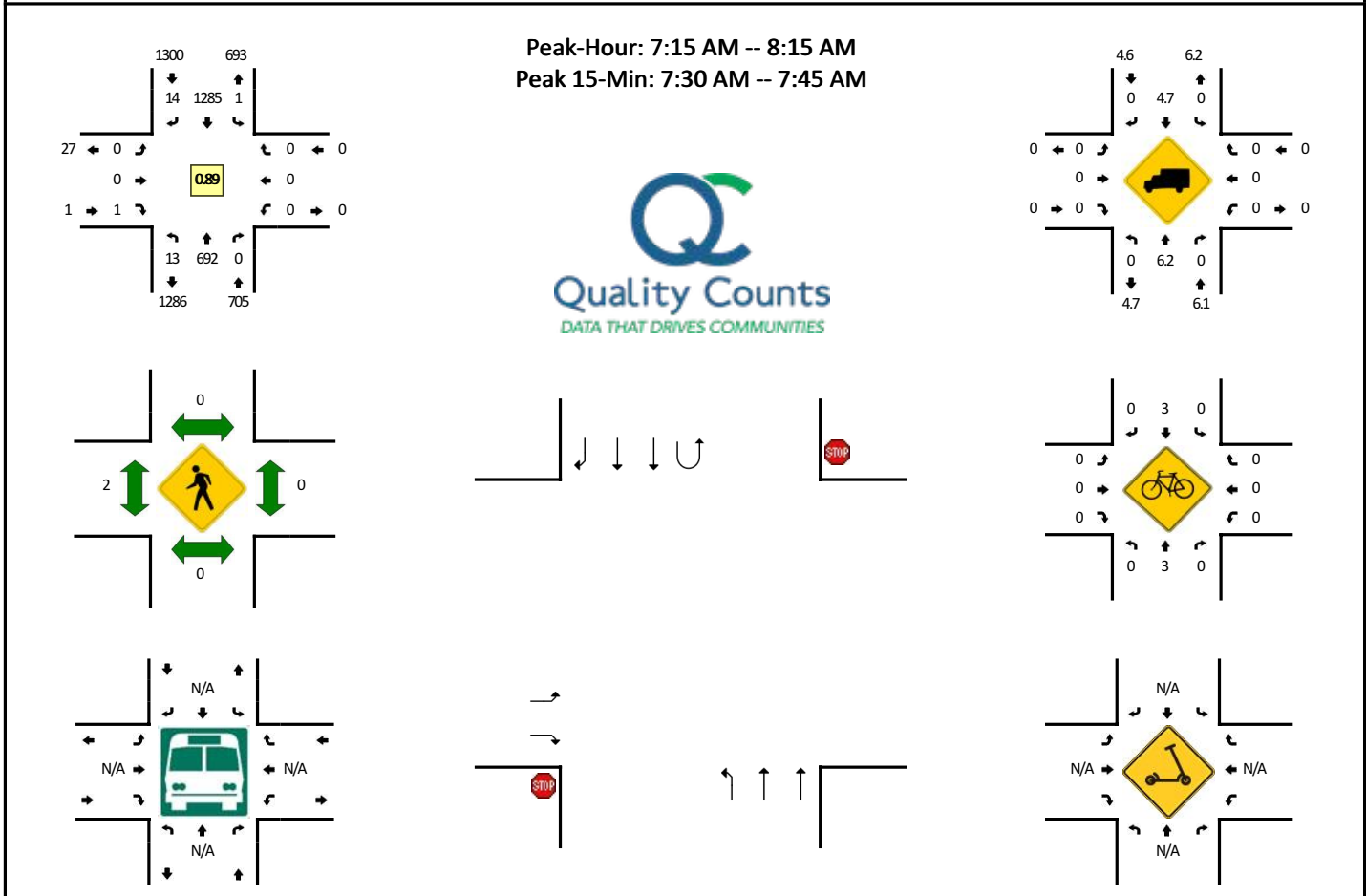
APPENDIX E
INTERSECTION ANALYSIS
DOCUMENTS

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Six Mile Cypress Pkwy -- Crystal Dr
CITY/STATE: Lee, FL

QC JOB #: 15948601
DATE: Wed, Sep 21 2022



15-Min Count Period Beginning At	Six Mile Cypress Pkwy (Northbound)				Six Mile Cypress Pkwy (Southbound)				Crystal Dr (Eastbound)				Crystal Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	3	113	0	0	0	283	0	0	0	0	0	0	0	0	0	0	399	
7:15 AM	1	143	0	0	0	355	3	0	0	0	0	0	0	0	0	0	502	
7:30 AM	1	176	0	0	0	386	2	1	0	0	0	0	0	0	0	0	566	
7:45 AM	2	187	0	0	0	297	5	0	0	0	0	0	0	0	0	0	491	1958
8:00 AM	9	186	0	0	0	247	4	0	0	0	1	0	0	0	0	0	447	2006
8:15 AM	13	155	0	0	0	250	9	1	0	0	0	0	0	0	0	0	428	1932
8:30 AM	7	149	0	0	0	242	6	0	0	0	1	0	0	0	0	0	405	1771
8:45 AM	7	199	0	0	0	251	7	0	0	0	3	0	0	0	0	0	467	1747
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	704	0	0	0	1544	8	4	0	0	0	0	0	0	0	0	2264	
Heavy Trucks	0	36	0	0	0	60	0	0	0	0	0	0	0	0	0	0	96	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8	
Scoters																		

Comments:

Report generated on 11/2/2022 6:31 AM

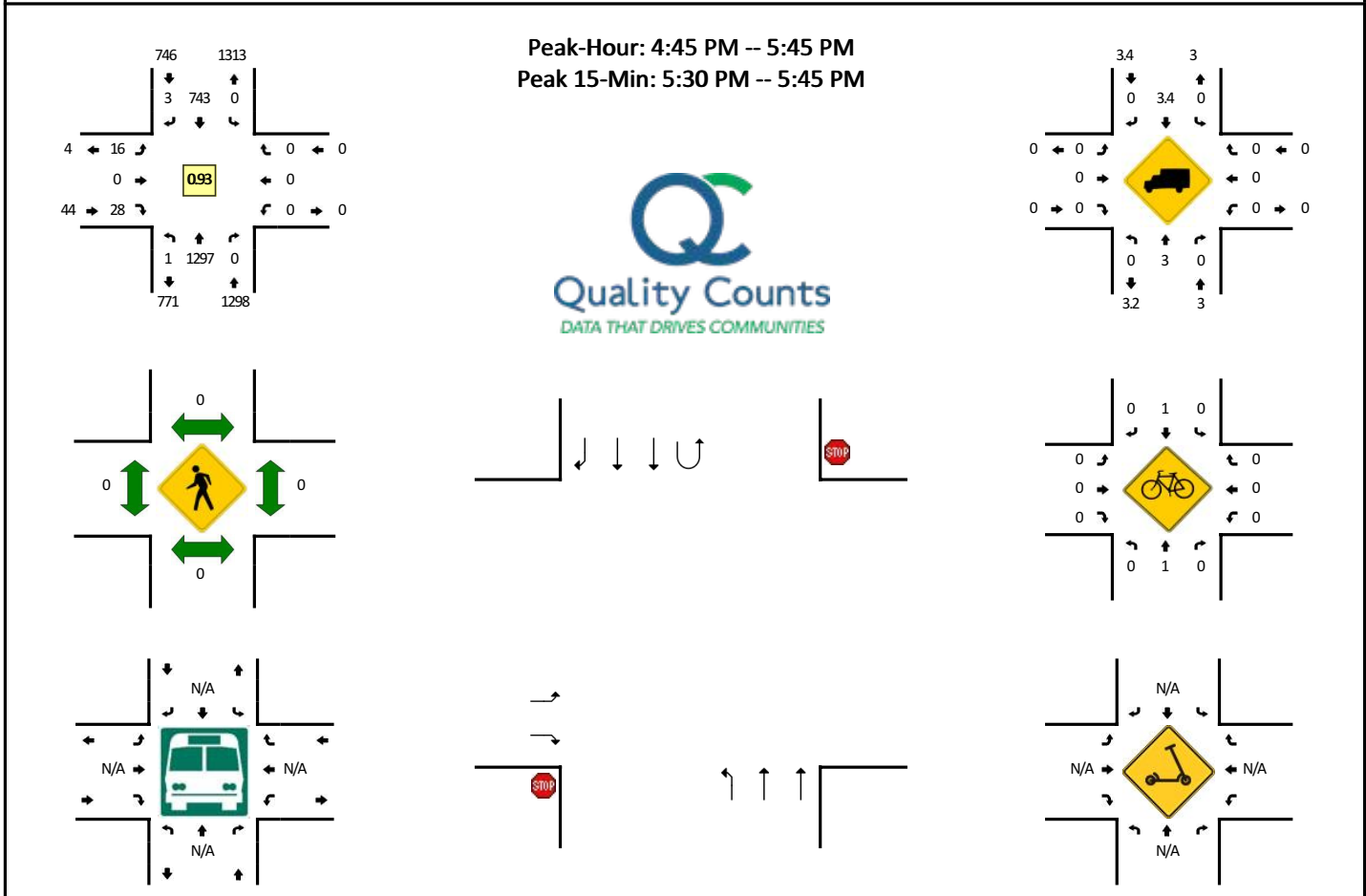
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Six Mile Cypress Pkwy -- Crystal Dr
CITY/STATE: Lee, FL

QC JOB #: 15948602
DATE: Tue, Sep 20 2022



15-Min Count Period Beginning At	Six Mile Cypress Pkwy (Northbound)				Six Mile Cypress Pkwy (Southbound)				Crystal Dr (Eastbound)				Crystal Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	280	0	0	0	195	0	1	1	0	0	0	0	0	0	0	477	
4:15 PM	0	282	0	0	0	198	0	1	3	0	2	0	0	0	0	0	486	
4:30 PM	0	296	0	1	0	186	0	0	2	0	1	0	0	0	0	0	486	
4:45 PM	0	308	0	0	0	177	0	0	0	0	4	0	0	0	0	0	489	1938
5:00 PM	0	317	0	0	0	203	2	0	5	0	10	0	0	0	0	0	537	1998
5:15 PM	1	323	0	0	0	174	0	0	1	0	4	0	0	0	0	0	503	2015
5:30 PM	0	349	0	0	0	189	1	0	10	0	10	0	0	0	0	0	559	2088
5:45 PM	0	309	0	0	0	163	1	0	1	0	6	0	0	0	0	0	480	2079
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	1396	0	0	0	756	4	0	40	0	40	0	0	0	0	0	2236	
Heavy Trucks	0	44	0	0	0	24	0	0	0	0	0	0	0	0	0	0	68	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
Scoters																		

Comments:

Report generated on 11/2/2022 6:35 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1200 LEE COUNTYWIDE

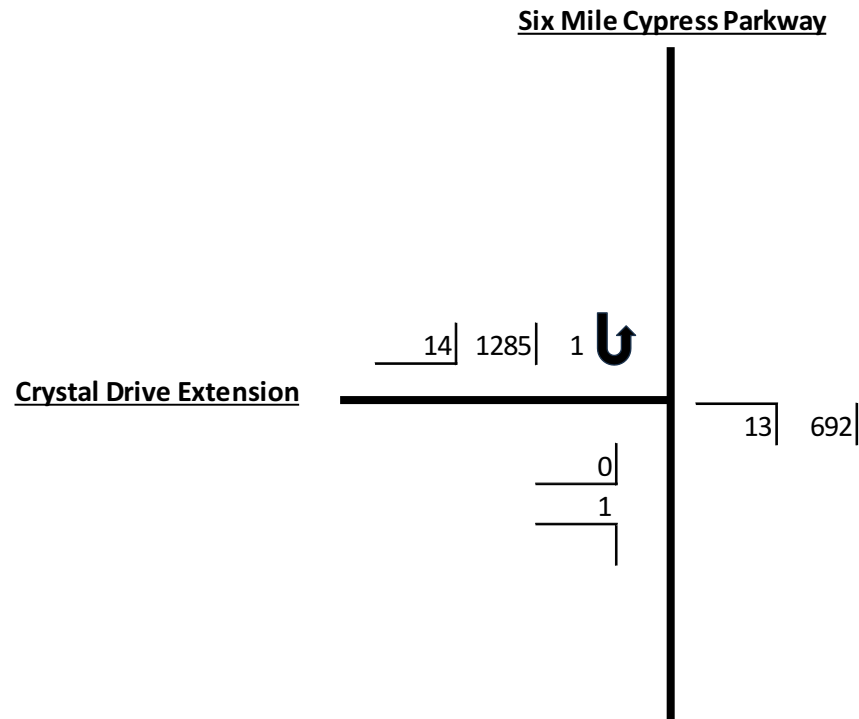
WEEK	DATES	SF	MOCF: 0.92	
			PSCF	
1	01/01/2022 - 01/01/2022	1.02	1.11	
2	01/02/2022 - 01/08/2022	1.00	1.09	
3	01/09/2022 - 01/15/2022	0.99	1.08	
4	01/16/2022 - 01/22/2022	0.97	1.05	
* 5	01/23/2022 - 01/29/2022	0.95	1.03	
* 6	01/30/2022 - 02/05/2022	0.94	1.02	
* 7	02/06/2022 - 02/12/2022	0.92	1.00	
* 8	02/13/2022 - 02/19/2022	0.90	0.98	
* 9	02/20/2022 - 02/26/2022	0.90	0.98	
*10	02/27/2022 - 03/05/2022	0.90	0.98	
*11	03/06/2022 - 03/12/2022	0.90	0.98	
*12	03/13/2022 - 03/19/2022	0.90	0.98	
*13	03/20/2022 - 03/26/2022	0.91	0.99	
*14	03/27/2022 - 04/02/2022	0.92	1.00	
*15	04/03/2022 - 04/09/2022	0.93	1.01	
*16	04/10/2022 - 04/16/2022	0.94	1.02	
*17	04/17/2022 - 04/23/2022	0.95	1.03	
18	04/24/2022 - 04/30/2022	0.96	1.04	
19	05/01/2022 - 05/07/2022	0.98	1.07	
20	05/08/2022 - 05/14/2022	0.99	1.08	
21	05/15/2022 - 05/21/2022	1.00	1.09	
22	05/22/2022 - 05/28/2022	1.02	1.11	
23	05/29/2022 - 06/04/2022	1.03	1.12	
24	06/05/2022 - 06/11/2022	1.05	1.14	
25	06/12/2022 - 06/18/2022	1.06	1.15	
26	06/19/2022 - 06/25/2022	1.06	1.15	
27	06/26/2022 - 07/02/2022	1.06	1.15	
28	07/03/2022 - 07/09/2022	1.06	1.15	
29	07/10/2022 - 07/16/2022	1.06	1.15	
30	07/17/2022 - 07/23/2022	1.06	1.15	
31	07/24/2022 - 07/30/2022	1.06	1.15	
32	07/31/2022 - 08/06/2022	1.06	1.15	
33	08/07/2022 - 08/13/2022	1.07	1.16	
34	08/14/2022 - 08/20/2022	1.07	1.16	
35	08/21/2022 - 08/27/2022	1.09	1.18	
36	08/28/2022 - 09/03/2022	1.11	1.21	
37	09/04/2022 - 09/10/2022	1.13	1.23	
38	09/11/2022 - 09/17/2022	1.15	1.25	
39	09/18/2022 - 09/24/2022	1.12	1.22	
40	09/25/2022 - 10/01/2022	1.09	1.18	
41	10/02/2022 - 10/08/2022	1.07	1.16	
42	10/09/2022 - 10/15/2022	1.04	1.13	
43	10/16/2022 - 10/22/2022	1.03	1.12	
44	10/23/2022 - 10/29/2022	1.03	1.12	
45	10/30/2022 - 11/05/2022	1.02	1.11	
46	11/06/2022 - 11/12/2022	1.02	1.11	
47	11/13/2022 - 11/19/2022	1.01	1.10	
48	11/20/2022 - 11/26/2022	1.01	1.10	
49	11/27/2022 - 12/03/2022	1.01	1.10	
50	12/04/2022 - 12/10/2022	1.01	1.10	
51	12/11/2022 - 12/17/2022	1.02	1.11	
52	12/18/2022 - 12/24/2022	1.00	1.09	
53	12/25/2022 - 12/31/2022	0.99	1.08	

* PEAK SEASON

23-FEB-2023 09:11:18

830UPD

1_1200_PKSEASON.TXT

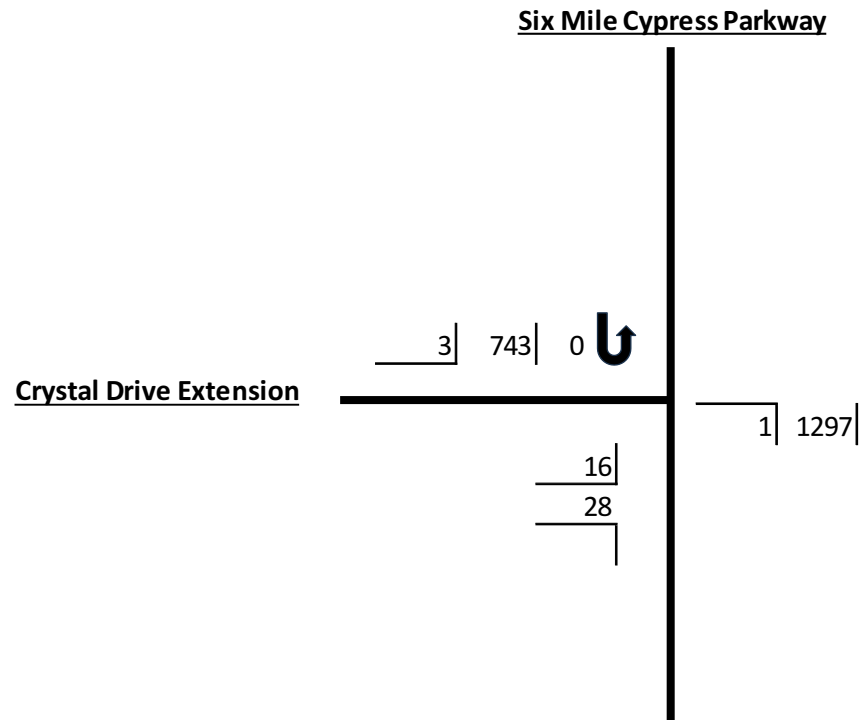


PARKER LANE RPD

EXISTING 2022 AM INTERSECTION
TURNING MOVEMENT COUNTS

23517/0623

APPENDIX
E - 4E.1a

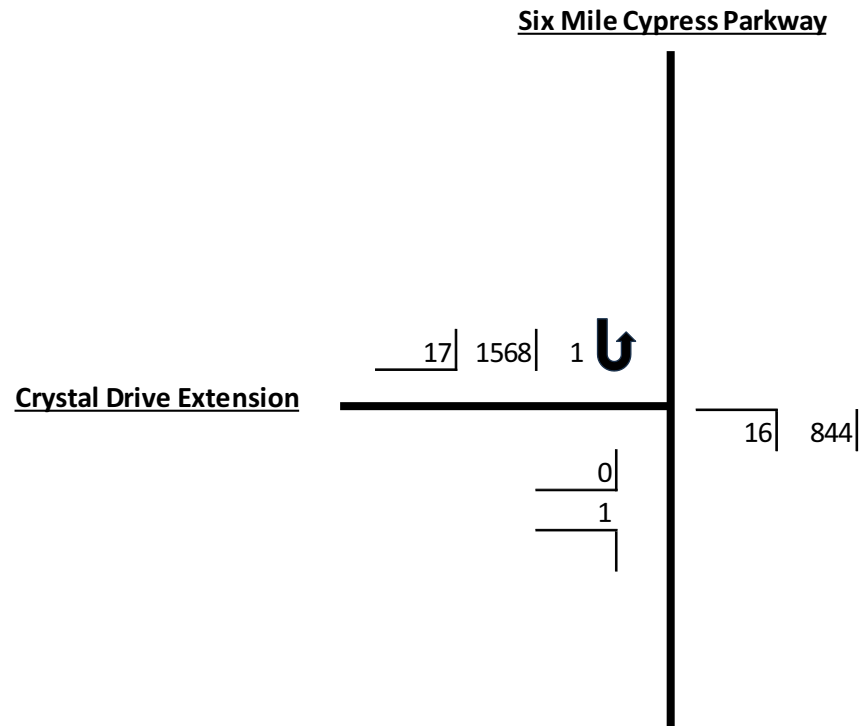


PARKER LANE RPD

EXISTING 2022 PM INTERSECTION
TURNING MOVEMENT COUNTS

23517/0623

APPENDIX
E - 5 E.1b

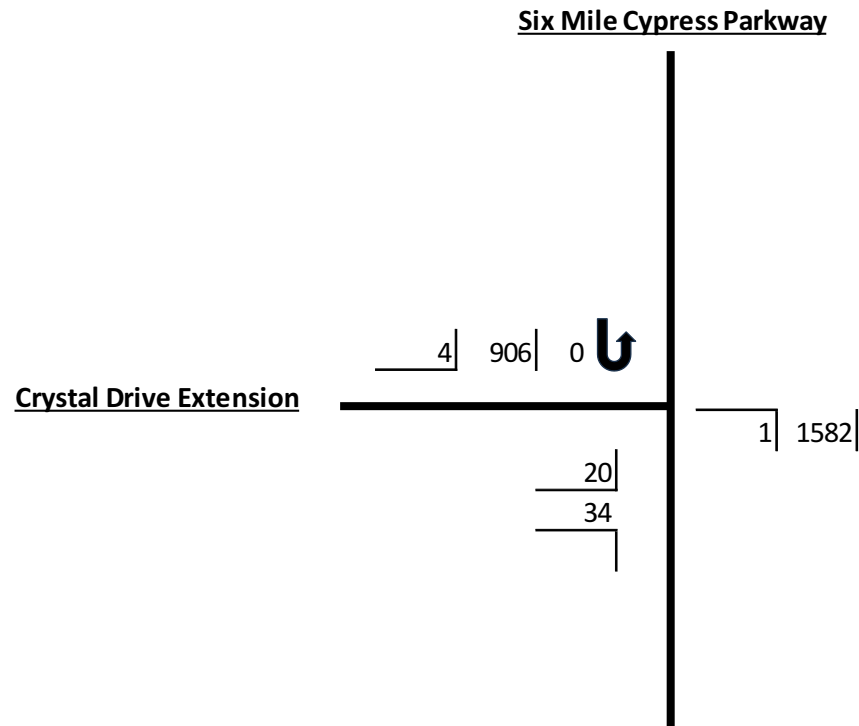


PARKER LANE RPD

EXISTING 2022 PEAK SEASON AM
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

APPENDIX
E - 6E.2a

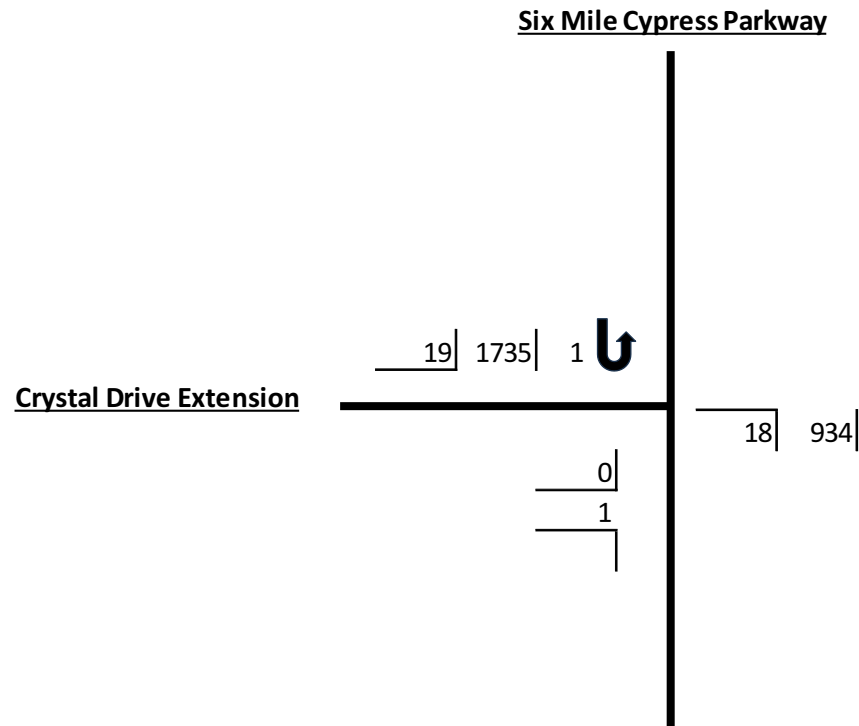


PARKER LANE RPD

EXISTING 2022 PEAK SEASON PM
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

APPENDIX
E - 7E.2b



PARKER LANE RPD

FUTURE 2025 AM WITHOUT PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

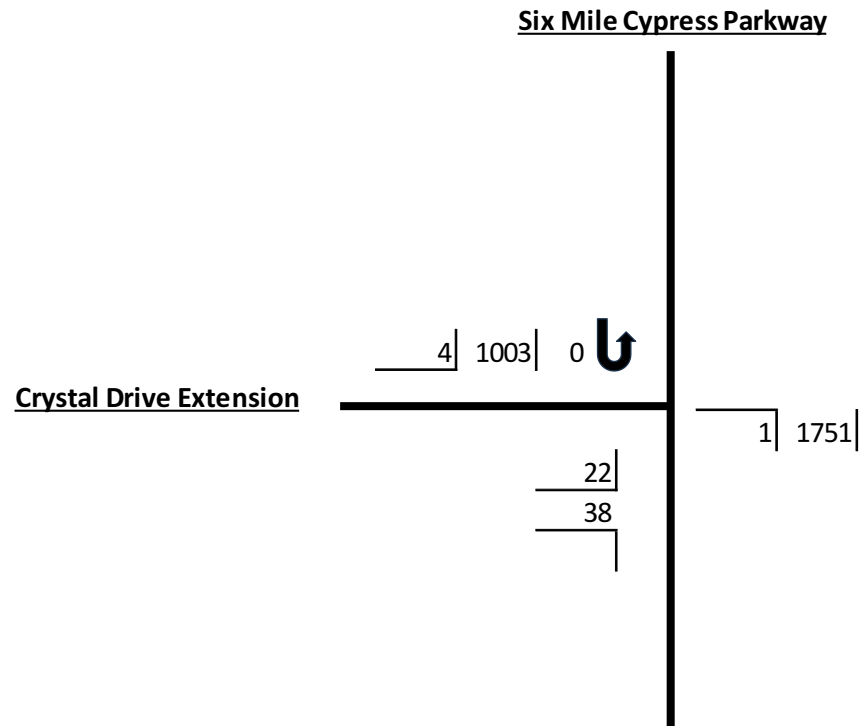
APPENDIX
E - 8E.3a

HCM 6th TWSC

3: Six Mile Cypress Parkway & Crystal Extension

07/13/2023

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	18	934	1735	19
Future Vol, veh/h	0	1	18	934	1735	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	20	1015	1886	21
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2434	943	1907	0	-	0
Stage 1	1886	-	-	-	-	-
Stage 2	548	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	26	264	308	-	-	-
Stage 1	105	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	24	264	308	-	-	-
Mov Cap-2 Maneuver	24	-	-	-	-	-
Stage 1	98	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	18.7	0.3	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	308	-	-	264	-	-
HCM Lane V/C Ratio	0.064	-	-	0.004	-	-
HCM Control Delay (s)	17.5	-	0	18.7	-	-
HCM Lane LOS	C	-	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-	-



PARKER LANE RPD

FUTURE 2025 PM WITHOUT PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

APPENDIX
E - 10E.3b

HCM 6th TWSC

3: Six Mile Cypress Parkway & Crystal Extension

07/13/2023

Intersection

Int Delay, s/veh 1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
----------	-----	-----	-----	-----	-----	-----

Lane Configurations						
---------------------	---	---	---	---	---	---

Traffic Vol, veh/h	22	38	1	1751	1003	4
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Future Vol, veh/h	22	38	1	1751	1003	4
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Stop	Stop	Free	Free	Free	Free
--------------	------	------	------	------	------	------

RT Channelized	-	None	-	None	-	None
----------------	---	------	---	------	---	------

Storage Length	0	0	0	-	-	0
----------------	---	---	---	---	---	---

Veh in Median Storage, #	0	-	-	0	0	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	92	92	92	92	92	92
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Heavy Vehicles, %	2	2	2	2	2	2
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Mvmt Flow	24	41	1	1903	1090	4
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Major/Minor	Minor2	Major1	Major2
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Conflicting Flow All	2044	545	1094
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Stage 1	1090	-	-
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Stage 2	954	-	-
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Critical Hdwy	6.84	6.94	4.14
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Critical Hdwy Stg 1	5.84	-	-
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Critical Hdwy Stg 2	5.84	-	-
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Follow-up Hdwy	3.52	3.32	2.22
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Pot Cap-1 Maneuver	49	482	634
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Stage 1	284	-	-
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Stage 2	335	-	-
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Platoon blocked, %	-	-	-
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Mov Cap-1 Maneuver	49	482	634
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Mov Cap-2 Maneuver	49	-	-
--------------------	----	---	---

Stage 1	283	-	-
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Stage 2	335	-	-
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Approach	EB	NB	SB
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HCM Control Delay, s	57.8	0	0
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HCM LOS	F		
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Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
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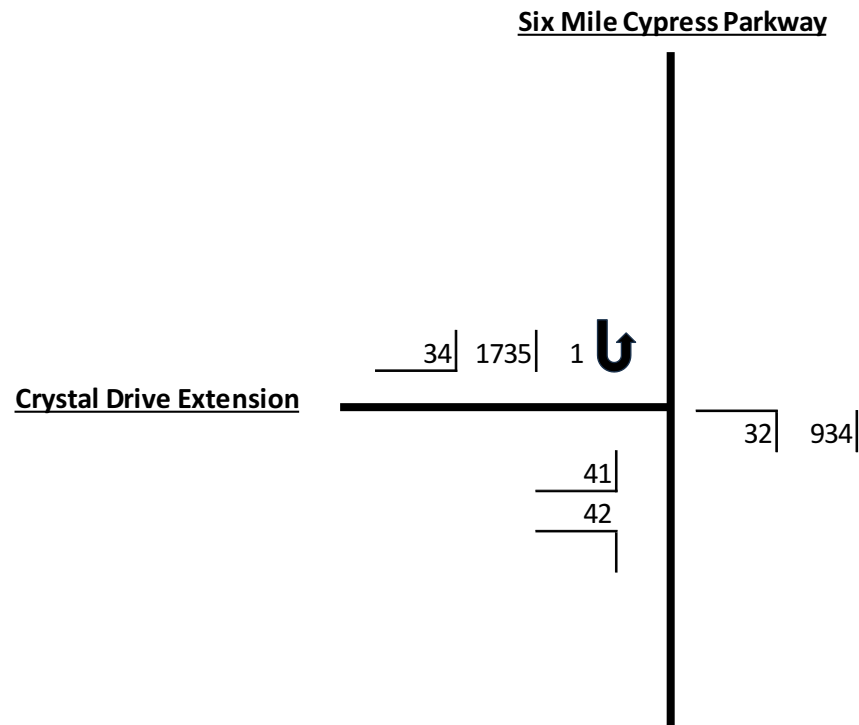
Capacity (veh/h)	634	-	49	482	-	-
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HCM Lane V/C Ratio	0.002	-	0.488	0.086	-	-
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HCM Control Delay (s)	10.7	-	134.8	13.2	-	-
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HCM Lane LOS	B	-	F	B	-	-
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HCM 95th %tile Q(veh)	0	-	1.8	0.3	-	-
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PARKER LANE RPD

FUTURE 2025 AM WITH PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

APPENDIX
E - 12E.4a

HCM 6th TWSC

3: Six Mile Cypress Parkway & Crystal Extension

07/13/2023

Intersection

Int Delay, s/veh 12.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	41	42	32	934	1735	34
Future Vol, veh/h	41	42	32	934	1735	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	46	35	1015	1886	37

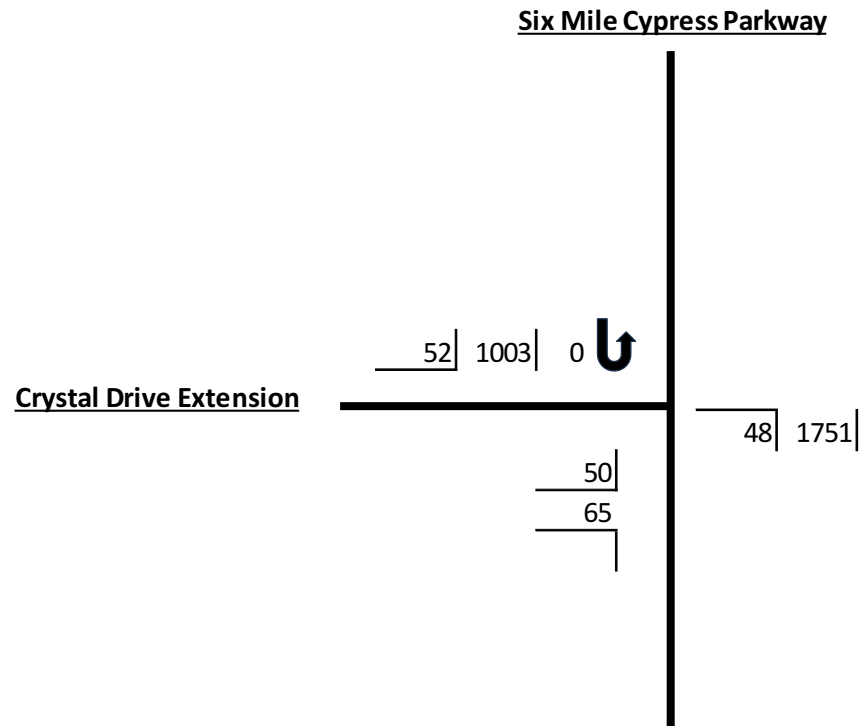
Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2464	943	1923
Stage 1	1886	-	-
Stage 2	578	-	-
Critical Hdwy	6.84	6.94	4.14
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	2.22
Pot Cap-1 Maneuver	~ 25	264	303
Stage 1	105	-	-
Stage 2	524	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	~ 22	264	303
Mov Cap-2 Maneuver	~ 22	-	-
Stage 1	93	-	-
Stage 2	524	-	-

Approach	EB	NB	SB
HCM Control Delay, s\$	430.4	0.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	303	-	22	264	-	-
HCM Lane V/C Ratio	0.115	-	2.026	0.173	-	-
HCM Control Delay (s)	18.4	-	\$ 849.3	21.5	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.4	-	5.7	0.6	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



PARKER LANE RPD

FUTURE 2025 PM WITH PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

APPENDIX
E - 14E.4b

HCM 6th TWSC

3: Six Mile Cypress Parkway & Crystal Extension

07/13/2023

Intersection

Int Delay, s/veh 8.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	50	65	48	1751	1003	52
Future Vol, veh/h	50	65	48	1751	1003	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	71	52	1903	1090	57

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2146	545	1147
Stage 1	1090	-	-
Stage 2	1056	-	-
Critical Hdwy	6.84	6.94	4.14
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	2.22
Pot Cap-1 Maneuver	~ 41	482	605
Stage 1	284	-	-
Stage 2	296	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	~ 37	482	605
Mov Cap-2 Maneuver	~ 37	-	-
Stage 1	260	-	-
Stage 2	296	-	-

Approach	EB	NB	SB
HCM Control Delay, s	217.5	0.3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	605	-	37	482	-	-
HCM Lane V/C Ratio	0.086	-	1.469	0.147	-	-
HCM Control Delay (s)	11.5	-	\$ 482.5	13.7	-	-
HCM Lane LOS	B	-	F	B	-	-
HCM 95th %tile Q(veh)	0.3	-	5.7	0.5	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Project Entrance

82

29

Crystal Drive Extension



PARKER LANE RPD

FUTURE 2025 AM WITH PROJECT
INTERSECTION TURNING MOVEMENT
COUNTS

23517/0623

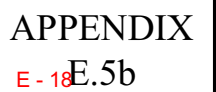
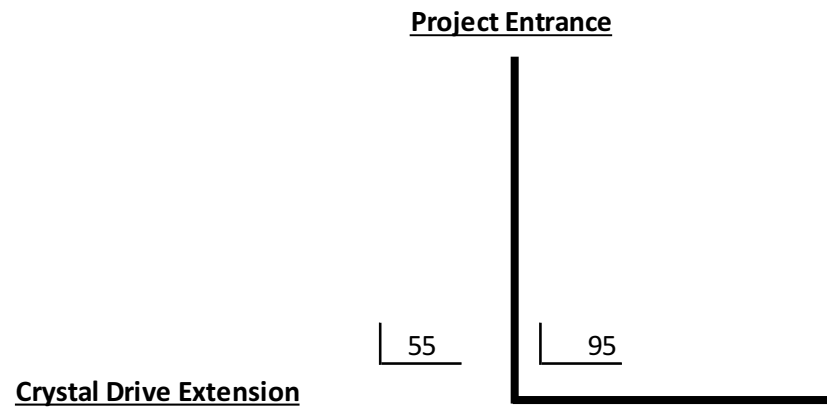
APPENDIX
E - 16E.5a

HCM 6th TWSC

5: Crystal Extension & Project Entrance

07/13/2023

Intersection						
Int Delay, s/veh	6.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	0	0	0	29	82	0
Future Vol, veh/h	0	0	0	29	82	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	32	89	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	16	-
Stage 1	-	-	-	-	16	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	-	-	-	-	6.42	-
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	-
Pot Cap-1 Maneuver	0	-	-	-	1002	0
Stage 1	0	-	-	-	1007	0
Stage 2	0	-	-	-	-	0
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	1002	-
Mov Cap-2 Maneuver	-	-	-	-	1002	-
Stage 1	-	-	-	-	1007	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		8.9		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	1002		
HCM Lane V/C Ratio	-	-	-	0.089		
HCM Control Delay (s)	-	-	-	8.9		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	0.3		



HCM 6th TWSC

5: Crystal Extension & Project Entrance

07/13/2023

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
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Lane Configurations		↑	↑		↑	
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Traffic Vol, veh/h	0	0	0	95	55	0
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Future Vol, veh/h	0	0	0	95	55	0
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Conflicting Peds, #/hr	0	0	0	0	0	0
------------------------	---	---	---	---	---	---

Sign Control	Free	Free	Free	Free	Stop	Stop
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RT Channelized	-	None	-	None	-	None
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Storage Length	-	-	-	-	0	-
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Veh in Median Storage, #	-	0	0	-	0	-
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Grade, %	-	0	0	-	0	-
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Peak Hour Factor	92	92	92	92	92	92
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Heavy Vehicles, %	2	2	2	2	2	2
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Mvmt Flow	0	0	0	103	60	0
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Major/Minor	Major1	Major2	Minor2
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Conflicting Flow All	-	0	-
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Stage 1	-	-	-
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Stage 2	-	-	-
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Critical Hdwy	-	-	-
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Critical Hdwy Stg 1	-	-	-
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Critical Hdwy Stg 2	-	-	-
---------------------	---	---	---

Follow-up Hdwy	-	-	-
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Pot Cap-1 Maneuver	0	-	-
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Stage 1	0	-	-
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Stage 2	0	-	-
---------	---	---	---

Platoon blocked, %	-	-	-
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Mov Cap-1 Maneuver	-	-	-
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Mov Cap-2 Maneuver	-	-	-
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Stage 1	-	-	-
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Stage 2	-	-	-
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Approach	EB	WB	SB
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HCM Control Delay, s	0	0	9
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HCM LOS			A
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Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
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Capacity (veh/h)	-	-	-	957
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HCM Lane V/C Ratio	-	-	-	0.062
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HCM Control Delay (s)	-	-	-	9
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HCM Lane LOS	-	-	-	A
--------------	---	---	---	---

HCM 95th %tile Q(veh)	-	-	-	0.2
-----------------------	---	---	---	-----

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

June 26, 2022

Drew Fitzgerald
DeLisi Fitzgerald, Inc.
1605 Hendry St.
Fort Myers, FL 33901

Mr. Fitzgerald,

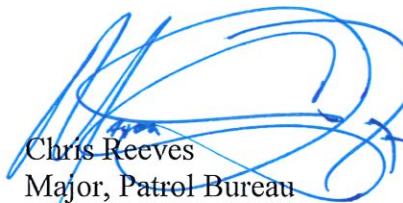
The Lee County Sheriff's Office has reviewed your revised Letter of No Objection request for the Parker Lane Residential Planned Development, a proposed subdivision of 155 single family residential homes on 31.46 acres south of Penzance Boulevard.

This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to a single point of access to the development from an extension of Crystal Drive if the development also adds a secondary access point on Blasingim Road for emergency vehicle use only.

Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Kim Swanson at (239) 477-1617 with any questions regarding the CPTED study.

Respectfully,


Chris Reeves
Major, Patrol Bureau

94074



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



**SOUTH TRAIL FIRE PROTECTION
&
RESCUE SERVICE DISTRICT**
Established 1965

"Compassion, Commitment, Courage"

**Board of
Commissioners**

June 26, 2023

Larry Hirshman
Chairman

Letter of No Objection Parker Lane RPD

Jeff Haugh
Vice Chairman

Dear Lee County Zoning,

Robert McDonnell
Secretary-Treasurer

Please accept this letter as a letter of no objection to the proposed changes for this project. South Trail Fire District accepts the design of one emergency access point on Blasingim Rd. and a main entrance on Crystal as shown on the current plan.

Ron Tarantino
Commissioner

If you have any questions regarding this letter please contact me at your earliest convenience.

Ken Brown
Commissioner

Administration

Respectfully,

Gene Rogers
Fire Chief

Nate Burley

Digitally signed by Nate
Burley
Date: 2023.06.26
12:32:59 -04'00'

Dave Bollen
Assistant Chief
Operations

Nate Burley
Division Chief – Fire and Life Safety
South Trail Fire District

Todd Anderson
Assistant Chief
Administration



John E. Manning
District One

June 22, 2023

Via E-Mail

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*

Drew Fitzgerald, P.E.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Parker Lane RPD, 1209 Blasingim Road
STRAP # 17-45-25-L1-24000.0010; 17-45-25-01-00000.0110;
17-45-25-01-00000.0120; 17-45-25-01-00000.0090

Dear Mr. Fitzgerald:

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 155 multi-family residential units with an estimated flow demand of approximately 38,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by the City of Ft Myers South 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 this parcel.

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

Parker Lane RPD - Letter - Revised.Docx

June 22, 2023

Page 2

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 SFWMD only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



Buffer: 500 Date: 7/17/2023 12:00:00 AM List Size: 163

FolioId	STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip
10256922	17-45-25-01-00000.0110	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10256923	17-45-25-01-00000.0120	LENNAR HOMES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617863	17-45-25-L1-24000.0010	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617864	17-45-25-L1-24000.0020	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617865	17-45-25-L1-24000.0030	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617866	17-45-25-L1-24000.0040	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617867	17-45-25-L1-24000.0050	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617868	17-45-25-L1-24000.0060	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617869	17-45-25-L1-24000.0070	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617870	17-45-25-L1-24000.0080	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617871	17-45-25-L1-24000.0090	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617872	17-45-25-L1-24000.0100	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617873	17-45-25-L1-24000.0110	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617874	17-45-25-L1-24000.0120	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617875	17-45-25-L1-24000.0130	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617876	17-45-25-L1-24000.0140	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617877	17-45-25-L1-24000.0150	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617878	17-45-25-L1-24000.0160	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617879	17-45-25-L1-24000.0170	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617880	17-45-25-L1-24000.0180	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617881	17-45-25-L1-24000.0190	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617882	17-45-25-L1-24000.0200	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617883	17-45-25-L1-24000.0210	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617884	17-45-25-L1-24000.0220	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617885	17-45-25-L1-24000.0230	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617886	17-45-25-L1-24000.0240	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617887	17-45-25-L1-24000.0250	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617888	17-45-25-L1-24000.0260	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617889	17-45-25-L1-24000.0270	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617890	17-45-25-L1-24000.0280	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617891	17-45-25-L1-24000.0290	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617892	17-45-25-L1-24000.0300	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966

10617893	17-45-25-L1-24000.0310	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617894	17-45-25-L1-24000.0320	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617895	17-45-25-L1-24000.0330	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617896	17-45-25-L1-24000.0340	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617897	17-45-25-L1-24000.0350	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617898	17-45-25-L1-24000.0360	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617899	17-45-25-L1-24000.0370	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617900	17-45-25-L1-24000.0380	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617901	17-45-25-L1-24000.0390	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617902	17-45-25-L1-24000.0400	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617903	17-45-25-L1-24000.0410	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617904	17-45-25-L1-24000.0420	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617905	17-45-25-L1-24000.0430	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617906	17-45-25-L1-24000.0440	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617907	17-45-25-L1-24000.0450	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617908	17-45-25-L1-24000.0460	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617909	17-45-25-L1-24000.0470	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617910	17-45-25-L1-24000.0480	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617911	17-45-25-L1-24000.0490	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617912	17-45-25-L1-24000.0500	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617913	17-45-25-L1-24000.0510	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617914	17-45-25-L1-24000.0520	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617915	17-45-25-L1-24000.0530	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617916	17-45-25-L1-24000.0540	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617917	17-45-25-L1-24000.0550	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617918	17-45-25-L1-24000.0560	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617919	17-45-25-L1-24000.0570	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617920	17-45-25-L1-24000.0580	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617921	17-45-25-L1-24000.0590	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617922	17-45-25-L1-24000.0600	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617923	17-45-25-L1-24000.0610	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617924	17-45-25-L1-24000.0620	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617925	17-45-25-L1-24000.0630	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617926	17-45-25-L1-24000.0640	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966

10617927	17-45-25-L1-24000.0650	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617928	17-45-25-L1-24000.0660	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617929	17-45-25-L1-24000.0670	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617930	17-45-25-L1-24000.0680	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617931	17-45-25-L1-24000.0690	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617932	17-45-25-L1-24000.0700	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617933	17-45-25-L1-24000.0710	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617934	17-45-25-L1-24000.0720	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617935	17-45-25-L1-24000.0730	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617936	17-45-25-L1-24000.0740	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617937	17-45-25-L1-24000.0750	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617938	17-45-25-L1-24000.0760	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617939	17-45-25-L1-24000.0770	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617940	17-45-25-L1-24000.0780	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617941	17-45-25-L1-24000.0790	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617942	17-45-25-L1-24000.0800	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617943	17-45-25-L1-24000.0810	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617945	17-45-25-L1-2400A.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617946	17-45-25-L1-2400B.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617947	17-45-25-L1-2400C.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617948	17-45-25-L1-2400D.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617949	17-45-25-L1-240L1.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10617950	17-45-25-L1-240R1.00CE	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966
10585557	08-45-25-00-00003.0050	TEG TOWNHOMES ON	365 RTE 59 STE 110	AIRMONT	NY	10952
10588248	08-45-25-00-00003.006A	RICHARDS DAVID A + KI	11950 BLASINGIM RD	FORT MYERS	FL	33966
10255859	08-45-25-00-00003.0090	CORAL WOODS LLC	PO BOX 60195	FORT MYERS	FL	33906
10255864	08-45-25-00-00004.0010	CORAL ROCK LLC	PO BOX 60195	FORT MYERS	FL	33906
10548544	08-45-25-00-00004.00CE	PARKER LANE DEVELOP	3800 STEELES AVE WEST STE 400\	WOODBIDGE ON	L4L 4G9	
10586154	08-45-25-L4-22000.0160	AMALFI ROBIN	11660 SOLANO DR	FORT MYERS	FL	33966
10256915	17-45-25-01-00000.0050	BLASINGIM CLYDE B	12270 BLASINGIM RD	FORT MYERS	FL	33966
10256917	17-45-25-01-00000.005B	BLASINGIM ROBERT K &	12340 BLASINGIM RD	FORT MYERS	FL	33966
10440327	17-45-25-01-00000.005C	STOUFFER TAMRON	12320 BLASINGIM RD	FORT MYERS	FL	33966
10256920	17-45-25-01-00000.0090	LENNAR HOMES LLC	10481 BEN C PRATT	FORT MYERS	FL	33966
10585562	17-45-25-01-00000.00CE	BLASINGIM ROAD PROF	5800 LAKEWOOD RANCH BLVD N\	SARASOTA	FL	34240

10256924	17-45-25-01-00000.0130	FOUST CHRISTOPHER & 4306 KERNEL CIR	FORT MYERS	FL	33916
10588775	17-45-25-01-00000.0140	TRASK KENNETH E & K/ 12345 BLASINGIM RD	FORT MYERS	FL	33966
10256928	17-45-25-01-00000.0170	KASIREDDY HEMAPRAS 7503 SIKI DEER WAY	FORT MYERS	FL	33916
10548541	17-45-25-01-00000.01CE	CRYSTAL SIX MILE PART PO BOX 07067	FORT MYERS	FL	33919
10256932	17-45-25-01-00000.0250	PARKER LANE DEVELOP 3800 STEELES AVE W	WOODBIDGE ON	L4L 4G9	
10256933	17-45-25-01-00000.0260	PARKER LANE DEVELOP 3800 STEELES AVE W	WOODBIDGE ON	L4L 4G9	
10256934	17-45-25-01-00000.0270	FORT MYERS APARTME 1545 PEACHTREE ST STE 260	ATLANTA	GA	30309
10256935	17-45-25-01-00000.0280	FORT MYERS APARTME 1545 PEACHTREE ST STE 260	ATLANTA	GA	30309
10548542	17-45-25-01-00000.02CE	PARKER LANE DEVELOP 3800 STEELES AVE W	WOODBIDGE ON	L4L 4G9	
10611272	17-45-25-01-00000.0300	BLING BLING PROPERTI 3700 S TAMiami TRL	SARASOTA	FL	34239
10611273	17-45-25-01-00000.030A	CRYSTAL SIX MILE PART PO BOX 07067	FORT MYERS	FL	33919
10585563	17-45-25-01-00000.05CE	BLASINGIM ROAD PROF 5800 LAKEWOOD RANCH BLVD N	SARASOTA	FL	34240
10585564	17-45-25-01-00000.07CE	FORT MYERS APARTME 1545 PEACHTREE ST STE 260	ATLANTA	GA	30309
10585565	17-45-25-01-00000.09CE	PARKER LANE DEVELOP 3800 STEELES AVE W	WOODBIDGE ON	L4L 4G9	
10612341	17-45-25-L1-00000.013B	TRASK KENNETH E & K/ 12345 BLASINGIM RD	FORT MYERS	FL	33966
10614801	17-45-25-L1-00000.015A	GCD ENVIO CYPRESS PF 3411 SILVERSIDE RD	WILMINGTON DE		19810
10586171	17-45-25-L1-22000.0170	STANLEY RITA MAVIS TI 11664 SOLANO DR	FORT MYERS	FL	33966
10586172	17-45-25-L1-22000.0180	ST OURS SHIRLEY C TR 11668 SOLANO DR	FORT MYERS	FL	33966
10586173	17-45-25-L1-22000.0190	WIRZ RICHARD R & PAT 110 VILLAGE DRIVE	WASHINGTON IL		61571
10586174	17-45-25-L1-22000.0200	MERGI DONALD J & DEI 11676 SOLANO DR	FORT MYERS	FL	33966
10586175	17-45-25-L1-22000.0210	PANGBORN JEFF & KAR 11680 SOLANO DR	FORT MYERS	FL	33966
10586176	17-45-25-L1-22000.0220	TUCKNER RONALD FRA 11684 SOLANO DR	FORT MYERS	FL	33966
10586177	17-45-25-L1-22000.0230	BREFFLE HAROLD WAL 11688 SOLANO DR	FORT MYERS	FL	33966
10586178	17-45-25-L1-22000.0240	FORTE ROCCO STEVEN 11692 SOLANO DR	FORT MYERS	FL	33966
10586179	17-45-25-L1-22000.0250	FRANTA STEPHEN J & JE 11696 SOLANO DR	FORT MYERS	FL	33966
10586180	17-45-25-L1-22000.0260	ALEXANDER ALEXANDR 11700 SOLANO DR	FORT MYERS	FL	33966
10586181	17-45-25-L1-22000.0270	HASKINS KATHERINE NE 1132 CLAYTON AVE	FEASTERVILLE PA		19053
10586182	17-45-25-L1-22000.0280	DAVIS BETSY L TR 11708 SOLANO DR	FORT MYERS	FL	33966
10586183	17-45-25-L1-22000.0290	JERWERS DUSTIN LEE & 11712 SOLANO DR	FORT MYERS	FL	33966
10586184	17-45-25-L1-22000.0300	VIRTUE EDWARD III & 11716 SOLANO DR	FORT MYERS	FL	33966
10586185	17-45-25-L1-22000.0310	CULP CHARLES R JR & 11720 SOLANO DR	FORT MYERS	FL	33966
10586186	17-45-25-L1-22000.0320	CAWLEY STEVEN RAND. 11724 SOLANO DR	FORT MYERS	FL	33966
10586187	17-45-25-L1-22000.0330	SEVIK STEVEN P TR 11728 SOLANO DR	FORT MYERS	FL	33966
10586188	17-45-25-L1-22000.0340	RILEY ROXANNE T L/E 11732 SOLANO DR	FORT MYERS	FL	33966

10586189	17-45-25-L1-22000.0350	WEILAND JANESEA R &	11736 SOLANO DR	FORT MYERS	FL	33966
10586190	17-45-25-L1-22000.0360	BAKER KATHRYN T	11740 SOLANO DR	FORT MYERS	FL	33966
10586191	17-45-25-L1-22000.0370	DOVIN JAMES J TR	3855 S TURKEY FOOT RD	NEW FRANKLIN	OH	44319
10586192	17-45-25-L1-22000.0380	WORTHYLAKE JOHN C &	11748 SOLANO DR	FORT MYERS	FL	33966
10586193	17-45-25-L1-22000.0390	LEMKE GRANT ARNOLD	215 PLEASANT ST	OCONOMOWOC	WI	53066
10586194	17-45-25-L1-22000.0400	BERGIN JAMES E &	19156 INNDALE CT	LAKEVILLE	MN	55044
10586195	17-45-25-L1-22000.0410	THOMANN TOBY & JOL	2408 FENCELINE DR	JACKSON	WI	53037
10586196	17-45-25-L1-22000.0420	DIRUTIGLIANO PAULA M	11764 SOLANO DR	FORT MYERS	FL	33966
10586197	17-45-25-L1-22000.0430	ISRAEL-CVIK JELIN +	7015 MISTRAL WAY	FORT MYERS	FL	33966
10586198	17-45-25-L1-22000.0440	CONATY JAMES D TR	7019 MISTRAL WAY	FORT MYERS	FL	33966
10586199	17-45-25-L1-22000.0450	MCCLELLAND JAMES B	7023 MISTRAL WAY	FORT MYERS	FL	33966
10586200	17-45-25-L1-22000.0460	REVOREDO VICTOR MA	7027 MISTRAL WAY	FORT MYERS	FL	33966
10586201	17-45-25-L1-22000.0470	LEDEA PHILIP A & ZOIL	7031 MISTRAL WAY	FORT MYERS	FL	33966
10586202	17-45-25-L1-22000.0480	MOORE JOAN T TR	7035 MISTRAL WAY	FORT MYERS	FL	33966
10586203	17-45-25-L1-22000.0490	BRAY TRENA C TR	945 WOODSEGE DR	ERLANGER	KY	41018
10586204	17-45-25-L1-22000.0500	EVERAERT THOMAS R	7032 MISTRAL WAY	FORT MYERS	FL	33966
10586205	17-45-25-L1-22000.0510	BILMES ANYA & ALEN	7028 MISTRAL WAY	FORT MYERS	FL	33966
10586206	17-45-25-L1-22000.0520	MOREY HARTLEY DOW	7024 MISTRAL WAY	FORT MYERS	FL	33966
10586207	17-45-25-L1-22000.0530	SCHLENKER KENNETH M	8705 WESTWOOD OAKS PL	FORT MYERS	FL	33908
10586208	17-45-25-L1-22000.0540	HERSHFIELD KAREN DEI	7016 MISTRAL WAY	FORT MYERS	FL	33966
10586209	17-45-25-L1-22000.0550	WELLING JON & LINDA	7012 MISTRAL WAY	FORT MYERS	FL	33966
10586210	17-45-25-L1-22000.0560	BESWICK CRAIG +	7008 MISTRAL WAY	FORT MYERS	FL	33966
10586211	17-45-25-L1-22000.0570	BARR MEGAN ELIZABET	7004 MISTRAL WAY	FORT MYERS	FL	33966
10586212	17-45-25-L1-22000.0580	KRAMER DAVID +	7000 MISTRAL WAY	FORT MYERS	FL	33966
10586248	17-45-25-L1-2200B.00CE	WINDSONG NEIGHBOR	27180 BAY LANDING DR	BONITA SPRING	FL	34135
10586250	17-45-25-L1-2200R.00CE	WINDSONG NEIGHBOR	27180 BAY LANDING DR	BONITA SPRING	FL	34135
10591489	17-45-25-L1-230A1.00CE	WINDSONG NEIGHBOR	27180 BAY LANDING DR	BONITA SPRING	FL	34135
10591490	17-45-25-L1-230L1.00CE	WINDSONG NEIGHBOR	27180 BAY LANDING DR	BONITA SPRING	FL	34135
10617944	17-45-25-L1-24000.0820	LENNAR HOMES LLC	10481 6 MILE CYPRESS PKWY	FORT MYERS	FL	33966