MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION

DATE: May 2, 2023

TO: Ms. Donna Marie Collins
Hearing Examiner

FROM: Dirk Danley, Jr, AICP
Planner, Principal

SUBJECT: Daniels South MPD – DCI2022-00002
48-Hour Letter

Dear Ms. Collins:

Please see the updated expert witness list for DCI2022-00002 attached to this memorandum. The updated list was provided to include additional staff from Lee County Department of Natural Resources who will be present at the Hearing on May 4, 2023.

Exhibits:
Updated Expert Witness List

LEE COUNTY
HEARING EXAMINER
2023 MAY -3 AM 9:41

STAFF'S EXHIBIT
a

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Dirk Danley, AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Elizabeth Workman, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

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Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
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Rebecca Sweigert, Principal Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

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Nicholas DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

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Phil Gallogly, P.E., Surface Water Manager, Natural Resources, 1500 Monroe Street, Fort Myers, FL 33901

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Lee Werst, Natural Resources Supervisor, Natural Resources, 1500 Monroe Street, Fort Myers, FL 33901

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Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

LEE COUNTY
HEARING EXAMINER
2023 APR 19 PM 4: 17

CASE NUMBER: DCI2022-00002
CASE NAME: DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT
TYPE OF CASE: MAJOR PLANNED DEVELOPMENT
HEARING EXAMINER DATE: MAY 4, 2023
SUFFICIENCY DATE: JANUARY 4, 2023

REQUEST:

An application has been submitted by Tina Ekblad, MPA, AICP of Stearns Weaver Miller to rezone approximately 1,233 acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to allow 1,600 residential dwelling units and 350,000 square feet of commercial use (of which 70,000 square feet can be medical office).

The subject property is located at 13400 Daniels Parkway, Lehigh Acres and Southeast Lee County Planning Community, Lee County, FL. (District #3), with a Legal Description described in Attachment F.

SUMMARY:

Staff recommends approval of the applicant's request, as conditioned in Attachment C. The request meets the intent of the Lee Plan and Land Development Code. As conditioned, the request will meet the standards to development within proximity to the Southwest Florida Regional Airport. The applicant seeks 5 deviations and staff recommends approval of all requested deviations.

HISTORY OF PARCEL AND CHARACTER OF THE AREA:

The subject property consists of approximately 1,233 acres and is zoned Agricultural (AG-2) with no significant zoning history. This property is currently vacant with agricultural uses on the property. The property is bounded on the west by 1.8 miles of Daniels Parkway, a County-maintained arterial roadway, and on the north by approximately 1,300 linear feet of State Route 82, a State-maintained arterial roadway.

The subject property is located in two separate Community Plan Areas. The northern 84.52 acres are located in the Lehigh Acres Community Plan Area while the remainder of the property is located in the Southeast Lee County Community Plan Area. Therefore, each portion of the development must be consistent with its respective Community Plan Area.

The subject property is the subject of two companion Comprehensive Plan Amendments to address inconsistencies with the Lee Plan as it relates to this rezoning request. CPA2021-00017 and CPA2021-00018 seek to re-designate 153.7 acres from the Density Reduction/Groundwater Resource future land use category to the Sub-Outlying Suburban future land use category, add 1,148 acres to Map 4-A (Future Water Service Area) and Map 4-B (Future Sewer Service Area), and amend Policy 33.2.2 to allow a density transition in Southeast Lee County adjacent to Mixed Use Communities within Lehigh Acres (Attachment I). These cases are scheduled for a transmittal hearing before the Board of County Commissioners (BoCC) on April 19, 2023. If

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

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CASE NAME: DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT
TYPE OF CASE: MAJOR PLANNED DEVELOPMENT
HEARING EXAMINER DATE: MAY 3, 2023
SUFFICIENCY DATE: JANUARY 4, 2023

REQUEST:

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approved, the proposed comprehensive plan amendments will be transmitted to the State reviewing agencies for review.

If the aforementioned Comprehensive Plan Amendments are approved, the future land use designations applicable to the subject property will include Central Urban (located only in the Lehigh Acres Community Plan Area), Sub-Outlying Suburban, Density Reduction/Groundwater Resource, and Wetlands. The review of this request will consider consistency with each of these future land use categories.

The subject property is in a transitional area, as it is bounded by Lehigh Acres, Southwest Florida International Airport (RSW), environmentally critical lands, and single-family residential uses. The following characterizes the surrounding zoning districts and land uses.

North:

Property to the north is separated by State Road 82, is zoned a mix of Commercial (C-2) and Residential Single-Family (RS-1), and is in the Central Urban and Urban Community future land use categories. These properties are predominantly undeveloped, although there are single-family homes.

East:

Properties to the east are zoned agricultural (AG-2) and are in the Density Reduction/Groundwater Resource and Wetlands future land use categories. These properties are developed with a mix of large lot residential uses and agricultural uses.

South:

Property to the south is zoned Airport Operations Planned Development (AOPD) approved by Resolution Z-14-030, as amended (Attachment J). The property is designated as Airport on the Lee County Future Land Use Map. Southwest Florida International Airport is developed with a mix of uses including portions of the development for airport operations, and areas designated for commercial uses. The southern boundary of the subject property is approximately 3,600 linear feet from the end of the runway at the airport.

West:

Property to the west is separated by Daniels Parkway, is zoned Mixed Use Planned Development (MPD), and is in the Central Urban, Sub-Outlying Suburban, and Wetlands future land use categories. This planned development, known as Timber Creek was originally approved by Resolution Z-19-019, and most recently amended by Resolution Z-19-023, as amended (Attachment K).

ANALYSIS

The applicant seeks to rezone approximately 1,233 acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to allow 1,600 residential dwelling units and 350,000 square feet of commercial use (of which 70,000 square feet can be medical office).

The applicant has provided a narrative detailing the nature of request and an analysis of how the request complies with the Lee Plan to demonstrate consistency with the applicable criteria for approval (Attachments D and E).

The following density analysis was provided by the applicant to demonstrate the total potential density for the project based on the amendments to the Lee Plan being reviewed concurrently with this rezoning request. This table does not reflect what is requested, but rather the maximum allowable density for the project:

Location	Future Land Use	Acreage	Density	Dwelling Units
Lehigh Acres	Central Urban	84.5	10 du/ac	845
West Side of remainder	Sub-Outlying Suburban	149.2	2 du/ac	298.4
	Wetlands Preserved	210.2	2 du/ac	441
	Wetland Impacted	10.30	1 du/20ac	0.5
East Side of remainder	DR/GR	466.8	1 du/10 ac	46.68
	Wetlands Preserved	297.97	1 du/20 ac	15.6
	Wetland Impacted	14.03	1 du/20 ac	0.70
			TOTAL UNITS	**1,625.38**

It should be noted that the applicant seeks to utilize the benefits of Lee Plan Policy 11.1.2, which allows densities to be calculated from the entire land area when the project: (1) contains at least three uses including residential, commercial (including office) and light industrial development; and (2) is located in the Intensive Development, Central Urban or Urban Community future land use categories. The applicant's proposed density and intensity is based on the above policy as it relates to the land within the Central Urban future land use category. The applicant notes that the schedule of uses proposes a mix of uses required to meet this requirement.

Planned Development Rezoning:

Section 34-612 of the Lee County Land Development Code describes the intent of the utilization of the Planned Development zoning district. The purpose of planned development zoning is to further implement the goals, objectives, and policies of the Lee Plan, while providing some degree of flexibility in the planning and design of proposed developments.

LDC Section 34-145(d) establishes the review criteria for all rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:
    1) Enhances the achievement of the objectives of the planned development; and
    2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

Master Concept Plan

The applicant has provided a five-page Master Concept Plan that details the proposed development (Attachment U). Sheet Number X-101 shows the detail of the proposed development, including the commercial areas at the north end of the property, and multiple family dwellings immediately to the south of the commercial areas. The applicant notes on the plan that to the south of the multiple-family areas, the property transitions to the Southeast Lee County Community Plan Area, and the development pattern continues to the south as a single-family neighborhood with an amenity center. The general design shows a clustering of residential uses at the furthest points from the Southwest Florida International Airport, with lower density residential development nearer to the airport. Additionally, on this sheet, the Master Concept Plan shows two access points to the subject property along Daniels Parkway, the 10,000-foot hazardous wildlife protection zone buffer, and overlays the Airport Notification Zones as described in the Lee Plan. The applicant also depicts an 80-foot FP&L Easement that is located along the southern boundary of the property. Proposed deviations are also referenced on the MCP.

Additional Sheets include: Sheet X-102 – an Open Space Exhibit; Sheet X-103 – Airport Overlays Exhibit; and Sheet X-501 – which shows lot details and detail for the amenity area with Consumption on Premises location.

Airport Noise Zone

Significant portions of the property are located within Airport Noise Zones B and C. Lee Plan Objective 47.2 establishes policies for evaluation when considering development in proximity to Airports. Policy 47.2.3 established the basis for developing Land Development Code requirements to prohibit development that is inconsistent with Southwest Florida International Airport. Policy 47.2.5 also establishes a 10,000-foot Hazardous Wildlife Protection Zone to minimize the potential for wildlife hazards arising from wetlands or bodies of water near the airport.

LDC Section 34-1104 implements the intent of Objective 47.2 by establishing requirements for development within an Airport Noise Zone. LDC Section 34-1104(a) states that no land, body of water, or structure may be used or permitted and no structures may be erected in any Airport Noise Zone unless consistent with the requirements of the section.

The southern portion of the development is in Airport Noise Zone B. LDC Section 34-1104(a)(2)b. prohibits residential living units, places of worship, libraries, educational facilities, hospitals, correctional facilities or nursing homes from being constructed in this zone. The applicant has excluded all residential living units from being located in this noise zone; however, it should be noted that on-site recreational uses and an amenity area are proposed within this zone. The applicant provided a more specific site design within Sheet X-501 which shows a club house with associated pool, playground, sports courts, a kayak drop-off and dock, and other recreational flex space (Areas not currently designated with a specific use). Staff notes that the

proposed uses do not run afoul of the prohibitions found In LDC Section 34-1104(a)(2)b. and are permissible in this area.

The majority of the remainder of the property is within Airport Noise Zone C. There are no restrictions on permissible uses in this noise zone, but LDC Section 34-1104(b) requires notification of a property's location within Airport Noise Zones B and C as a condition of approval of a planned development rezoning, and as a statement on certain development orders, plats, and in association document. The conditions of approval recommended by staff include the requisite condition consistent with this LDC provision (Attachment C).

Section 34-1105 establishes an Airport Runway protection zone as depicted in LDC Appendix C. This section prohibits uses that endanger public health, safety, and welfare including congregations of people, emission of light or smoke, or attraction of birds. The maps depicted in Appendix C show the protection zones for the existing and future runway. Staff has determined that the amenity area previously described will not be further limited by the requirements of LDC Section 34-1105.

LDC Section 34-1107 describes the LCPA Airport Obstruction Notification Zone and establishes a requirement for any object or structure within the zone to receive a tall structures permit prior to receiving a building permit. Future Development of the property will be required to comply with this requirement.

Staff notes that the applicant appears to address the LDC requirements for development in proximity to the Airport. Additional review of the Airport regulations will be reviewed as it pertains to the 10,000-foot Hazardous Wildlife Protection Zone within the environmental considerations of the report.

Natural Resources Considerations

Natural Resources Staff provided analysis on the proposed rezoning in the context of the concurrent comprehensive plan amendments (Attachment L). Lee Plan Policies 2.3.1 and 2.3.2 require the Board of County Commissioners to make a formal finding that there will be no significant impacts on present or future water resources in order to approve the future land use map amendment to re-designate property from the Density Reduction/Groundwater Resource to Sub-Outlying Suburban future land use category. During analysis of the Comprehensive Plan Amendment, Natural Resources staff could only find consistency with these policies if the Lower Hawthorn aquifer was used to offset irrigation withdrawals. The applicant has continually coordinated with staff to discuss other opportunities for irrigation sources that would demonstrate consistency with Policy 2.3.1 and 2.3.2. To that end, the project will now utilize six Sandstone Aquifer irrigation wells and two Mid-Hawthorn Aquifer irrigation wells to serve future development. The applicant will also install a Sandstone Aquifer groundwater monitoring well to ensure that groundwater levels are maintained. Staff proposes the following conditions to ensure that groundwater resources are not negatively affected by the proposed rezoning:

- *Development order plans for the first development order must identify the location and aquifer source for all irrigation wells. The development must utilize the on-site lakes for irrigation withdrawals with a maximum of eight groundwater makeup wells, of which a minimum of two must be to the Mid-Hawthorn Aquifer. The location of all irrigation wells must be in substantial compliance with locations depicted in Attachment 2.*

- *Development order plans must depict connection to public water and sewer service.*

- *Development order plans must demonstrate that irrigation will be provided via a master-controlled central irrigation system. The Property Owner Association documents, including Declarations and Covenants (submitted prior to Development Order approval and recorded prior to issuance of Certificate of Compliance), must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Water Conservation Ordinance #17-04, as amended.*

Policy 1.4.5 defines the Density Reduction/Groundwater Resource (DR/GR) as upland areas that provide substantial recharge to aquifers most suitable for wellfield development. This policy requires new development requiring rezoning or a development order to demonstrate compatibility with the requirement to maintain surface and groundwater at their historic levels. Objective 60.3 furthers this policy by establishing that areas in the DR/GR land use category are considered critical areas for surface water management. The applicant has provided a model of the surface and groundwater levels and demonstrated that the proposed development would not adversely impact properties upstream, downstream, or adjacent to the subject property. Utilization of the Mid-Hawthorn aquifer also ensures the protection of Lee County's natural resources.

Staff notes that in order to address consistency with Lee Plan Policies 125.1.2, 125.1.4, and 126.1.4, the applicant has provided a draft Enhanced Lake Management Plan with a surface water quality and groundwater level monitoring plan. Staff recommends the following conditions

- *Prior to local development order approval the Enhanced Lake Management Plan (dated November 2022, attached as Attachment L3) must be modified to reflect the use of the Mid-Hawthorn Aquifer and must contain a Surface Water Quality and Groundwater Level Monitoring Plan for review and approval by Lee County Division of Natural Resources. At a minimum, the Surface Water Quality and Groundwater Level and Monitoring Plan must establish:*

  I. The overall Goals and Objectives of the Surface Water Quality and Groundwater Level and Monitoring Plan.

  II. An outfall monitoring schedule during "wet" season of June through September and "dry" season of October through May for Total Kjeldahl Nitrogen, Ammonia, Ammonium, Total Nitrogen, Nitrite, Nitrate, Chlorophyll A, Total Phosphorus, Ortho-phosphate, Total Dissolved Solids, Zinc, Iron, Lead, E. coli, Total Hardness, Field Temperature, Specific Conductance, pH and Dissolved Oxygen.

  III. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.

  IV. Water quality monitoring data must be provided to the Division of Natural Resources annually and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Five years after issuance of final Certificate of Compliance, and after meeting or exceeding State water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

  V. A Sandstone Aquifer groundwater level monitoring well must be installed on the eastern boundary of the project. The monitoring well must take measurements hourly and groundwater level monitoring data must be submitted to Lee County Division of Natural

Resources quarterly as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

VI. *A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.*

Environmental Considerations

Environmental staff provided analysis on the request as it relates to open space, indigenous open space preservation and enhancement, wetland impacts, LCPA Compatibility, protected species, a Human Wildlife Coexistence Plan, and buffers (Attachment M).

The applicant has provided 60 percent open space as demonstrated on Sheet X-102 of the Master Concept Plan (MCP) and as required by CPA2021-00018. Staff recommends the following condition to ensure compliance with the open space requirement at approval of development order:

- *Development order plans for the first development order must depict 55 percent indigenous open space. If the first development order includes the commercial tract, the applicant must depict ten percent open space.*

The applicant also notes that a total of 679.10 acres will be placed under conservation easement with inspection, enforcement, and approval rights granted to Lee County and the South Florida Water Management District. Environmental staff recommends the following conditions to ensure that the 55 percent indigenous open space, including areas proposed to be restored, is provided and managed per the applicant's Indigenous Preservation, Restoration, and Management Plan:

- *Development order plans must be in substantial compliance with the Indigenous Preservation, Restoration and Management Plan attached hereto as Attachment M, Exhibit A. Phasing may be changed to allow sub-phasing.*

- *A Conservation Easement required as part of the planned development must be recorded within 5 years of the first development order approval. The conservation easement must be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights.*

- *Development order plans for the first development order must include a phasing schedule for the indigenous preservation and restoration to be completed within at least five consecutive years from the issuance of the first development order.*

- *Development order plans for the first development order must include a map depicting where mechanical and hand-removal methods of exotic vegetation removal will be located.*

- *The applicant must submit vegetation removal permits that include survey point maps depicting the work limits for the preservation, restoration and/or the mechanical exotic removal.*

Environmental staff makes note of the project's location in the 10,000-foot wildlife protection buffer, and that much of the property will be subject to LDC required restoration. The restoration process will include the replacement of trees that are topographically similar to minimize wildlife attractants.

Staff also notes that the applicant's Species Management Plan describes protection measures as to how construction activities must be monitored throughout the entirety of the site development. Staff provides the following condition to ensure that all requirements are met during construction activities:

- *Prior to construction, the applicant will coordinate a wildlife monitoring program with the Lee County Port Authority (LCPA) and Department of Community Development (DCD) staff. The monitoring program will consist of periodic observations within the development footprint and preserve areas by a qualified biologist to help identify and reduce potential wildlife hazards during construction activities, dewatering, exotic vegetation removal, and other site preparation activities. In addition, the monitoring program will include specific construction-related Best Management Practices (BMPs) similar to what has been successfully implemented for projects at the Southwest Florida International Airport. The Airport Wildlife Management Plan during Construction Activities will cease when all construction activities on site have been completed and will not be a requirement post construction. The following BMPs (at a minimum) will be incorporated into the wildlife monitoring program:*

    a. *Stormwater management system will utilize hardened shorelines and will be maintained in a manner that keeps them free of both emergent and submergent vegetation.*

    b. *Pursuant to Section 34-1110(a)(8) of the Lee County Land Development Code, any use of land or developments that attract birds and other wildlife that are hazardous to aircraft or airport operations, greater than the existing conditions, are prohibited. If such attractant is determined to exist by the LCPA and the FAA, the landowner will have the full and sole responsibility to eliminate the hazardous situation.*

    c. *Existing wetland and upland habitats will be managed such that they are restored where applicable in a like for like manner.*

    d. *All plantings will adhere to the LCPA Compatible Native Plant list.*

    e. *Construction contractors must carefully control and continuously remove waste or loose material that might attract wildlife.*

    f. *Construction personnel must be aware of and avoid construction activities that could create airspace hazards off the end of the runway by attracting wildlife.*

    g. *Trash and food scraps from construction personnel activity must be collected and properly disposed of routinely.*

    h. *Except for stormwater management lakes and areas specifically designated for dewatering, large pools of water that collect within the development area shall be eliminated at the earliest opportunity to minimize wildlife attractants.*

    i. *All turf grass replacement shall be completed via sodding. Seeding shall not be utilized.*

    j. *Construction contractor shall communicate with the project biologist at least five days in advance prior to making any hydrologic changes (dewatering activities) within the*

construction area. Initiation of hydrologic changes (dewatering) shall be timed to minimize the attractiveness for dusk and dawn scavengers.

k. *Construction clearing/fill activities may turn-up organic materials, vegetation, or soils that contain crustaceans, invertebrates, fish, or others prey species. The contractor will minimized the time that turned up material is left exposed to the greatest extent possible. These areas will be inspected at regular intervals for foraging wildlife. If these wildlife attractants are observed, the construction company will minimize the hazard throughout the day to the extent possible.*

l. *Construction contractor shall allow wildlife the opportunity to move out of harm's way.*

m. *Construction contractor or another designated observer shall immediately dispose of carcasses found on site. This may occur by burying them at a depth of 36-inches or by another acceptable means of disposal.*

Wildlife monitoring will occur a minimum of once per week during dewatering, land clearing/filling, and initial exotic vegetation removal activities and will continue as long as no wildlife attractants are identified. However, monitoring will occur more frequently (preferably daily at dawn and dusk) if construction activities are found to be attracting wildlife (i.e., flocks of birds). If wildlife hazards are identified within the Project, the Project team will coordinate with LCPA staff (and FAA, if necessary) to immediately correct the issue(s). This may also involve other coordination with local, state, and federal permitting agencies.

Staff notes that the Land Development Code does not allow for light spillage into preservation areas. Staff recommends the following conditions to ensure that species are protected throughout the phased development of this project:

- *The developer must submit the Protected Species Management and Human Wildlife Coexistence Plan that is in substantial compliance with the Plan dated September 2022 attached hereto as Attachment M, Exhibit H.*

- *Prior to the issuance of a development order, the developer must submit photometric plans that depict shielding to prohibit light spillage into the preservation areas.*

- *Prior to the issuance of a Vegetation Removal Permit, the developer must submit updated species surveys and provide the protection measures for those protected species that are located within the approved clearing limits.*

Environmental staff recommend the following buffer conditions to ensure that the required landscape buffers comply with LDC Section 10-416:

- *The landscape plans submitted with the application for local development order for the commercial portion must depict a 25-foot-wide buffer with seven trees, a double hedge row, and 33 ground covers per 100 linear feet. Palms are limited to a maximum of 25 percent of the buffer tree requirement. The hedge must be 48 inches in height at installation and be maintained at 72 inches high. Ground covers must be a minimum one gallon container size at time of planting.*

- *The landscape plans submitted with the local development order for the residential portion must depict a Type D buffer (five trees per 100 linear feet and a double staggered hedge)*

where the project will use preserve areas to meet the buffer requirements. If the plant material does not exist within the preserve, the developer must install the plant material necessary to meet the requirements. If the developer uses the restoration plant material to meet the buffer requirements, the plant material specifications must meet the planting requirements per LDC Section 10-420.

- *Development order landscape plans must depict 100 percent native vegetation for required buffers and landscaping. Any buffers within the 10,000-foot Hazardous Wildlife Buffer and not included in the IPRMP must be planted in compliance with the Lee County Port Authority "Recommended Compatible and Non-Compatible Native Landscape List" for landscaping as attached hereto as Attachment M, Exhibit E. The planting requirements and plant list must be incorporated into the project covenants and deed restrictions.*

Development Pattern Considerations:

The northern 84.52 acres are located in the Lehigh Acres Community Plan Area as described in Goal 25 of the Lee Plan. More specifically, this area is in a Community Mixed Use Activity Center as described in Objective 25.3. These areas are intended to develop with uses that are needed to support all of the Lehigh Acres Community Plan Area. To that end, areas within designated Mixed Use Activity Centers are encouraged to develop with a mix of uses that provide employment and offer goods and services on properties within the overlay area. These areas within the development will consist of the mix of uses encouraged by this Objective. Staff finds the request consistent with Goal 25 and Objective 25.3.

The remainder of the subject property is in the Southeast Lee County Community Plan Area. Goal 33 of the Lee Plan states that the intent of the Southeast Lee County Community Plan Area is to designate this area as a groundwater resource area that allows limited commercial and residential uses, along with resource extraction and agricultural uses. Policy 33.1.1 considers the protection of large scale ecosystem integrity when it connects existing corridors and conservation areas. Policy 33.1.4 speaks to the Restoration of critical lands in Southeast Lee County. This property is not in the DR/GR Priority Restoration Overlay, but it is located in the Community Plan Area and Designated DR/GR. The property is located in a transitional area that must consider the necessity to preserve and restore critical lands, but in the context of its proximity to the Airport. The proposed development provides 60 percent open space, with a minimum of 55 percent of that open space to be indigenous preserve provided through the preservation and restoration of private property that includes the regrading of agricultural ditches and berms, removal of exotic vegetation, interconnection of on-site wetlands across watershed basins, and improvement of groundwater recharge. The applicant notes that there are not indigenous habitat or wetland connections across the internal farm road that establishes the watershed basin divide on-site. As an alternative to creating a wetland interconnection, the applicant proposes a physical structure to connect the basins during time of high water rainfall to ensure that there will not be incompatibilities with the nearby airport.

Objective 33.2 states that the Southeast Lee County Planning Community is critical to the restoration of historic surface and groundwater levels. Policy 33.2.7 states that impacts of proposed land disturbances on surface water and groundwater models will be analyzed using site-specific data to assess the potential adverse impacts on water resources and natural systems within Southeast Lee County. The subject matter of these policies are discussed in the natural resources considerations section of this report. As noted above, surface and groundwater modeling has been provided, and this modeling demonstrates that the proposed development scheme minimizes impacts to groundwater levels, and does not impact the historic flow of water

on the property. Staff has also recommended conditions of approval relative to irrigation sources and finds that the request, as conditioned, is consistent with Goal 33, Objective 33.2, and Policy 33.2.7.

Portions of the subject property are in the Central Urban future land use category as described in Lee Policy 1.1.3, which describes these areas as the 'urban core' of the county. Areas designated as Central Urban allow for standard densities from four dwelling units per acre to ten units per acre as well as a mix of commercial, public and semi-public, and light industrial land uses. The applicant seeks residential development that maximizes the proposed density and also considers many commercial uses. Staff finds the proposed request consistent with Lee Plan Policy 1.1.3.

Assuming the approval of CPA2021-00017 and CPA2021-00018, portions of the subject property will be in the Sub-Outlying Suburban future land use category as described in Policy 1.1.11. These areas are characterized by lower density residential uses generally where infrastructure is not available to support higher density uses. Standard density considered for this category is two dwelling units per acre. The portion of the property that is designated Sub-Outlying Suburban is generating two units per acre, and these areas will be used for single-family residential development. Staff finds the request consistent with Policy 1.1.11.

Objectives 2.1 and 2.2 of the Lee Plan intend to direct new growth to future urban areas in compact and contiguous growth patterns where adequate public facilities exist. The subject property is located near an arterial corridor where urban services exist. Part of the concurrent Comprehensive Plan Amendment will facilitate the extension of water and sewer service to the subject property. The applicant has provided a letter of water and wastewater utility availability (Attachment S). The applicant has also provided a Traffic Impact Statement (Attachment N) to demonstrate that the roadway system can support the proposed uses. Staff finds the rezoning request, as conditioned, consistent with Objective 2.1, Objective 2.2, and Policy 2.2.1.

Policy 5.1.2 prohibits residential development where natural physical constraints or hazards exist, including hurricane and flood hazards, soil or geologic conditions, environmental limitations, or aircraft noise. The notable constraint on the property is that portions of the property are in the Airport Noise Zones B and C. As previously noted, the Master Concept Plan excludes residential living units from being developed within Airport Noise Zone B; the remainder of the development will comply with the requirements found in the Land Development Code regarding proximity to airports. The subject property is not located in a Coastal High Hazard Area or floodway and is located in Flood Insurance Rate Map (FIRM) Zone X. Regardless of the lack of physical constraints evident on the subject property, the applicant will be required to meet the requirements of Chapter 2, Article XI of the Land Development Code regarding hurricane preparedness and mitigation at the time of application for a local development order. This includes the determination of necessary hurricane sheltering, and mitigation of impacts to state evacuation times. Staff finds the request, as conditioned, consistent with Policy 5.1.2.

Policy 5.1.5 of the Lee Plan intends to protect the existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development. The nearest residential uses run along the eastern boundary of the subject property and include a mix of larger lot residential and agricultural uses. The proposed development includes residential units meandering along the eastern boundary near abutting residential uses. Where the proposed residential uses are closest to external residential uses, the applicant is providing open space to create additional separation to enhance overall compatibility. The proposed commercial uses are not immediately adjacent to any external residential uses. Staff finds the request consistent with Policy 5.1.5.

Policy 6.1.1 of the Lee Plan requires that applications be reviewed for traffic and access impacts, incorporate landscaping and detailed site planning, screening and buffering, ensure availability of services and facilities, minimize impacts on adjacent uses, be located in proximity to other similar centers, and properly mitigate environmental considerations. The applicant has provided the requisite information for a review of these factors. Staff finds the planned development rezoning request consistent with Policy 6.1.1.

Policy 6.1.2 of the Lee Plan limits commercial development in non-urban future land use categories to minor commercial development. Staff notes that all commercial development is proposed in future urban areas of the development. Staff finds the request consistent with Policy 6.1.2.

Policy 6.1.4 of the Lee Plan requires that commercial uses be approved only when compatible with adjacent existing and proposed land uses as well as existing and programmed services and facilities. The areas designated for commercial uses are adjacent to State Route 82, an arterial roadway, and there are sufficient programmed services and facilities to accommodate the proposed development. These commercial areas are separated from external residential uses. Staff finds this request consistent with Policy 6.1.4.

Policy 6.1.6 of the Lee Plan requires commercial development to provide adequate and appropriate landscaping, open space, and buffering. Except as deviated and conditioned herein, the applicant has demonstrated compliance with the landscaping, open space, and buffering requirements of the LDC. Staff finds the request, as conditioned, consistent with Policy 6.1.6.

Policy 6.1.7 of the Lee Plan prohibits commercial developments from locating in a way that opens new areas to premature, scattered, or strip development. The subject property abuts a similar development pattern to the west, and land in Lehigh Acres supports a similar development pattern to the north. Staff finds that these conditions, coupled with the concurrent comprehensive plan amendments CPA2021-00017 and CPA2021-00018, serve to demonstrate that development of this property is not premature. Staff finds this planned development rezoning request consistent with Policy 6.1.7.

Goal 11 of the Lee Plan establishes Objectives and Policies to encourage mixed use development to diversify land use types, facilitate a variety of housing types, and increase connectivity between housing, employment and retail, while reducing vehicle trip lengths and providing greater access to alternative means of transportation. Objective 11.1 allows and encourages mixed use development within future land use categories and at appropriate locations where sufficient infrastructure exists to support the development. The request proposes a mix of uses within a cohesive development with employment opportunities and residential uses where there is sufficient infrastructure for existing and future development. Staff finds this planned development rezoning request consistent with Objective 11.1.

Goal 125 of the Lee Plan establishes objectives and policies to ensure that water quality is maintained or improved for the environment and people of Lee County. Objective 125.1 states that development must maintain high water quality, meeting or exceeding state and federal water quality standards. Policies 125.1.2 and 125.1.3 require new development to not degrade surface and groundwater quality and require the design of drainage systems that minimize nutrient loading and pollution in off-site charges. Based on the analysis under the natural resources considerations section of this report, staff finds the request, as conditioned, consistent with Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3.

Goal 135 of the Lee Plan addresses the necessity to meet housing needs as Lee County grows in population. Policy 135.1.9 states that the county will ensure a mix of residential housing types on a county-wide basis through the planned development process. This rezoning request considers up to 1,600 dwelling units that will include a mix of multiple-family and single-family units which assists in meeting the housing needs of the county. Staff finds the proposed rezoning consistent with Goal 135 and Policy 135.1.9.

Goal 158 of the Lee Plan establishes the County's intent to provide a diversified and stable economy by providing a positive business climate and employment opportunities for the residents of Lee County. Staff notes that this rezoning request will provide additional employment opportunities for the area and additional housing adjacent to employment areas. Staff finds this planned development consistent with Goal 158.

Transportation Considerations:

The applicant has provided a Traffic Impact Statement (TIS) that describes the impact that the proposed request will have on the County Roadway system (Attachment N). Infrastructure Planning Staff has reviewed the TIS and has found that the proposed project will not have a significant detrimental impact on the roadway system (Attachment O). Infrastructure Planning Staff recommends the following conditions:

1. *The development is allowed a maximum of 1,600 residential dwelling units, and a maximum total gross floor area of 280,000 square feet commercial use and 70,000 square feet medical office use.*

2. *The applicant, its successors, or assigns must enter into agreement(s) for the fair-share contribution towards the design and installation/construction of traffic signal facilities at the access locations on Daniels Parkway at such time as projected to be warranted by the developer's analysis and approved by the County Engineer.*

Urban Services:

The subject property is serviced by Lehigh Acres Fire and EMS, approximately 2.0 miles north of the property, and a Sheriff substation 6.0 miles north of the property. The applicant has provided a letter of utility availability in accordance with Standards 4.1.1 and 4.1.2 for water and sanitary sewer service (Attachment S). The consideration for water and waste water is contingent upon approval of CPA2021-00017 and CPA2021-00018, but is intended to be sufficient to address the needs of the proposed development.

Lee County School Board provided analysis of the proposed residential density, and notes that there are capacity issues in the school district, but adjacent districts have the capacity to accommodate the future student population of the development (Attachment R).

Deviation Requests:

1. Deviation from Section 10-329(d)(4), which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of

development order to prevent erosion and scouring.

In the deviation request, the applicant notes that acceptable enhanced slope protection measures may include, but are not limited to, use of an appropriate geosynthetic turf reinforcement mat or similar shoreline stabilization technique and might include hardened structures such as those identified in Section 10-418(3). The design technique(s) used will be determined at the time of development order by the project engineer upon approval by the Director based upon evaluation of site specific conditions at that time.

Development Services Reviewed this deviation request and offers the following comments (Attachment P). This deviation The 4:1 slope requested is in compliance with the South Florida Water Management District requirements and will discourage littoral vegetation establishment and will decrease the amount of wildlife attracted to the area and benefit the health, safety, and welfare of the public.

Staff recommends **approval** of this deviation.

2. Deviation from Section 10-418(2)b. and c., which require planted littoral shelves for all surface water management systems to mimic the function of natural systems, subject to certain design requirements, to allow those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement.

   Environmental staff reviewed the request (Attachment M) and states that the request is necessary to design the lakes consistent with the requirements if the 10,000-Foot Hazardous Wildlife Buffer to substitute 100 percent of the littoral plantings for native wetland trees. Staff recommends **approval** of this deviation with the following condition:

   - *Prior to development order approval for lakes within the 10,000-foot Hazardous Wildlife Buffer Zone, the landscape plans must depict one native wetland tree per 100 required littorals per the littoral calculation in LDC Section 10-418(2)d.2. The native wetland trees must meet LDC Section 10-420(c)(1) plant specifications and the Lee County Port Authority "Compatible and Incompatible Native Landscape List".*

3. Deviation from Section 10-418(2)d.3, which limits substitution of native wetland trees to 25 percent of the required number of herbaceous plants, to allow substitution of 100 percent of the required number of herbaceous plants to be native wetland trees.

   Environmental staff reviewed the request (Attachment M) and states that the request is necessary to design the lakes consistent with the requirements if the 10,000-Foot Hazardous Wildlife Buffer to substitute 100 percent of the littoral plantings for native wetland trees. Staff recommends **approval** of this deviation with the following condition:

   - *Prior to development order approval for lakes within the 10,000-foot Hazardous Wildlife Buffer Zone, the landscape plans must depict one native wetland tree per 100 required littorals per the littoral calculation in LDC Section 10-418(2)d.2. The native wetland trees must meet LDC Section 10-420(c)(1) plant specifications and the Lee County Port Authority "Compatible and Incompatible Native Landscape List".*

4. Deviation from Section 10-418(3) which limits bulkheads, geo-textile tubes, rip-rap revetments or other similar hardened shoreline structures to 20 percent of an individual lake

shoreline and prohibits use of these structures adjacent to single-family residential uses, to allow bulkheads, geo-textile tubes, rip-rap revetments or other similar hardened structures to be used for 100 percent of an individual lake shoreline and to allow these hardening methods to be used adjacent to single-family residential uses.

Environmental staff reviewed the request (Attachment M) and states that the request is necessary to design the lakes consistent with the requirements if the 10,000-Foot Hazardous Wildlife Buffer and is intended to prevent wildlife from entering buffer. Staff has granted previous lake restoration projects this deviation with the condition that at time of development order the development order plans depict signage and fencing to prohibit an individual from entering the slope of the lake. Staff recommends **approval** of this deviation, subject to the following condition:

- *Development order plans that depict lakes within the 10,000-foot Hazardous Wildlife Buffer Zone that abut single-family residential uses must provide signage and fencing cautioning residents of steep-sided slopes.*

5. Deviation from Section 10-296(e)(3)e.4.iii, which requires non-urban local street segments to be designed with no sidewalk and open drainage, to allow closed drainage and a sidewalk on one side of the roadway.

   Development Services staff provided analysis of this request and notes that the request does not meet the details in the Master Concept Plan (Attachment P). Specifically, the detail on Sheet X-501 does not provide a sidewalk on one side of the road. Staff recommends the deviation be revised as follows:

   Deviation (5) seeks relief from Section 10-296(e)(3)e.4.iii, which requires non-urban local streets to be designed with open drainage, to allow non-urban local streets to be designed in accordance with the requirements for suburban local streets with closed drainage as shown in 10-296(e)(2)h.5.iii in residential areas only.

   As amended, staff recommends **approval** of this deviation.

CONCLUSION:

Based on the analysis provided above, staff offers the following review of the decision-making criteria for the planned development rezoning request. Staff finds that the proposed request:

a) Complies with the Lee Plan;

   Based on the analysis above, staff finds that the request is consistent with the Lee Plan. The proposed use and density are compatible with existing and proposed uses, and meet or exceed the objectives and policies herein.

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

   The applicant seeks five deviations, and staff recommends approval of all deviations.

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

The mix of uses surrounding the subject property includes a mix of residential, commercial, and public uses. The request, as conditioned, is consistent with surrounding existing and planned uses.

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

Access is proposed on Daniels Parkway, a County-maintained arterial roadway. Staff finds that there will be sufficient access to support the request.

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

Staff has reviewed the transportation impacts of the development, and has concluded that the request does not significantly impact the roadway network in the area.

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

Staff has reviewed the potential environmental impacts and has determined that the request, as conditioned, meets the requirements of the Land Development Code and Lee Plan and sufficiently protects existing environmentally critical areas and natural resources.

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

Additionally, staff has concluded:

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed mix of uses is similar to those surrounding the subject property.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

Staff finds the proposed conditions appropriate for approval and sufficiently address the public's interest expected from the proposed development.

c) That each requested deviation enhances the achievement of the objectives of the planned development and reserves and promotes the general intent of the Land Development Code to protect the public health, safety and welfare:

Staff recommends approval of the five requested deviations, and staff finds that each deviation request, as conditioned, serves to protect public health, safety, and welfare.

Staff, therefore, recommends approval of this rezoning request from Agricultural (AG-2) to Mixed Use Planned Development (MPD), as conditioned in Attachment C.

ATTACHMENTS:

A. Expert Witness Information

B. Maps: surrounding zoning, future land use and aerial photograph
C. Recommended Conditions and Deviations
D. Request Statement
E. Lee Plan Compliance
F. Legal Description
G. Applicant Proposed Conditions
H. Proposed Schedule of Deviations
I. CPA2021-00017 and CPA2021-00018 Staff Report
J. Southwest Florida International Airport AOPD
    - Resolution Z-14-030
    - ADD2018-00015
    - ADD2019-00027
    - ADD2020-00028
K. Timber Creek Resolution Z-19-023
L. Natural Resources Staff Report
M. Environmental Staff Report
N. Traffic Impact Statement
O. Infrastructure Planning Memorandum
P. Development Services Memorandum
Q. Agricultural Affidavit
R. Lee County School Board Memorandum
S. Letter of Utility Availability
T. Public Information Meeting
U. Master Concept Plan

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Dirk Danley, AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Elizabeth Workman, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

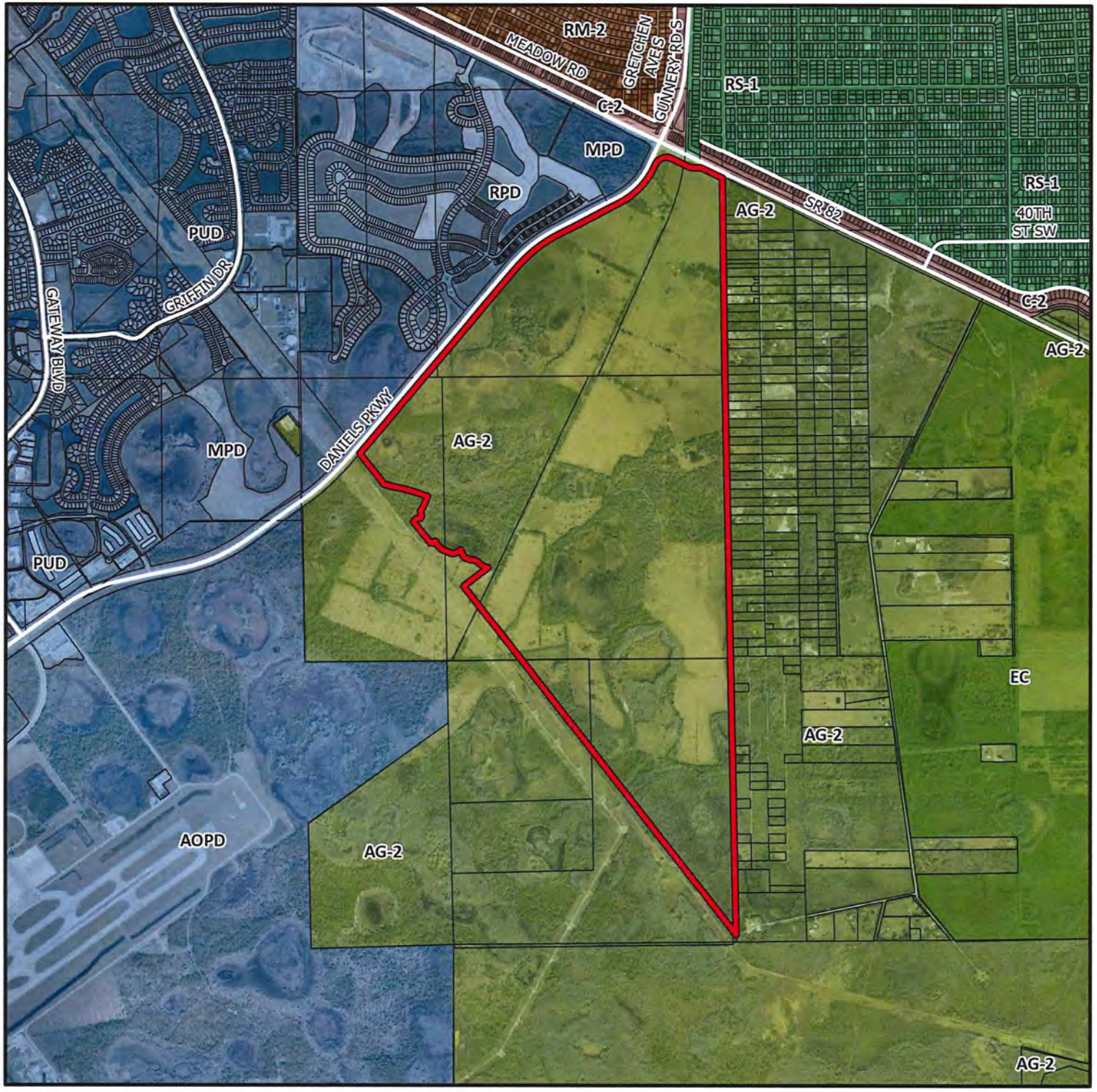
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Rebecca Sweigert, Principal Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Nicholas DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.



DCI2022-00002

Zoning

ATTACHMENT B

Subject Property

N
W
E
S

0 1,320 2,640 3,960 5,280
Feet

Lee County
Southwest Florida

DCI2022-00002

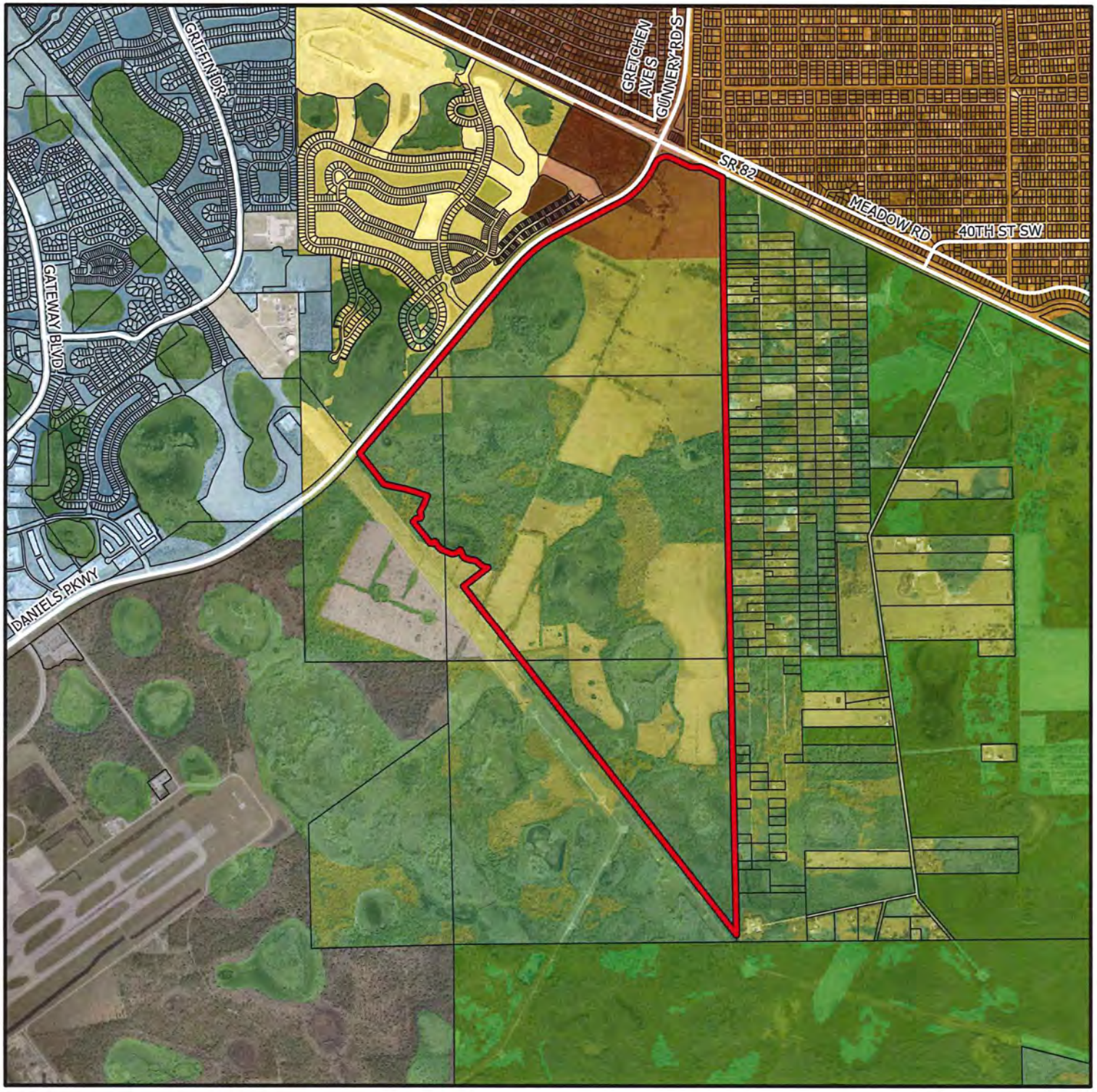
Aerial

Subject Property

N
W E
S

0 1,320 2,640 3,960 5,280
Feet

Lee County
Southwest Florida



DCI2022-00002

Future Land Use

- Subject Property
- Central Urban
- Urban Community
- Sub-Outlying Suburban
- Public Facilities
- New Community
- Tradeport
- Airport
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

N
W E
S

0 1,320 2,640 3,960 5,280
Feet

Lee County
Southwest Florida

ATTACHMENT C

A. Conditions

1. Development must be consistent with the five-page Master Concept Plan (MCP) entitled "Daniels Parkway South" prepared by Morris Depew and Associates, dated 11/14/2022, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   The development is allowed a maximum of 1,600 residential dwelling units, a maximum total gross floor area of 350,000 square feet of commercial uses, of which a maximum of 70,000 square feet may dedicated to medical office uses.

2. The following limits apply to the project and uses.

   a. Schedule of Uses

Residential Single Family – SF
Accessory Uses and Structures
Dwelling Units:
- Single-family
- Two-Family Attached

Entrance Gates and Gatehouse: (Gatehouses limited to 2)
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention Only
Fences, Walls
Home Occupation
Models:
- Model Home
- Model Unit

Parking Lot, Accessory (limited to lots abutting model homes/units)
Real Estate Sales Office (limited to clubhouse, amenity, or model locations)
Recreation Facilities, Personal
Signs
Temporary Uses (limited to Temporary Contractor's Office and Equipment Storage Shed)

Residential Multi-Family - MF
Accessory Uses and Structures
Administrative Offices

Dwelling Units:
- Two-family Attached
- Townhouse
- Multiple Family Building

Entrance Gates and Gatehouse (Entrance Gates limited to 2, Gatehouse limited to 1)
Essential Services
Essential Service Facilities, Group I Excavation, Water Retention Only
Fences, Walls
Home Occupation
Models:
- Model Home
- Model Unit

Parking Lot, Accessory
Real Estate Sales Office (limited to clubhouse, amenity or model locations) Recreation Facilities, Personal, Private on-site
Signs
Temporary Uses (limited to Temporary Contractor's Office and Equipment Storage Shed)

Residential Amenities – RA
Administrative Offices
Clubs, Private
Consumption on Premises (only in conjunction with Food and Beverage Service, limited);
Community Garden
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention Only
Personal Services, Groups I and II (limited to Health Clubs or Spas)
Parking lot, Accessory
Real Estate Sales Office
Recreation Facilities, Private, on-site
Rental or Leasing Establishments, Group I
Signs
Specialty Retail Shops, limited to sales ancillary to the residential amenity
Temporary Uses (limited to Temporary Contractor's Office and Equipment Storage Shed)

Commercial - C
Accessory Uses & Structures
Administrative Offices

Animal Clinic or Kennel
ATM
Auto Parts Store
Automobile Repair and Service, all groups
Banks and Financial Establishments, Groups I, II
Bar or Cocktail Lounge
Boat Parts Store
Building Material Sales
Business Services, Groups I, II
Car Wash
Cleaning and Maintenance Services
Clubs, Commercial, Fraternal, Private
Computer and Data Processing
Consumption on Premises
Contractors and Builders, All Groups
Convenience Food & Beverage Store (limited to one, up to 8,000 SF)
Cultural Facilities
Day Care Center, Child, Adult
Department Store
Drive-Thru Facility for any permitted use
Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention
Fences, Walls
Food and Beverage Service, Limited
Food Stores, Group I
Funeral Home (No Crematory)
Hardware Stores
Healthcare Facilities, Groups I, II, III, IV
Hobby, toy and game shops
Hotel/Motel
Household and Office Furnishings, All Groups
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Stores
Library
Manufacturing,
    Food and Kindred Products, Groups II (limited to malt beverages) & III
Medical Office
Motion Picture Production Studio
Nightclubs
Non-store Retailers, All Groups
Package Store

Paint, Glass & Wallpaper
Parcel and Express Services
Parking Lot
    Accessory
    Commercial
    Garage
    Public Park & Ride
    Temporary
Personal Services, All Groups (Except escort services, palm reader & tattoo from Group IV)
Pet Services
Pet Shop
Photofinishing Laboratory
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreation Facilities, Commercial, Groups I, III, & IV
Religious Facilities
Rental or Leasing Establishments, Group I, II, III
Repair Shops, Group I
Research and Development Laboratories, Groups II & IV
Restaurant, Fast Food
Restaurant, All Groups
Schools, Commercial & Non-Commercial
Self-Service Fuel Pumps (limited to a maximum of 12 pumps accessory to a Convenience Food and Beverage Store Only)
Signs
Social Services, Groups I & II
Specialty Retail Shops, All Groups
Studios
Theater
Transportation Services, Groups I, II & III
Used Merchandise Stores, Group I
Variety Store
Vehicle and Equipment Dealers, Groups I, II, III & IV
Warehouse:
    Hybrid Warehouse
    Mini warehouse
    Public

Emergency Services – ES
Administrative Offices

Community Garden
Cultural Facility
Emergency Operations Center
EMS, fire or Sheriff's Station
Essential services
Essential services, Group I
Excavation, water retention
Fences, walls
Library
Maintenance Facility (Government)
Parking lot, accessory
Post Office
Signs
Transportation Services, Group II

b. Site Development Regulations

Residential Property Development Regulations

Land Use	**Min Lot Area (SF)**	**Min Lot Width (FT)**	**Min Lot Depth (FT)**	**Min Front Setbac k (FT)**	**Min Side Setback (FT)**	**Min Rear Lot Setback (FT)** [1]	**Max Buildin g Height (FT)** [2]	**Max Lot Coverage (%)**
Single-family,	4,400	40	110	20	5	10	45	60
Two-family attached	3,300	30	110	20	Internal 0 External 5	10	45	60
Townhouse	2,200	20	110	20	Internal 0 External 5	10	45	60
Multi-family	7,150	65	110	20	7.5	10	65	55

Non-Residential Property Development Regulations

Land Use	**Min Lot Area (SF)**	**Min Lot Width (FT)**	**Min Lot Depth (FT)**	**Min Front Setbac k (FT)**	**Min Side Setback (FT)**	**Min Rear Lot Setback (FT)** [1]	**Max Buildin g Height (FT)** [2]	**Max Lot Coverag e (%)**
Commercial	10,000	100	100	25	15	25	55	55
Hotel	10,000	100	100	25	15	25	65	55
Emergency Services Parcel	6,500	65	100	25	7.5	10	45	55

Notes:

[1] Setback of 25ft to be provided to the boundary of preserved wetlands and 30ft to be provided to the boundary of preserved uplands.

[2] Maximum building height will be determined at the time of Development Order based on the airport height restriction lines shown on the Master Concept Plan.

3. Lighting – Airport Compatibility
   (i) Photometric Plans must demonstrate no light spillage into the preserves and conservation easement areas.
   (ii) Photometric Plans submitted with development order applications will be reviewed by the Lee County Port Authority for compliance with LDC Section 34-1110(a).

4. Construction Activities
   In order to demonstrate compliance with LDC Section 34-1110(a)(3), the applicant must coordinate construction activities with the Lee County Port Authority to ensure that no operations will produce smoke, dust, visible fumes or vapors, glare or other visual hazards.

5. Groundwater Preservation
   (i) Development order plans for the first development order must identify the location and aquifer source for all irrigation wells. The development must utilize the on-site lakes for irrigation withdrawals with a maximum of eight groundwater makeup wells, of which a minimum of two must be to the Mid-Hawthorn Aquifer. The location of all irrigation wells must be in substantial compliance with locations depicted in Attachment 2.

   (ii) Development order plans must depict connection to public water and sewer service.

   (iii) Development order plans must demonstrate that irrigation will be provided via a master-controlled central irrigation system. The Property Owner Association documents, including Declarations and Covenants (submitted prior to Development Order approval and recorded prior to issuance of Certificate of Compliance), must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Water Conservation Ordinance #17-04, as amended.

6. Enhanced Lake Management Plan
   Prior to local development order approval the Enhanced Lake Management Plan (dated November 2022, attached as Attachment L3) must be modified to reflect the use of the Mid-Hawthorn Aquifer and must contain a Surface Water Quality and Groundwater Level Monitoring Plan for review and approval by Lee County Division of Natural Resources. At a minimum, the Surface Water Quality and Groundwater Level and Monitoring Plan must establish:

   (i) The overall Goals and Objectives of the Surface Water Quality and Groundwater Level and Monitoring Plan.

   (ii) An outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May for Total Kjeldahl Nitrogen, Ammonia, Ammonium, Total Nitrogen, Nitrite, Nitrate, Chlorophyll A, Total Phosphorus, Ortho-

phosphate, Total Dissolved Solids, Zinc, Iron, Lead, E. coli, Total Hardness, Field Temperature, Specific Conductance, pH and Dissolved Oxygen.

(iii) A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.

(iv) Water quality monitoring data must be provided to the Division of Natural Resources annually and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Five years after issuance of final Certificate of Compliance, and after meeting or exceeding State water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

(v) A Sandstone Aquifer groundwater level monitoring well must be installed on the eastern boundary of the project. The monitoring well must take measurements hourly and groundwater level monitoring data must be submitted to Lee County Division of Natural Resources quarterly as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

(vi) A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.

7. Open Space

Development order plans for the first development order must depict 55 percent indigenous open space. If the first development order includes the commercial tract, the applicant must depict ten percent open space.

8. Indigenous Preservation, Restoration, and Management Plan

(i) Development order plans must be in substantial compliance with the Indigenous Preservation, Restoration and Management Plan attached hereto as Attachment M. Phasing may be changed to allow sub-phasing.

(ii) A Conservation Easement required as part of the planned development must be recorded within 5 years of the first development order approval. The conservation easement must be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights.

(iii) Development order plans for the first development order must include a phasing schedule for the indigenous preservation and restoration to be completed within at least five consecutive years from the issuance of the first development order.

(iv) Development order plans for the first development order must include a map depicting where mechanical and hand-removal methods of exotic vegetation removal will be located.

(v) The applicant must submit vegetation removal permits that include survey point maps depicting the work limits for the preservation, restoration and/or the mechanical exotic removal.

9. Wildlife Monitoring Program

Prior to construction, the applicant will coordinate a wildlife monitoring program with the Lee County Port Authority (LCPA) and Department of Community Development (DCD) staff. The monitoring program will consist of periodic observations within the development footprint and preserve areas by a qualified biologist to help identify and reduce potential wildlife hazards during construction activities, dewatering, exotic vegetation removal, and other site preparation activities. In addition, the monitoring program will include specific construction-related Best Management Practices (BMPs) similar to what has been successfully implemented for projects at the Southwest Florida International Airport. The Airport Wildlife Management Plan during Construction Activities will cease when all construction activities on site have been completed and will not be a requirement post construction. The following BMPs (at a minimum) will be incorporated into the wildlife monitoring program:

(i) Stormwater management system will utilize hardened shorelines and will be maintained in a manner that keeps them free of both emergent and submergent vegetation.

(ii) Pursuant to Section 34-1110(a)(8) of the Lee County Land Development Code, any use of land or developments that attract birds and other wildlife that are hazardous to aircraft or airport operations, greater than the existing conditions, are prohibited. If such attractant is determined to exist by the LCPA and the FAA, the landowner will have the full and sole responsibility to eliminate the hazardous situation.

(iii) Existing wetland and upland habitats will be managed such that they are restored where applicable in a like for like manner.

(iv) All plantings will adhere to the LCPA Compatible Native Plant list.

(v) Construction contractors must carefully control and continuously remove waste or loose material that might attract wildlife.

(vi) Construction personnel must be aware of and avoid construction activities that could create airspace hazards off the end of the runway by attracting wildlife.

(vii) Trash and food scraps from construction personnel activity must be collected and properly disposed of routinely.

(viii) Except for stormwater management lakes and areas specifically designated for dewatering, large pools of water that collect within the development area shall be eliminated at the earliest opportunity to minimize wildlife attractants.

(ix) All turf grass replacement shall be completed via sodding. Seeding shall not be utilized.

(x) Construction contractor shall communicate with the project biologist at least five days in advance prior to making any hydrologic changes (dewatering activities) within the construction area. Initiation of hydrologic changes (dewatering) shall be timed to minimize the attractiveness for dusk and dawn scavengers.

(xi) Construction clearing/fill activities may turn-up organic materials, vegetation, or soils that contain crustaceans, invertebrates, fish, or others prey species. The contractor will minimize the time that turned up material is left exposed to the greatest extent possible. These areas will be inspected at regular intervals for foraging wildlife. If these wildlife attractants are observed, the construction company will minimize the hazard throughout the day to the extent possible.

(xii) Construction contractor shall allow wildlife the opportunity to move out of harm's way.

(xiii) Construction contractor or another designated observer shall immediately dispose of carcasses found on site. This may occur by burying them at a depth of 36 inches or by another acceptable means of disposal.

(xiv) Wildlife monitoring will occur a minimum of once per week during dewatering, land clearing/filling, and initial exotic vegetation removal activities and will continue as long as no wildlife attractants are identified. However, monitoring will occur more frequently (preferably daily at dawn and dusk) if construction activities are found to be attracting wildlife (i.e., flocks of birds). If wildlife hazards are identified within the Project, the Project team will coordinate with LCPA staff (and FAA, if necessary) to immediately correct the issue(s). This may also involve other coordination with local, state, and federal permitting agencies.

10. Protected Species

(i) The developer must submit the Protected Species Management and Human Wildlife Coexistence Plan that is in substantial compliance with the Plan dated September 2022 attached hereto as Attachment M, Exhibit H.

(ii) Prior to the issuance of a Vegetation Removal Permit, the developer must submit updated species surveys and provide the protection measures for those protected species that are located within the approved clearing limits.

11. Landscaping Requirements

(i) The landscape plans submitted with the application for local development order for the commercial portion must depict a 25-foot-wide buffer with seven trees, a double hedge row, and 33 ground covers per 100 linear feet. Palms are limited to a maximum of 25 percent of the buffer tree requirement. The hedge must be 48 inches in height at installation and be maintained at 72 inches high. Ground covers must be a minimum one gallon container size at time of planting.

(ii) The landscape plans submitted with the local development order for the residential portion must depict a Type D buffer (five trees per 100 linear feet and a double staggered hedge) where the project will use preserve areas to meet the buffer requirements. If the plant material does not exist within the preserve, the developer must install the plant material necessary to meet the requirements. If the developer uses the restoration plant material to meet the buffer requirements, the plant material specifications must meet the planting requirements per LDC Section 10-420.

(iii) Development order landscape plans must depict 100 percent native vegetation for required buffers and landscaping. Any buffers within the 10,000-foot Hazardous Wildlife Buffer and not included in the Indigenous Preservation, Restoration, and Management Plan must be planted in compliance with the Lee County Port Authority

"Recommended Compatible and Non-Compatible Native Landscape List" for landscaping as attached hereto as Attachment M, Exhibit E. The planting requirements and plant list must be incorporated into the project covenants and deed restrictions.

12. Potential Traffic Signalization

The applicant its successors or assigns must enter into agreement(s) for the fair-share contribution towards the design and installation/construction of traffic signal facilities at the access locations on Daniels Parkway at such time as projected to be warranted by the developer's analysis and approved by the County Engineer.

13. Agricultural Uses:

(i) Bona fide agricultural uses consisting of "livestock grazing, row crops", which were in existence when the application for this project was filed, may continue in accordance with the Agricultural Use Affidavit filed with the zoning application until such time as a local development order is approved for the area that contains these uses.

(ii) Clearing or injury of native trees and/or other native vegetation, including understory, in agricultural areas is prohibited. Existing areas of bona fide agricultural use that include existing grass pasture(s) may be mowed, but may not be cleared or expanded. This prohibition of clearing or expansion is not intended to preclude County approved requests for removal of invasive exotic vegetation. Violations of this condition will require restoration in accordance with Section 10-423 of the LDC.

(iii) Prior to issuance of a local development order, the applicant, its successors or assigns must provide written proof, subject to approval by the Lee County Attorney's Office, of the following:

1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

a. The date the agricultural uses ceased;

b. The legal description of the property subject to the development order approval;

c. An affirmative statement that the applicant, its successors or assigns acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,

d. That the affidavit constitutes a covenant between the applicant, its successors or assigns, and the County that is binding on the applicant, its successors or assigns. The covenant must be properly recorded in the public records of the County at the expense of the applicant, its successors or assigns.

2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to the termination must include a copy of the request to terminate the tax exemption submitted to the property appraiser.

B. Deviations

1. Deviation from Section 10-329(d)(4), which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring.

   Staff recommends **approval** of this deviation.

2. Deviation from Section 10-418(2)b. and c., which require planted littoral shelves for all surface water management systems to mimic the function of natural systems, subject to certain design requirements, to allow those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement.

   Staff recommends **approval** of this deviation with the following condition:

   a. Prior to development order approval for lakes within the 10,000-foot Hazardous Wildlife Buffer Zone, the landscape plans must depict one native wetland tree per 100 required littorals per the littoral calculation in LDC Section 10-418(2)d.2. The native wetland trees must meet LDC Section 10-420(c)(1) plant specifications and the Lee County Port Authority "Compatible and Incompatible Native Landscape List".

3. Deviation from Section 10-418(2)d.3, which limits substitution of native wetland trees to 25 percent of the required number of herbaceous plants, to allow substitution of 100 percent of the required number of herbaceous plants to be native wetland trees.

   Staff recommends **approval** of this deviation with the following condition:

   a. Prior to development order approval for lakes within the 10,000-foot Hazardous Wildlife Buffer Zone, the landscape plans must depict one native wetland tree per 100 required littorals per the littoral calculation in LDC Section 10-418(2)(d)(2). The native wetland trees must meet LDC Section 10-420(c)(1) plant specifications and the Lee County Port Authority "Compatible and Incompatible Native Landscape List".

4. Deviation from Section 10-418(3) which limits bulkheads, geo-textile tubes, rip-rap revetments or other similar hardened shoreline structures to 20 percent of an individual lake shoreline and prohibits use of these structures adjacent to single-family residential uses, to allow bulkheads, geo-textile tubes, rip-rap revetments or other similar hardened structures to be used for 100 percent of an individual lake shoreline and to allow these hardening methods to be used adjacent to single-family residential uses.

   Staff recommends **approval** of this deviation, subject to the following condition:

a. Development order plans that depict lakes within the 10,000-foot Hazardous Wildlife Buffer Zone that abut single-family residential uses must provide signage and fencing cautioning residents of steep-sided slopes.

5. Deviation from Section 10-296(e)(3)e.4.iii, which requires non-urban local streets to be designed with open drainage, to allow non-urban local streets to be designed in accordance with the requirements for suburban local streets with closed drainage as shown in 10-296(e)(2)h.5.iii in residential areas only.

   Staff recommends **approval** of this deviation.

ATTACHMENT D

Daniels Parkway South

Mixed Use Planned Development Application

Project Narrative

March 31, 2022

The requested Mixed Use Planned Development is a companion/concurrent application to the existing Comprehensive Plan Amendments CPA2021-00017 and CPA2021-00018. The property subject to the zoning request is approximately 1,233 acres including STRAPS: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, 21-45-26-00-00001.0000, located at the southeast corner of Daniels Parkway and SR 82. The property is in a unique location in the County between two arterial roadways, platted neighborhoods, and an International Airport. Due to the property's size and configuration, part of the property is within urban service boundaries for Lehigh Acres as well as Southeast Lee County.

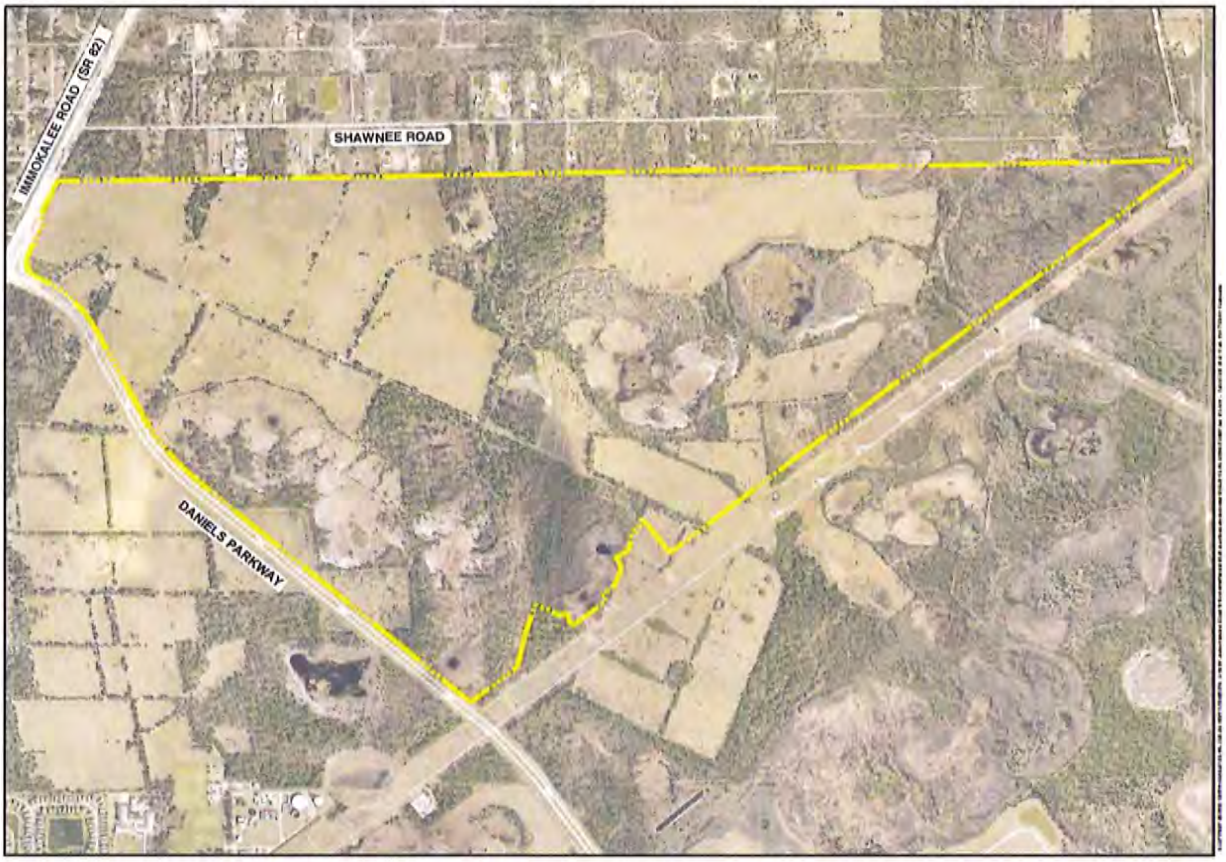


Figure 1. Aerial of Subject Property

The subject property is currently within the DR/GR, Wetlands and Central Urban future land use categories as well as the Southeast Lee County and Lehigh Acres Planning community planning areas. A Map Amendment is proposed for the portion of the property located west of the internal north/south farm road and Daniels Parkway within the Density Reduction/Groundwater Resource FLU to Sub-Outlying Suburban. A Text Amendment with accompanying map amendments are also proposed to establish central water and sewer service to the Property, permit the calculation and utilization of density across the Property, and require a planned development with 60% open space to approve the density and development pattern.

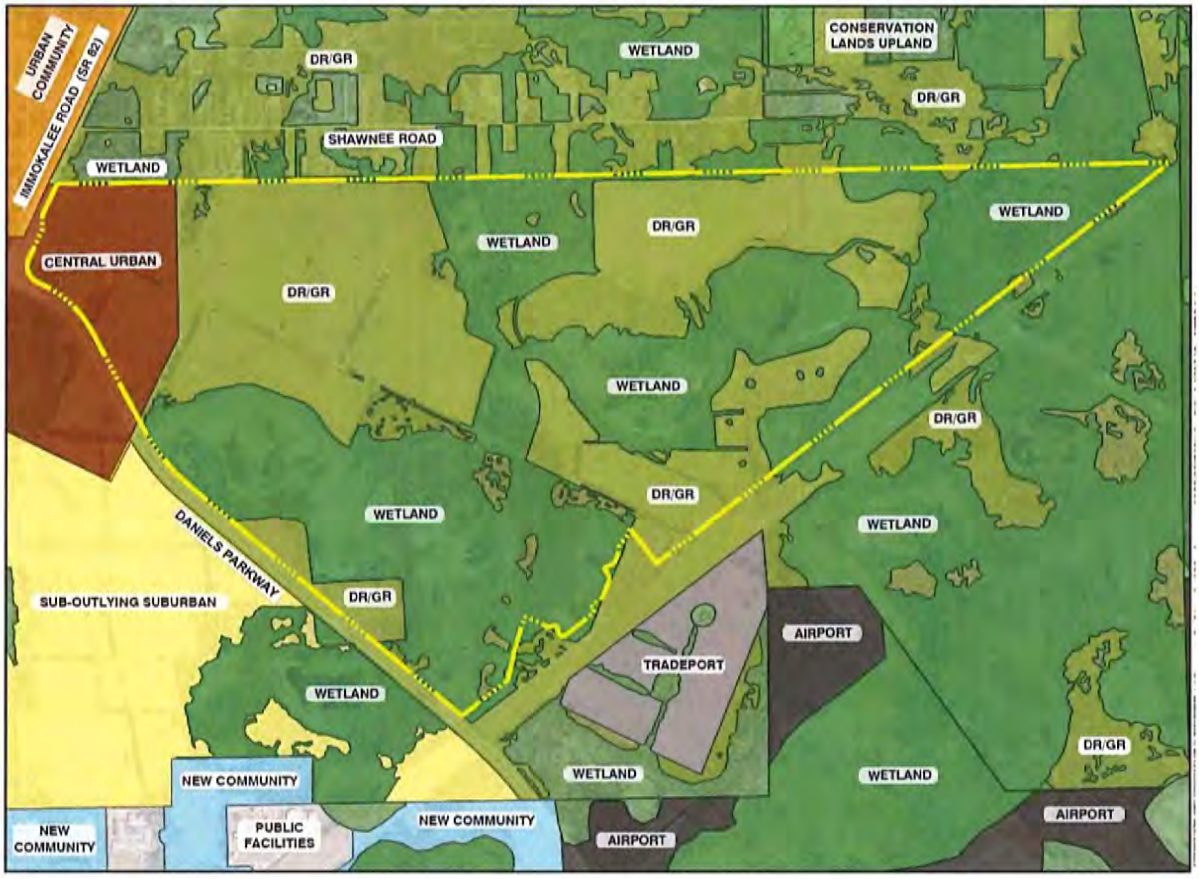


Figure 2. Existing Future Land Use of Subject Property

As a result of the dramatically different development patterns for the subject property if developed independently, a map and text amendment with a concurrent planned development are proposed to establish a development strategy and design that promotes a comprehensive master plan with unified commercial and residential development enhancing the vision and goals of each planning community, preserves and restores 679.10 acres of wetland and upland habitat (including 58.1 acres of Rare and Unique Uplands), establishes historic flow paths across the Property and promotes the responsible development of the Property in a manner that cannot be achieved under the existing Lee County requirements. Together, the proposed future land use category and overlay of the subject property will permit the requested 350,000 square feet of commercial development (of which 70,000 sf can be medical office) and 1,600 residential dwelling units for this Mixed Use Planned Development.

Project Request

The overall subject property of 1,233 acres is currently an active cattle grazing farm owned by the Jared Holes Trust and is subject to purchase by Lennar Corporation and Sembler after the conclusion of the CPA and Zoning entitlements. The proposed planned development as depicted on the Master Concept Plan (MCP) continues a design pattern constructed throughout the master planned communities of Timber Creek and Gateway. It will utilize a meandering transportation network with a diversity of home site sizes among preserved wetlands, existing and manmade waterbodies and other open space areas. Being a master planned development enables additional design flexibility beyond the existing FLU and AG-2 zoning. Promoting a more efficient land pattern that enables effective movement throughout the development by walking, biking, and driving to the various community amenity areas, homes, and commercial uses. External access to Daniels Parkway is properly managed through a limited number of ingress and egress points; but within the overall development, the uses are interconnected to promote mobility as demonstrated by the internal roadway cross-sections on the proposed MCP.

The portion of the property immediately adjacent to the intersection of SR 82 and Daniels Parkway and within in the Central Urban FLU and Lehigh Acres community planning area is proposed for horizontal mixed use. Commercial, light industrial and multi-family residential uses are proposed with an interconnected street network. Additionally, a parcel has been identified for future emergency services to ensure proper response times to the future residents of the proposed project. The remainder of the property is proposed for a traditional master planned residential community that uniformly distributes the desired density through a clustered development pattern around existing and proposed preserves for natural resources. The combination of uses will support and complement the existing residential in Gateway, Timber Creek and Lehigh Acres as well as the future residents of the subject property. While the entire property is included in this zoning request, additional permits (Development Orders, Environmental Resource Permits, etc.) will be secured individually due to different time frames and schedules of the two different future owners.

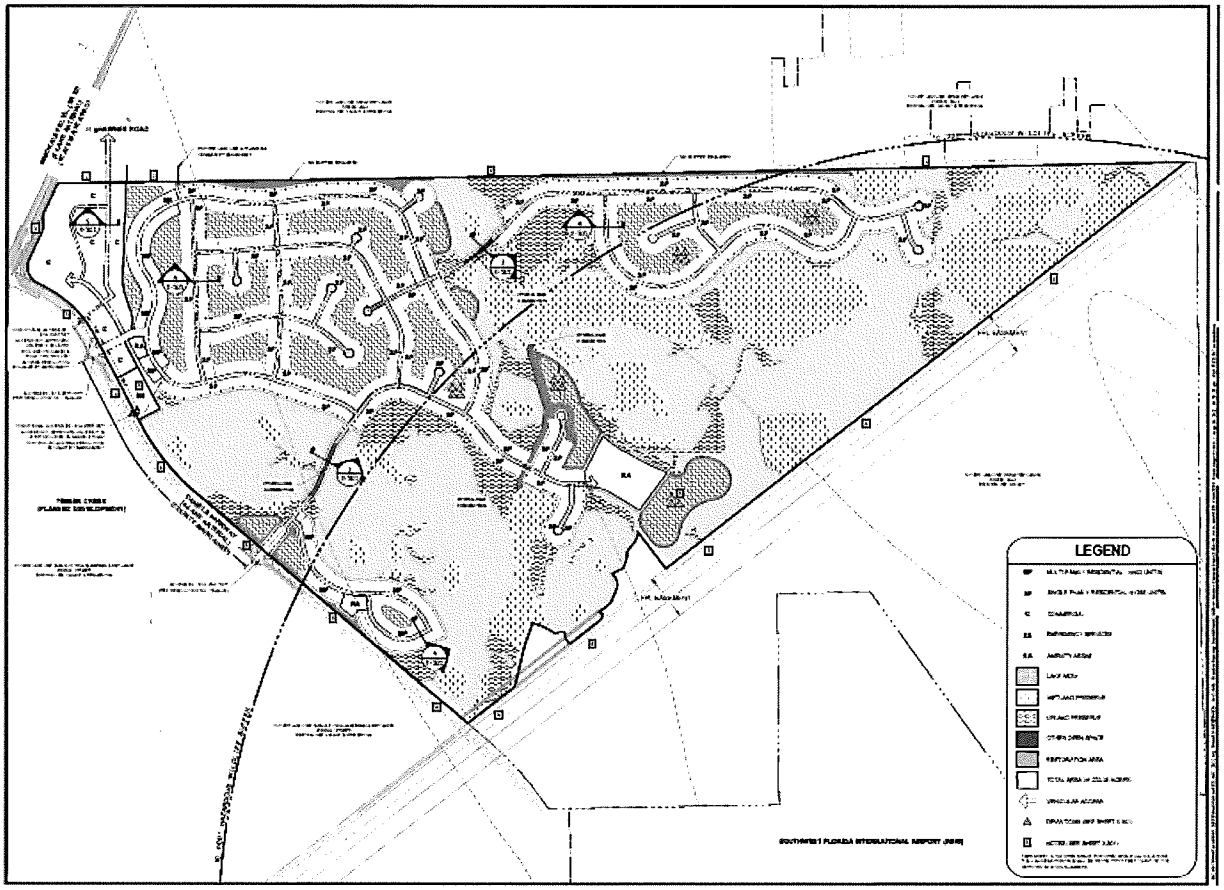


Figure 3. Daniels South Master Concept Plan

Master Concept Plan

Daniels South, highlighted by the above Master Concept Plan, is in Southeast Lee County immediately adjacent to Daniels Parkway and Immokalee Road (SR 82). The subject property is ±1,233.08 acres and is currently zoned AG-2. The ±84.52 acres at the intersection are within the Lehigh Acres community planning area and the Central Urban FLU. The Master Concept Plan demonstrates this area will have 350,000 square feet (SF) of commercial and light industrial uses as well as multi-family dwelling units with an amenity area and an emergency services parcel. On the remaining portion of the property is a traditional master planned residential community with a large residential amenity area. There are two central access points identified on the Master Concept Plan along Daniels Parkway: Access #1 STA 2641+50 and Access #2 STA 2675+00. Secondary access is proposed to Shawnee Road from the commercial portion of the development enabling access to SR 82 for traffic circulation. The property is bounded on the entire southern boundary by an 80' FPL Easement; which is depicted on the MCP.

The Daniels South Planned Development is in close proximity to pre-existing residential neighborhoods and recent suburban expansion. To the northwest is the Timber Creek Community, an RPD & MPD that includes 1,315 dwelling units, 50 multi-family units, 250,000 sf of commercial space, and 150 hotel rooms. To the north of the subject property, across SR 82, are undeveloped commercial properties as well as scattered residential housing in Lehigh Acres. Daniels South's proximity to already established residential projects and other residential housing

shows that the proposed Mixed Use Planned Development is requested for an area of the county where a mixed of uses is needed to support existing residents and demand is known for additional housing. Furthermore, the specific uses proposed are compatible with the existing mix of uses in close proximity.

Surrounding Properties

The Daniels Parkway South property is surrounded by a mix of uses in an area of Lee County that has significant residential and airport related development as well as vacant land and preservation areas.

	Future Land Use	Zoning	Relevant Notes
Northwest	Wetlands, Sub-Outlying Suburban, Central Urban	RPD, MPD	ROW (Daniels Parkway), Single & Multi Family, future Commercial
East	DR/GR, Wetlands	AG-2	Vacant, Residential, Agricultural activities
North	Central Urban, Urban Community, DR/GR, Wetlands	C-2, RS-1	ROW (SR 82), Vacant, Residential
Southwest	DR/GR, Wetlands, Conservation and – Wetland, Tradeport, Airport	SG-2, AOPD	Previous agriculture activities, unimproved lands, Airport

Table 1. Surrounding Uses

Northwest

Immediately to the northwest is Daniels Parkway, a controlled access roadway from the segment commencing at US 41 and terminating at SR 82 per Resolution 16-04-08. This designation restricts the number and location of permanent access points along the roadway. The master concept plan accounts for this designation and aligns the proposed access points of the subject property with the approved access points as demonstrated in Resolution 16-04-08. Further northwest, across Daniels Parkway, is Timber Creek RPD & MPD approved via Resolution #Z-17-019 for up to 1,315 dwelling units within the RPD portion, as well as 50 multi-family dwelling units, 250,000 square feet of commercial floor area, and 150 hotel rooms to be located within the MPD portion of the project. The residential portion of Timber Creek is currently under construction.

North

The subject property is bounded to the north by SR 82, a 200-foot-wide state-maintained arterial roadway. The SR 82 and Daniels Parkway intersection is the location of a Continuous Flow Interchange (CFI). Further north of SR 82 is the platted community of Lehigh Acres. A majority of the properties adjacent to SR 82 are zoned for commercial uses but have not been constructed. The remaining portion of Lehigh in this general vicinity is scattered residential development on the existing platted lots.

Southwest

Immediately to the southwest of the subject property, on lands owned by the Jared Holes Trust, is an approximately 90 acre Tradeport parcel and an approximately ±80-foot-wide FPL easement which abut county-owned lands servicing Southwest Florida International Airport. The airport occupies a majority of land southeast of Daniels Parkway and the I-75 exchange. According to the Airport Layout Plan, the development of the airport will take place in two phases and is expected to extend into the year 2025. The Airport Layout Plan indicates that, at some point in the future, an expansion will occur for a second runway to be located south of the current runway. In December of 2021 the new airport control tower opened in support this expected future runway expansion. In addition, commercial, retail and industrial flex uses are proposed to be added to the airport in the future. Most of these services are proposed to be located along the northern boundary of the airport adjacent to Daniels Parkway, with a minor amount located adjacent to the Daniels Preserve center north of Daniels Parkway. As a result of the airport's proximity to the subject property, the existing 10,000-foot Hazardous Wildlife Buffer around the airport encumbers most of the subject property. Within this area only specifically approved species of vegetation may be utilized and water management lakes must be constructed to specific standards to discourage wildlife and reduce habitat in proximity to the airport. As a result, the Master Concept Plan and Schedule of Deviations include deviation requests for flexibility regarding the construction of lake bank slopes, littoral plantings, and plant types which will be more consistent with the Hazardous Wildlife Buffer than the existing vegetation.

Airport Compatibility

Due to the property's proximity to the Southwest Florida International Airport, an analysis of LDC Section 34-1104 and the proposed development is provided. The Master Concept Plan includes Sheet X-103 which demonstrates the proposed development pattern and the location of the Airport Noise Zone B and C, the AMSL Height limitations from the runway, and the 10,000 foot Hazardous Wildlife Buffer. A large portion of the property is within Noise Zone C. All uses within the proposed schedule of uses are permitted within Noise Zone C consistent with 34-1104(a)(3). Proposed Conditions have been developed by the applicant and are submitted in support of this application, demonstrating that required notification of property owners consistent with LDC 34-1104(b) will be provided as part of the planned development zoning resolution and subsequent plat.

Noise Zone B

A small portion of the property is within Noise Zone B. The Master Concept Plan demonstrates a proposed amenity and accessory stormwater management within this area. The requested Mixed Use Planned Development does not propose any residential or commercial development within Airport Noise Zone B. The proposed uses within Noise Zone B are permitted by 34-1104(a)(2). Many amenities and accessory activities, such as Pickle ball, mechanical equipment, landscape maintenance, etc., occur at noise levels higher than the 60 to 65 dB referenced by Noise Zone B[1]. The purposeful placement of the amenity within Noise Zone B provides a transition from the Southwest Florida International Airport (SWFIA) property and the proposed residential units at a noise level consistent with the mapped contour.

Land Use Considerations

Lee County's land development code includes land use restrictions related to the SWFIA and the proposed Mixed Use Planned Development is consistent with these restrictions. While

[1] Noise Awareness. Common Noise Levels - Noise Awareness Day. Accessed on May 30, 2022.

Manufacturing is requested for the commercial development area adjacent to SR 82 and Daniels Parkway, the uses are limited to food and kindred spirits for malt beverages, bakery items, confectionary, drinks, etc. It is expected that these items would be manufactured indoors similar to other properties with these active uses on-site and therefore there would be no smoke, dust, vapor, glare or other visual hazards consistent with LDC Section 34-1110(a)(3). Therefore, this use as requested can be recommended for approval as part of this planned development. Additionally, wireless communication facilities and broadcast studios are not included in the schedule of uses for the proposed development.

As part of the permitting process, there are several additional permits that need to be secured after the planned development zoning. The applicant has included Proposed Conditions that will support additional review of the proposed development by Lee County and the Port Authority. Consistent with LDC Section 10-154(8) an exterior lighting plan must be provided with the local development order which is expected to be reviewed by LCPA ensuring consistency with sections 34-1110(a)(1) and (2). As part of the development order process, the applicant will coordinate with LCPA to evaluate if a "Tall Structures Permit" will be necessary as a result of the proposed buildings and/or construction equipment.

Due to the unique nature of the proposed development several additional actions are proposed by the applicant and included in the Proposed Conditions for implementation at the time of Development Order or other permitting timeframe:

- Bear Proof Trash Receptacles.
- Underground Grease Traps for Commercial Uses.
- Airport Wildlife Monitoring Plan (See Indigenous Preservation and Restoration Management Plan for details).
    - Best Management Practices are included as an Exhibit to the Proposed Conditions.
- Landscaping consistent with LCPA Native Landscape List.
- Prescribed burning is prohibited per the Indigenous Preservation and Restoration Management Plans.
- Reduced lake bank slopes with hardened shorelines to reduce attractiveness to wildlife.

As part of this zoning resubmittal, the applicant has meet with Lee County Port Authority several times to discuss and refine the proposed site plan. It is expected that this coordination will continue to implement the conditions mentioned above and also discuss construction practices to address noise and the proximity to the airport.

Availability of Urban Services

The proposed development is located in Future Urban and Non-Urban Area, with an existing Central Urban FLU, an amendment to 149.2 acres to Sub-Outlying Suburban FLU, and existing DR/GR and Wetland FLU categories. Even with the Future Non-Urban categories, the property is within an area of the County that has been designated for urban services. A majority of the urban services are adjacent to or within the vicinity and available to serve the proposed development. Copies of all Letters of Availability from each service provider are attached to the application for reference.

Utilities (Public sewer and water)

The subject property is partially within the service area for Lee County Utilities and a Letter of Availability has been included in the application materials to demonstrate adequate capacity is

available to serve the proposed development. A map amendment is requested to extend the Lee County Utilities Service area across the entire property to provide central water and sewer services to the proposed development. Existing utility infrastructure exists along Daniels Parkway and is currently extended to service the Timber Creek community. Upon completion of the requested comprehensive plan amendment and planned development, a Development Order and Utilities plans will be submitted to Lee County for review of the proposed improvements to the existing infrastructure to service Daniels Parkway South.

Public Safety (Police, Fire, and EMS)

The subject property is able to be served by multiple providers for Emergency Medical Services, Fire and Police. Lee County Emergency Medical Services is the primary EMS transport for the subject property. However, the property is also within the Lehigh Acres Fire District which provides medical transport as well. Both service providers would work together to serve the subject property. Lee County EMS does not have a resource in this area, but the concurrent planned development includes land area to facilitate future expansion of service.

The subject property is also served by two Fire Districts, the South Trail and Lehigh Acres Fire Districts. The South Trail Fire District would serve the southern portion of the property from Station 63 located at 5531 Halifax Ave. The Lehigh Acres Fire District would serve the northern portion of the property from the location at 636 Thomas Sherwin Ave. S.
The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property.

Schools

The subject property is within the Lee County School District East Zone, E2. According to the Letter of Availability from the Lee County School District the proposed development will generate 475 school-age children. There is capacity within the entire school district to accommodate the additional children.

Solid Waste

The property is within the Lee County Solid Waste Franchise and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long-term disposal capacity for this particular area.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

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ATTACHMENT E

Daniels Parkway South
Mixed Use Planned Development
Lee Plan Consistency
March 31, 2022

The Daniels Parkway South Property, in its entirety, is approximately ±1,233 acres, located near the intersection of SR 82 and Daniels Parkway. 1,148 acres are in the Southeast Lee County community planning area and 84.5 are in the Lehigh Acres community planning area. The Property is comprised of three different Future Land Use (FLU) Categories: Density Reduction/Groundwater Resource (DR/GR), Wetland, and Central Urban. The development patterns that can be promoted by each FLU Category are dramatically different. The Central Urban area, which is also within one of the mixed use overlays, can establish a clustered development pattern with higher densities and intensities served by central water and sewer. Only the Central Urban portion of the Property is within the Lee County Utilities Future Service Area. Conversely, the DR/GR area can only establish a large lot single-family development with well and septic. The pattern of development and use of well and septic conflict with the desire to maintain the quality and quantity of surface and groundwater as envisioned by Lee Plan Policy 1.4.5.

As a result of these dramatically different possibilities for the subject properties if developed independently, a concurrent map and text amendment are proposed with the requested Mixed Use Planned Development to establish a development strategy and design that promotes a comprehensive master plan with unified commercial and residential development enhancing the vision and goals of each community plan, promoting responsible development that could not be achieved under the existing Lee County requirements.

Proposed Future Land Use Map Amendment

As part of the requested amendments, the Future Land Use (FLU) Category of 149.2 acres along Daniels Parkway is proposed to be placed into the Sub-Outlying Suburban FLU.

> ***POLICY 1.1.11:*** *The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for high density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.*

The Sub-Outlying Suburban FLU portion of the site is within Southeast Lee County community planning area and located adjacent to Daniels Parkway and an existing internal north/south farm road that has been on-site since at least 1953. The internal farm road supports the existing active

agricultural activities on-site. As a result of this internal feature, the western portion of the Property is separated from the majority of the DR/GR future land use category. These improvements ensure that water does not freely flow to provide larger regional hydrological connections across the Property into the larger Southeast Lee Community Planning Area and the DR/GR and Wetlands future land use categories to the southeast. In recognition of the separation of the Property by these existing features and characteristics, the applicant is requesting 149.2 acres of the upland property be reallocated to the Sub-Outlying Suburban Future Land Use category as part of a companion map amendment application.

Proposed Text Amendment & Supporting Map Amendments

The remaining 999.3 acres of the subject Property is within the DR/GR and Wetlands FLU Category and Southeast Lee Planning Community. The DR/GR FLU Category limits residential development to 1 unit per 10 acres. The Wetlands FLU Category, which permeates throughout the DR/GR, limits residential development to 1 unit per 20 acres.

As part of an evolving regulatory strategy for the Southeast Lee Planning Community, an amendment to the Lee Plan was adopted in 2010 establishing Map 2-D and Objective 33.3 identifying existing residential areas and concentrated existing development rights on large tracts of land identified as Mixed Use Communities. Due to the subject Property's size and complex land use characteristics, joint map and text amendment applications are proposed to permit density to be calculated and utilized across the 4 future land use categories on-site with a companion planned development that includes the extension of water and sewer service and a minimum of 60% open space. This proposed text amendment is supported by multiple map amendments to the Southeast Lee Overlays Map, Lee County Utilities Service Area Map, and Private Recreation Facilities Overlay Map.

These proposed text amendments will occur at the same time as the amendment to the FLU Map. Together, these amendments will promote a cohesive development plan that enhances the intent and vision of both the Lehigh Acres and Southeast Lee community planning areas. The planned development is the opportunity to evaluate if the Property has met the required prerequisites and expected development conditions of the proposed text amendment.

POLICY 1.4.5: *The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*

1. *New land uses in these areas that require rezoning or development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part*

of the rezoning application and updated, if necessary as part of the mining development order application.

2. *Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acers (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.*
3. *Private Recreational Facilities may be permitted in accordance with the site location requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13.*

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

A formal determination of wetlands and other surface waters on-site was requested of the South Florida Water Management District (SFWMD) pursuant to Rule 62-330.201 Florida Administrative Code. A site visit and wetland limits were verified on January 14, 20 and 21, 2022 by the SFWMD and established 532.51 acres of wetlands. The SFWMD issued a jurisdictional determination in May of 2022. Using the unified state delineation methodology and the administrative process described in Objective 1.5, there are 532.51 acres of Wetlands on the Property. The requested amendments only redesignate the upland portions of the property from DR/GR to Sub-Outlying Suburban west of the internal farm road and associated with the Six Mile Cypress sub-basin watershed. The areas delineated as wetlands using the unified state delineation methodology will remain in the Wetlands future land use category. Lee Plan Policy 1.5.1 permits low-density residential and recreational uses within the Wetland Future Lane Use category. However, development may not negatively affect ecological functions and the maximum permitted density is on dwelling unit per 20 acres (1 DU/20 AC). The remaining 466.8 acres will continue to be designated Density Reduction/Groundwater Resource.

DENSITY CALCULATIONS

The 1,233 acre property is within 4 future land use categories. The proposed text amendment to 33.2.2 would permit the maximum residential density to be calculated from all of the FLU categories and distributed across the Property. It is acknowledged that the density within an individual FLU category may be slightly higher than the permitted density but the total maximum may not be exceeded. Additionally, impacted wetlands are calculated at 1 dwelling unit per 20 acres. The MPD requests 1,600 dwelling units and a maximum of 1,625.3 are permitted from the multiple future land use categories.

The Master Concept Plan as designed has limited wetland impacts across the property to approximately 24.33 acres. Therefore approximately 500 acres of wetlands (40% of the Property) are proposed to be preserved through the requested planned development.

Location	Future Land Use	Acreage	Density	Dwelling Units
Lehigh Acres	Central Urban	84.5	10 du/ac	845
West Side	Sub-Outlying Suburban	149.2	2 du/ac	298.4
	Wetlands Preserved	220.5	2 du/ac*	441
	Wetland Impacts	-10.30	1 du/20ac	-20.6
East Side	DR/GR	466.8	1 du/10 ac	46.68
	Wetlands Preserved	312	1 du/20 ac	15.6
	Wetland Impacts	-14.03	1 du/20 ac	-0.70
			TOTAL UNITS	1,625.38

*Preserved wetlands are permitted to be calculated at the upland density.

Table 1. Density Calculations including Wetland Impacts

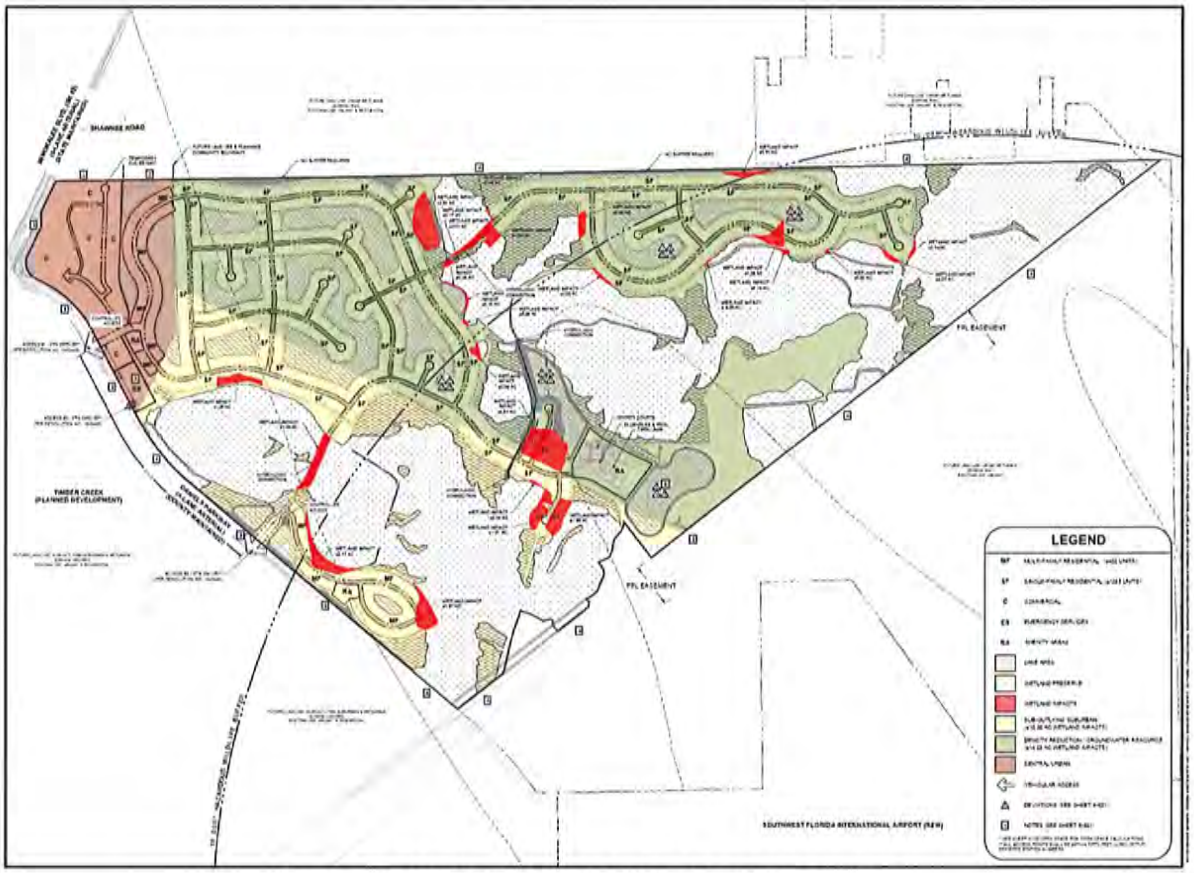

Figure 1. Wetland Impacts by Future Land Use

Growth Management

The proposed planned development promotes a contiguous and compact growth pattern consistent with the existing residential neighborhoods in the surrounding area, including Lehigh Acres, Timber Creek, and the Gateway DRI Communities as desired by Objective 2.1 and 2.2. Additionally, the proposed MCP demonstrates a contiguous development pattern across the Central Urban FLU within the Lehigh Acres community planning area and the remainder of the property within the Southeast Lee community planning area. The proposed commercial uses and

square footage meets the definition of Community Commercial in the Lee Plan and will provide needed commercial services and retail in an area that can be utilized by existing residents of the surrounding communities as well as future residents of the contiguous residential community consistent with Objectives 2.1 and 2.2.

> ***GOAL 2: GROWTH MANAGEMENT.*** *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*
> ***OBJECTIVE 2.1: DEVELOPMENT LOCATION.*** *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*
> ***OBJECTIVE 2.2: DEVELOPMENT TIMING.*** *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.*

The proposed development will promote a transition between the existing master planned communities to the west and the 2 to 5 acre residential lots to the east and undeveloped lands to the south. The requested overall residential density of 1.29 dwelling units per acre is less than the existing surrounding residential communities but is consistent with the development pattern that is compatible with the other properties within Urban FLU categories along Daniels Parkway as demonstrated by the MCP.

General Development Standards

The subject Property is within an area of existing urban services as demonstrated by the provided letters of availability, consistent with Standards 4.1.1 and 4.1.2 for potable water and sanitary sewer one of the concurrent map amendments will include the entire Property within the service area for Lee County Utilities to provide central water and sewer service to the proposed development. Reclaimed water is not currently available in the vicinity. Should reclaimed water become available, infrastructure can be extended consistent with Policy 57.1.5.

The Indigenous Preservation and Restoration Management Plan (IPRMP) provided by Passarella and Associates identifies that the predominant land cover on the Property is improved with low pasture areas which occupies 501.4 acres or 40.7% of the subject Property. Ditches, berms, and other disturbed lands are 94.29 acres or 7.6% of the Property. As a result of these impacts to the natural habitat onsite, the proposed MCP seeks to preserve and restore existing wetland and upland habitats, including Rare and Unique uplands, and eliminates the existing agricultural berms and ditches isolating the existing wetlands to restore flow patterns across the Property consistent with Standard 4.1.4.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS

1. *In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*
2. *Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
3. *Ensure development minimizes the need for expansion and construction of street and utility improvements.*

It is important to note that the proposed IPRMP **will not create** any wetland habitat due to the Property's proximity to the Southwest Florida International Airport (SWFIA) and concerns related to wildlife attraction. The 679.10 acres of preservation and restoration proposed includes approximately 295.8 acres of existing indigenous upland and wetland habitat, 383.3 acres of restored upland and wetland habitat, and 23.7 acres of backfilling and grading of existing berms and ditches to replant with native vegetation. Approximately 58.1 acres of mature pine flatwoods which is considered a Rare and Unique upland habitat type are proposed as indigenous upland preservation. The creation of additional wetlands cannot occur on the Property due to the proximity to the SWFIA and concerns regarding wildlife attractants. The proposed restoration is predicated upon like-for-like habitat restoration and plantings that are consistent with the Lee County Port Authority's (LCPA) Compatible Native Landscape List. The onsite inspections conducted by Passarella and Associates have identified the types of wetland and upland habitat located onsite. As an examples, areas identified as melaleuca forest to be restored will be replanted with herbaceous vegetation. This will ensure that the restoration activities maintain the overall acreage of wetland and upland habitat onsite but also promote the removal of exotic vegetation and establishment of indigenous plantings. This practice promotes compatibility with the SWFIA and consistency with the regulatory practices of LCPA. Specifics of the proposed restoration are provided in Section 5.0 of the IPRMP prepared by Passarella and Associates.

The IPRMP also demonstrates the existing 2 watershed basins onsite do not currently interconnect via wetland habitat types. As a result, the provided Drainage Report by Morris-Depew Associates and concurrent MCP, propose physical infrastructure improvements to the site to interconnect the two watershed basins during periods of high rainfall. While not a natural flowway, the proposed improvements take into account the unique conditions of the Property to achieve the overall objective of interconnecting wetlands and re-establishing historic flow patterns across the Property as compared to existing conditions consistent with the DR/GR FLU. Historically, under natural ground conditions, surface water would have had the ability to flow across the Property's land features, thereby connecting the 2 onsite watersheds during larger rainfall events. The man-made hydraulic improvement will implement this natural connection by providing the opportunity for surface water to flow across the basin divide during high runoff rainfall events. The control structure for the man-made hydraulic improvement is set at an elevation that is above the wet season water table ensuring wetland surface elevations do not decrease from existing conditions.

Mixed Use Development
The proposed Schedule of Uses demonstrates residential, commercial, and light industrial consistent with Policy 11.1.1. This Policy encourages all three uses within developments in the Central Urban FLU. The residential density of the Property will be calculated from the entire 1,233 acre project area consistent with the concurrent text amendment to Policy 33.2.2. Based on the concurrent proposed map and text amendment and wetland impacts the Property is eligible for a theoretical maximum of 1,646 dwelling units. However, the requested planned development limits the residential density to 1,600 units, consistent with Policies 11.1.1 and 11.1.2.

> ***POLICY 11.1.1:*** *Developments located within the Intensive Development, Central Urban or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be related to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*
>
> ***POLICY 11.1.2:*** *Residential densities may be calculated from the entire project area when the development is consistent with the following:*
>
> - *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).*
> - *The development is located in the Intensive Development, Central Urban or Urban Community future land use categories.*

The MCP and Schedule of Uses demonstrate that the Central Urban FLU portion of the Property will support residential, commercial, and light industrial uses. The remaining portion of the Property will support residential development. The proposed text amendment enables density to be calculated across the multiple FLU Categories on the Property to support the requested development. The MCP demonstrates the residential development is proposed in a clustered development pattern that preserves and restores onsite natural resources to provide 60% open space. As a result of the proposed uses the development of the subject Property will also be consistent with Goal 5 Residential and Goal 6 Commercial land uses.

The resulting development will be located in an area with supporting urban services, access to two arterial roadways and provide variety in the type of housing as well as commercial and light industrial uses consistent with Goal 5 Residential and Goal 6 Commercial. The requested 1,600 dwelling units and 350,000 square feet of commercial meet the threshold requirements for the Development of County Impact and require the requested planned development rezoning consistent with Policies 5.1.1 and 6.1.3.

In consideration of the Property's location near the SWFIA, the MCP demonstrates the proposed development has been clustered away from the airport property in consideration of Policy 5.1.2.

> ***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 soils or geologic conditions; environmental limitation; aircraft noise; or other characteristics that may endanger the residential community.*

The MCP identifies the various land use restrictions related to the SWFIA. These restrictions have been taken into account with the Schedule of Deviations, Property Development Regulations, Schedule of Uses, as well as the layout of the development footprint. Of particular note are the Airport Noise Zones and 10,000 foot Wildlife Buffer. Since the initial submittal of the planned development, the proposed area for residential development has been significantly reduced, no residential lots occur in Noise Zone B, and several deviations are requested to promote compatibility with the lake bank slope construction and littoral plantings due to the proximity of the airport. Consistent with the requirements of the Land Development Code (LDC) and with the Property's proximity to SWFIA, a disclosure will be conditioned as part of this zoning approval and provided on all plats and association documents. Finally, the Applicant has drafted and submitted Proposed Conditions as part of the planned development requiring landscape plans at the time of Development Order to reflect 100% native vegetation and compliance with the LCPA recommended planting list and outlining additional best management practices to be considered during construction to address site-related improvements and residential construction. Given the commitments the Applicant has made to continue to work with the LCPA, notice future property owners, and inform the County and LCPA of construction standards, the project is consistent with Policy 5.1.2.

Goal 5 requires sufficient land to be provided in appropriate locations on the FLU Map to accommodate the projected population of Lee County. The requested planned development allows a suburban level of density consistent with the existing surrounding residential developments as well as the provisions of Policy 5.1.1. Additionally, no residential development is proposed within an area which is deemed a hazard or physically constraining – the residences proposed are to be located outside of Airport Noise Zone B consistent with Policies 5.1.2 and 5.1.4. The MCP demonstrates the proposed locations for the residential density are clustered across the entire Property. However, the MCP demonstrates that multi-family residential units are proposed to be located immediately adjacent to the proposed commercial development area at the intersection of SR 82 and Daniels Parkway which is consistent with Policy 5.1.3.

> ***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.*
> ***POLICY 5.14.:*** *Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker and security guard.*

The clustered development pattern promoted by the MCP also incorporates a centralized access point from Daniels Parkway consistent with the existing and planned communities of Timber Creek and Gateway. Existing native vegetation and landscape buffers will provide visual buffers from the adjacent rights-of-way into the proposed community further ensuring consistency with Policy 5.1.5.

> ***POLICY 5.15.:*** *Protect existing and future residential areas form any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the*

buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development of special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new development.

The portion of the Property within the Central Urban FLU will support 350,000 square feet of commercial uses and a multi-family unit types. This portion of the Property is within the Lehigh Acres community planning area and is identified for intense community supporting commercial uses and has access to all urban services consistent with Policies 6.1.4 and 6.1.7. The surrounding area includes existing commercial zoning, within the Timber Creek MPD, as well as through conventional zoning districts located along the northern right-of-way of SR 82. Locating these proposed uses at the intersection of Daniels Parkway and SR 82 will promote internal capture for the future residences of the proposed development as well as walkable services to the existing and future residential use of the surrounding area including the communities of Gateway, Timber Creek, and Lehigh Acres. Providing commercial uses in a location east of I-75 within Lehigh Acres will reduce vehicular trips heading west past I-75 for goods and services consistent with Policy 6.1.5.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lands; and, signalization and intersection improvements.*

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

The MCP is designed to take into account the landscape, open space and buffering required by LDC Chapter 10 as well as the Lehigh Acres community plan regulations outlined in LDC Chapter 33 consistent with Policy 6.1.6. Along the frontage of Daniels Parkway and SR 82 a 15 foot wide Type D Buffer is required and identified on the MCP. Where existing vegetation does not meet the requirements for the landscape buffer supplemental plantings will be required consistent with Policy 6.1.6. The proposed commercial uses will not open new areas to premature or strip

development, rather it will address a known demand for additional commercial within the Lehigh Acres community and will relieve pressure from smaller constrained parcels within the conventional commercial districts consistent with Policy 6.1.7.

Community Planning
The Property is within the community planning areas of Lehigh Acres and Southeast Lee County. A Lehigh Acres public meeting is required for the comprehensive plan amendments and Mixed Use Planned Development consistent with Policy 17.3.2. This meeting was held April 3, 2022, at the East Lee County Regional Library and advertised in the Lehigh Citizen newspaper 10 days beforehand. No members of the public attended the meeting. A meeting within the Southeast Lee community planning area is also required for the comprehensive plan amendments consistent with Policy 17.3.2. This meeting was held April 4, 2022 at Sunny Grove Landscaping and advertised in the News press 10 days beforehand. No members of the public attended the meeting.

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

Lehigh Acres Community Plan
The Lehigh Acres Community Plan is outlined by Goal 25 in the Lee Plan establishing the future vision for the entire community of Lehigh Acres, including 84.5 acres of the Property as identified on Lee Plan Map 1-A. The proposed development within the Central Urban FLU is consistent with the future vision of Lehigh Acres and the Property's location within a Specialized Mixed Use Node. The Mixed Use Planned Development demonstrates the 350,000 square feet of commercial uses and multi-family residential product to be located within this area further fostering the development of a vibrant commercial area consistent with Goal 25.

> ***GOAL 25:*** *LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi- family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities.*
> ***OBJECTIVE 25.1:*** *SPECIALIZED MIXED USE NODES. To create mixed use nodes that contribute the uses needed to support the Lehigh Acres Community Plan area shown on Map 1, Page 7.*
> ***POLICY 25.1.2:*** *New development and redevelopment are encouraged to integrate a mixture of at least two or more varied uses, such as retail, office, residential, or public. All developments within the Specialized Mixed Use Nodes must be consistent with Table 1(c).*
> ***POLICY 25.1.3:*** *In order to promote a sustainable urban form, these areas are expected to develop at the higher end of the density and intensity ranges, including bonus density.*
> ***POLICY 25.1.4:*** *Developments in these areas are encouraged to share required features such as parking, stormwater detention and management areas, open space and other civic areas.*

POLICY 25.1.8: *Establish comprehensive stormwater management areas within the Specialized Mixed Use Nodes to achieve an efficient use of property.*

The Central Urban FLU and the Lehigh Acres portion of the Property also coincide with the Specialized Mixed Use node that has been designated for the Property. The MCP demonstrates a higher concentration of both density and intensity within the node consistent with Policies 25.1.2 and 25.1.3. The MCP also demonstrates shared features such as unified parking, stormwater management areas, and open space which is consistent with policies 25.1.4 and 25.1.8. The provision of unified stormwater management is also demonstrated by the provided Drainage Report prepared by Morris-Depew Associates. The Master Drainage Plan included in Appendix A of the Drainage Report demonstrates Lakes 1, 2, and 3 within the Lehigh Acres community planning area will be interconnected with the larger system in the Southeast Lee community planning area. The conclusions of the Drainage Report confirm that the proposed project "will attenuate the 25-year, 3-day rainfall event within the proposed onsite water management system and reduce peak runoff discharge rates from the project limits." As a result of reducing the peak runoff rate, downstream properties will receive surface water flow at a slower rate reducing the potential of flood conditions and demonstrating consistency with the DR/GR FLU and the Lehigh Acres community planning area.

The Lehigh Acres Plan further breaks down the mixed use nodes into types. The 84.5 acres of the subject Property is within a Community Mixed Use Activity Center demonstrated on Lee Plan Map 2-B and outlined by Objective 25.3 and its supporting policies.

OBJECTIVE 25.3: *COMMUNITY MIXED USE ACTIVITY CENTERS. To provide the uses needed to support all of the Lehigh Acres Community Plan area including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses.*

POLICY 25.3.1: *Identify those areas within Lehigh Acres that have sufficient vacant or undeveloped land to accommodate the community-scale development that will balance the land uses and provide opportunities to diversify the economic base of the community.*

POLICY 25.3.2: *Future developments that provide employment opportunities mixed with facilities offering goods and services that support the wider community are encouraged.*

According to Table 1(c), currently there 3,997 acres available within a Mixed Use Overlay in the Central Urban Future Land Use. Over the entire Central Urban FLU, residential is expected to be 20 to 50% of development and non-residential is expected to be 50 to 80%. With the proposed Master Concept Plan a majority of the land area in the Central Urban FLU is allocated for non-residential development ensuring consistency with the desired 50 to 80% of Table 1(c).

The land area of the Property within the Activity Center will feature a mixture of commercial and light industrial uses which are identified by the Schedule of Uses and furthers the intent of Objective 25.3. Additionally, the subject area is only one of a handful of large properties in Lehigh Acres under unified ownership and, therefore, one of the few properties that can accommodate community-scale development that will diversify the community's economic base consistent with Policies 25.3.1 and 25.3.2.

OBJECTIVE 25.8: *TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION. To improve transportation, parking, and circulation within the Lehigh Acres Community Plan area.*

POLICY 25.8.2: *All connections to SR 82 must be consistent with the Florida Department of Transportation Corridor Access Management Plan for SR 82.*

POLICY 25.8.7: *New single-family model homes are prohibited within 300 feet of arterial and collector roads.*

The requested planned development demonstrates consistency with the transportation policies of the Lehigh Acres community plan outlined by Objective 25.8 and its supporting policies. The MCP features a concentration of commercial uses at the intersection of SR 82 and Daniels Parkway significantly reducing the need for residents of the surrounding area to travel further west to meet their commercial needs. Connections to Daniels Parkway are consistent with the Corridor Access Management Plan consistent with Policy 25.8.2. The proposed MCP also demonstrates no single-family residential uses within the Lehigh community, ensuring consistency with Policy 25.8.7.

OBJECTIVE 25.9: *SEWER AND WATER. Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems.*

POLICY 25.9.2: *Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive urban services and infrastructure during the planning horizon.*

The 84 acres of the Property within Lehigh Acres is already within the Lee County Utilities Service Area for central water and sewer service consistent with Objective 25.9 and 25.9.2. The proposed map amendments include a request to extend this service area to the remainder of the Property to establish the entire future community on central water and sanitary sewer service.

POLICY 25.10.1: *Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within the Lehigh Acres Community Plan area. Development must also be consistent with Goal 77 and Objective 77.3.*

The portion of the Property within Lehigh Acres has been cleared and utilized for agricultural activities. The Protected Species Survey demonstrates the northern portion of the Property is disturbed lands, ditches, berms, and cow pond. Therefore, there are no onsite indigenous plant communities or listed species habitat onsite within the Lehigh Acres community planning area to preserve. However, there are indigenous plant communities and listed species habitat within the Southeast Lee community planning area, of which 55% is proposed to be preserved and restored. The restoration activities proposed will promote flow of surface water while also addressing historical impacts associated with decades of historical agricultural ditching and draining. In addition to these preservation and restoration areas, the MCP also commits to providing an additional 10% open space at the time of local development order within the Lehigh Acres community planning area, ensuring consistency with Goal 77 and Objective 77.3.

Southeast Lee County Community Planning Area

The remaining 1,148 acres of the subject Property are within the Southeast Lee County community planning area as identified on Lee Plan Map 1-A and described in Goal 33. A text amendment is proposed to support the calculation and utilization of density across the entire Property.

> ***GOAL 33: SOUTHEAST LEE COUNTY.*** *Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.*
>
> ***OBJECTIVE 33.1:*** *WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and groundwater, wetlands, and wildlife habitat.*
>
> ***POLICY 33.1.1:*** *Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.*

The requested amendments seek to establish a cohesive development plan for the entire Property that enhances the intent and vision of both the Lehigh Acres and Southeast Lee community plans. The text amendment to Policy 33.2.2 of the Lee Plan is being proposed to allow for calculation of density across the entire property due to the 1,148 acres within Southeast Lee being adjacent to a Lehigh Acres Mixed Use Community as identified on Map 2-D. Additionally, Maps 4-A and 4-B are proposed to be amended to include the Property within the Lee County Utilities Service Area to provide central water and sewer service. A total of 1,600 dwelling units are requested while the Property can have a theoretical maximum of 1,646 acres with the 4 Future Land Use categories. The proposed policy includes a 60% open space requirement; which will promote the private preservation of native habitat and restoration of historic flow patterns consistent with the Southeast Lee County community planning area and as described with Goal 33, Objective 33.1 and Policy 33.1.1.

> ***POLICY 33.1.4:*** *Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:*
>
> *1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or established control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.*
>
> *2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.*

The Property is not located within the DR/GR Priority Restoration Overlay, however, it is the northernmost location of the Southeast Lee County community planning area. The proposed text

amendment includes requirements for the planned development to provide 60% of the Property as open space. Through the requested planned development, a minimum of 55% of the open space will be preserve, provided through the preservation and restoration of private property that includes the regrading of agricultural ditches and berms, removal of exotic vegetation, interconnection of onsite wetlands across watershed basins, and improvement of groundwater recharge on the subject Property consistent with Policy 33.1.4. An IPRMP has been provided by Passarella and Associates outlining the specific activities to occur and the acreage to be restored. As demonstrated by the Florida Land Use, Cover and Forms Classification System (FLUCCS) included in the IPRMP there are no indigenous habitat or wetland connections across the internal farm road that identifies the watershed basin divide onsite. Due to the Property's proximity to the SWFIA the creation of wetland habitat cannot occur to provide a wetland interconnection. As a result, the provided Drainage Report and MCP prepared by Morris-Depew Associates, propose a physical infrastructure improvement to interconnect the two watershed basins during periods of high rainfall. When combined with the proposed grading and filling of the existing agricultural berms onsite (outlined in the IPRMP) these activities will maintain existing water levels and eliminate exotic vegetation while achieving the objective of interconnecting wetlands, re-establishing historic flow patterns, and improving water flow offsite consistent with Policy 33.1.4.

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

The Applicant acknowledges this policy. A report entitled Characterization of Ground and Surface Water Resources provided by Progressive Water Resources provides an initial overview of the surface and ground water resources in the general area. A Drainage Report prepared by Morris-Depew Associates with Appendix L, an Integrated Model Analysis prepared by Progressive Water Resources, provides a detailed analysis of the surface and groundwater conditions of the existing and proposed development demonstrating no adverse impacts on water resources and natural systems. The provided Drainage Report and MCP by Morris-Depew Associates propose physical infrastructure improvements to the site to interconnect the two watershed basins during periods of high rainfall.

The proposed master drainage plan, as outlined by the Drainage Report, interconnects the proposed surface water management lakes which have a total surface area of 117 acres. The lakes within the SWFIA 10,000 foot hazardous wildlife buffer are proposed to have hardened 4:1 shorelines in order to minimize wildlife attractants. These lakes will be interconnected with lakes outside the 10,000 foot hazardous wildlife buffer to provide water quality treatment. The lake elevations within the stormwater management system are designed to match or exceed the existing wet season water elevations (WSWE). As outlined by the Integrated Model Analysis prepared by Progressive Water Resources, the proposed site design demonstrates a beneficial increase in recharge to the underlying Water Table Aquifer, as compared to existing conditions. The additional stormwater management will enhance water resources by providing a net benefit to groundwater recharge consistent with the DR/GR FLU and Policy 33.1.7.

In addition to the developments surface water management system, a 24 inch piped connection is proposed to restore the historic interaction between the 2 onsite watershed basins. This buried connection is specifically designed to eliminate wildlife attractants. On the west side of the Property (Six Mile Cypress Watershed), a water control structure, i.e., weir, will be constructed on the upstream side of the 24 inch buried pipe in order to selectively convey stormwater towards the Estero River Watershed during high rainfall events. High rainfall events, for purposes of this application, are defined as those in excess of a 10-year, 1-day storm. The Drainage Report prepared by Morris-Depew Associates includes multiple scenarios to demonstrate the existing and proposed conditions expected. Specifically, 4 design storms are provided:

- 2.33-year, 1-day;
- 10-year, 1 day;
- 25-year, 3-day; and
- 100-year, 3-day.

These design storms demonstrate the man-made hydraulic connection proposed to interconnect the existing 2 onsite watershed basis will only occur during high rainfall events. A control structure weir is proposed and is set at an elevation above the Wet Season Water Table (WSWT) to ensure drawdown does not occur in nearby wetland habitat and prevent surface water discharging to the west (Six Mile Cypress basin) during low rainfall events. Note that the water elevation of the Six Mile Cypress Basin is slightly higher than the Estero Basin, again ensuring the flow of surface water only occurs during high rainfall events.

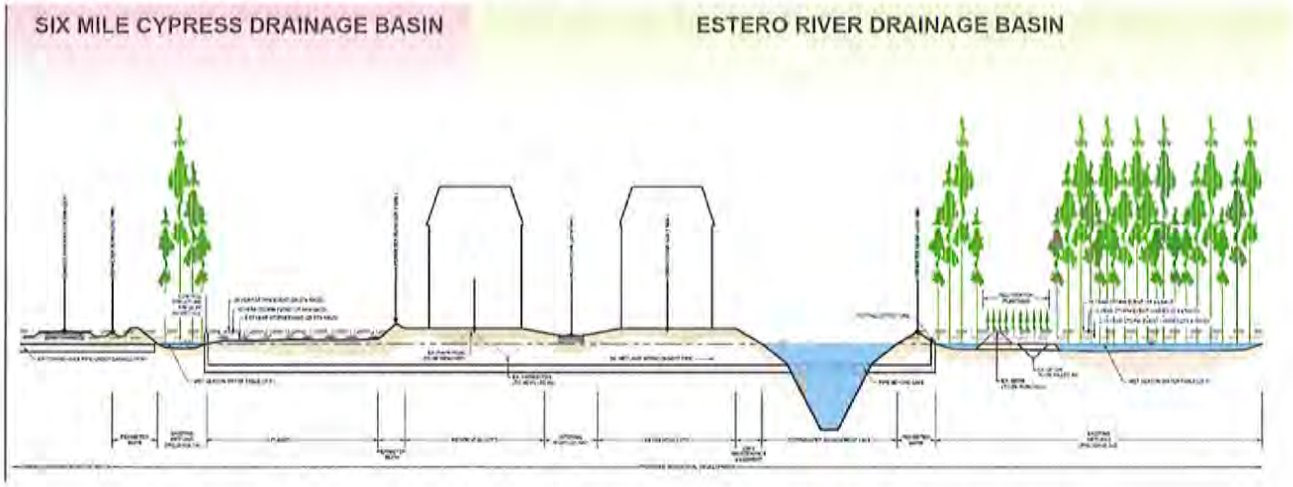

Figure 1. Typical Cross-Section for Man-man Hydraulic Connection

The proposed design accomplishes several important objectives:

- Sets the control structure weir at an elevation that ensures that surrounding wetland areas do not experience adverse drawdown;
- Addresses varying wet season elevations within the onsite wetlands;
- Prevents surface water from discharging into the Six Mile Cypress during low rainfall events;

- Connects the watersheds during high rainfall events to interconnect the onsite wetlands and re-establish historic flow patterns across the Property; and
- Controls the flow of surface water across the Property to ensure that no adverse impacts to adjacent properties occur.

While not a natural flowway, the proposed improvements take into account the unique conditions of the Property necessary to achieve the overall objective of interconnecting wetlands, re-establishing historic flow patterns, while ensuring that no adverse impacts to adjacent properties will occur, as compared to existing conditions consistent with the DR/GR FLU and Policy 33.1.7.

POLICY 33.2.1: *Existing acreage subdivisions are shown on Map 2-D. These subdivisions should be protected from adverse external impacts.*

The Enhanced Lake Management Plan prepared by Progressive Water Resources demonstrates that the proposed development will position the proposed Sandstone Aquifer irrigation wells to prevent adverse impacts to the existing residential wells to the north. A Sandstone Aquifer monitoring well has been installed across Daniels Parkway on the Timber Creek property and the applicant has agreed to a second monitoring well on the Daniels South Property. Groundwater level readings will be taken from each well. When combined with the existing USGS Sandstone Monitoring well L-729, Lee County will have significant data to monitor groundwater levels and ensure the proposed development has no negative or adverse impacts to the existing subdivisions relying upon wells.

The existing monitoring of the Sandstone Aquifer at Timber Creek demonstrating groundwater elevation levels are increasing with the onset of the rainy season. Therefore, while Sandstone Aquifer groundwater levels in certain areas of Lee County have been impacted due to over-extraction, the area in which the subject Property is located appears to have significantly better water resource conditions.

It is important to also note that the nearest irrigation well is approximately 3,000 feet (0.6 miles) from Lehigh Acres. Additionally, the irrigation system is proposed to combine the use of surface and groundwater sources to reduce overall reliance on groundwater supplies, consistent with Policy 33.2.1. As a result of this design, the overall use of groundwater is anticipated to be greatly reduced, and at times intermittent to nonexistent, since the primary source of irrigation supplies is stormwater. The irrigation demands used in a groundwater modeling analysis performed by Progressive Water Resources (PWR) were based on a 1-in-10 drought frequency, i.e., drought conditions and assumes zero surface water quantities being derived from the project's stormwater wet detention lakes, a condition considered virtually impossible since it is predicated upon the wet detention lakes being completely empty for a duration of 90 days; these assumptions are considered highly conservative. Despite these conservative assumptions, the modeling indicates that the maximum month (dry season) drawdown from the operation of the irrigation running continuously for 90-days, with no recharge, is less than 1 foot at the project's eastern property boundary. As a result, there are no adverse impacts anticipated to occur to nearby existing legal users.

It is expected that a Water Use Permit (WUP) will be requested from the South Florida Water Management District (SFWMD) meeting the criteria of Chapter 373.223(1) Florida Statutes. This section of Statute establishes that WUP applicants must demonstrate any requested use of water is reasonable and beneficial and will not interfere with any existing legal use of water and is consistent with the public interest. Therefore, adverse interference to existing Sandstone Aquifer users will not be authorized.

*[**NOTE:** Below, in Policy 33.2.2, the underlined text represents proposed additions, and ~~cross-hatched~~ text represents proposed deletions.]*

POLICY 33.2.2: *Map 2-D identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts ~~into Traditional Neighborhood Developments~~. The preferred pattern for residential development is to cluster density within Mixed-Use Communities along existing roads and away from Future Limerock Mining areas.*

1. *Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.*
   a. *The maximum gross density is 5 dwelling units per acre of total land designated as a Mixed Use Community when TDUs are used.*
   b. *Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 2-D will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.*
   c. *Contiguous property under the same ownership may be developed as part of a Mixed-Use Community provided it does not extend more than 400 feet beyond the perimeter of the Mixed Use Community as designated on Map 2-D.*
   d. *Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.*
2. *Contiguous property adjacent to the Mixed-Use Community located within the Lehigh Acres Community Plan Area will be allowed to sum allowable dwelling units of the entire property. The resulting allowable dwelling units may be allocated across the entire project regardless of the underlying future land use category, provided:*
   a. the project is developed as a Planned Development, and
   b. the project maintains a minimum of 60 percent open space.
3. *Central water and wastewater services are required to develop a Mixed-Use Community.*
4. ~~*Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County*~~

The proposed text amendment addresses the Property's location within the Lehigh Acres and Southeast Lee community planning areas and allows the calculation and utilization of density across the entire Property. Consistent with the proposed amendment to Policy 33.2.2, the planned development calculates density across the entire Property, requires connection to central water and sewer and provides 60% open space. The MCP demonstrates the required connection to central water and sewer and the provision of the 60% open space through habitat preservation and restoration and proposed flow paths are promoted through a clustered development pattern that utilizes the existing locations of agricultural activity to the maximum extent possible.

To demonstrate how the planned development will achieve these objectives, the following reports have been prepared and are submitted with this application.

- Indigenous Preservation and Restoration Management Plan (IPRMP);
- Protected Species Survey;
- Protected Species Management Plan & Human Wildlife Coexistence Plan (PSMPHWCP);
- Drainage Report including Appendix L, an Integrated Model Analysis;
- Enhanced Lake Management Plan; and
- Characterization of Ground and Surface Water Resources.

Transportation

A full zoning transportation impact statement has been prepared by TR Transportation and is attached to the supporting documentation for this application.

> ***OBJECTIVE 37.1: GENERAL STANDARDS.*** *Monitor non-regulatory LOS standards outlined in Policy 95.1.3. on county and state transportation facilities within Lee County. Cooperate with municipalities on the facilities maintained by Lee County within the municipalities and with FDOT on state transportation facilities.*
>
> ***POLICY 37.1.1:*** *Lee County will develop multi-modal service volumes (capacities) based on local Lee County conditions for determination of the LOS of transportation facilities.*

The analysis provided by TR Transportation demonstrates that SR 82 and Daniels Parkway will not fall below the recommended minimum acceptable Level of Service thresholds and, therefore, is consistent with Objective 37.1 and Policy 37.1.1.

> ***OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING.*** *Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle and pedestrian facilities where indicated on the transportation map series and Map 4-E, Lee County Greenways Master Plan.*
>
> ***POLICY 39.2.1:*** *Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:*
>
> - *Promoting safe and convenient street, bicycle and pedestrian facilities connectivity for easy access between modes.*

- *Utilizing short block lengths within urban Mixed Use Overlay areas.*
- *Providing transit service within an emphasis on urban Mixed Use Overlay areas.*
- *Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.*
- *Providing sidewalks along all roads and streets in urban areas, except where prohibited.*

POLICY 39.2.3: *Future non-urban areas are planned primarily for motor vehicle transportation by:*

- *Limiting transit service and provision of separate pedestrian facilities in the Mixed Use Overlay areas unless otherwise stated in the LDC.*
- *Accommodating bicycle usage on bicycle lanes, paved shoulder or multi-use recreational trail facilities.*

The subject Property is within a Future Urban and a Future non-urban location at the intersection of two major arterial roadways in Lee County, Daniels Parkway, and State Road 82. The traffic analysis provided by TR Transportation demonstrates adequate capacity to serve the proposed development. Sidewalks are already provided along the SR 82 frontage and a sidewalk exists on the western side of Daniels Parkway already. A fee-in-lieu payment will be made consistent with LDC Chapter 10 along Daniels Parkway during construction of the residential development due to the limited width of the public right-of-way. The MCP demonstrates internal roadway cross sections consistent with LDC Chapter 10 with pedestrian facilities internal to the proposed development for connectivity across the 1,233 acre Property. The future proposed development will be consistent with Objective 39.2 and Policies 39.2.1 and 39.2.3.

POLICY 39.2.5: *Establish connection separation standards in the LDC based on functional classification and future urban, suburban, or non-urban area designation. Designate by Board action, certain roadways as "controlled access," to which permanent access points are restricted to locations established and set by a specific access plan adopted by Board resolution.*

The subject Property fronts on SR 82 and Daniels Parkway (which are controlled access facilities). The MCP demonstrates access to the proposed subdivision is provided by Daniels Parkway in locations consistent with the Controlled Access Management Plans and Policy 39.2.5.

Airport Compatibility

OBJECTIVE 47.2: *DEVELOPMENT COMPATIBILITY IN VICINITY OF AIRPORTS. Evaluate development proposals for property located within the vicinity of existing or planned aviation facilities to ensure land use compatibility, to preclude hazards to aircraft operations, and to protect airport capacities and facilities.*

POLICY 47.2.1: *Land use compatibility will be considered when reviewing development proposals within the vicinity of existing or planned aviation facilities.*

POLICY 47.2.3: *Utilize the currently adopted Airport Master Plans, rules of Chapter 333, F.S., and the Southwest Florida International Airport FAR Part 150 Study, including updates, as a basis to amend the Lee Plan and the Land Development Code to prohibit development that is incompatible with the Southwest Florida International Airport or*

Page Field Airport; and, to ensure future economic enhancement consistent with Objective 47.1.

POLICY 47.2.5: *The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority's airports operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority airport's Air Operations Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority's airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction and escape.*

The Property is proximate to the SWFIA. As a result, the establishment of new habitat is not proposed. Existing onsite wetlands and uplands will be preserved as required, and restored in their current locations in ways that will minimize attractiveness to increased wildlife activity. The Schedule of Deviations includes requests to minimize opportunities for additional wading birds or other wildlife hazardous to airport activities to be attracted to the Property. Lake bank slopes are proposed to be hardened and associated deviations are requested. Wetland restoration is not increased within the 10,000 foot wildlife buffer and the IPRMP demonstrates a like-for-like restoration to maintain existing habitat types. Plantings within the buffer are proposed to be consistent with the Lee County Port Authority compatible plant list. Finally, hydrologic restoration of the onsite wetlands is not anticipated to increase wetland hydroperiods but will remove the existing berms and ditched to create an interconnected system.

Noise Zone B

The MCP demonstrates a design that takes into account the noise zones on the subject Property and does not propose residential uses in prohibited zones. A small portion of the Property is within Noise Zone B. The MCP demonstrates a proposed amenity and accessory stormwater management within this area. The requested Mixed Use Planned Development does not propose any or commercial development within Airport Noise Zone B. The proposed uses within Noise Zone B are permitted by 34-1104(a)(2). Many amenities and accessory activities, such as Pickle ball, mechanical equipment, landscape maintenance, etc., occur at noise levels higher than the 60 to 65 dB referenced by Noise Zone B[1]. The purposeful placement of the amenity within Noise Zone B provides a transition from the SWFIA property and the proposed residential units at a noise level consistent with the mapped contour.

Land Use Considerations

Lee County's LDC includes land use restrictions related to the SWFIA and the proposed Mixed Use Planned Development is consistent with these restrictions. While Manufacturing is requested for the commercial development area adjacent to SR 82 and Daniels Parkway, the uses are limited to food and kindred spirits for malt beverages, bakery items, confectionary, drinks, etc. It is expected that these items would be manufactured indoors similar to other properties with these

[1] Noise Awareness. Common Noise Levels - Noise Awareness Day. Accessed on May 30, 2022.

active uses onsite and, therefore, there would be no smoke, dust, vapor, glare, or other visual hazards consistent with LDC Section 34-1110(a)(3). This use as requested can be recommended for approval as part of this planned development. Additionally, wireless communication facilities and broadcast studios are not included in the Schedule of Uses for the proposed development.

As part of the permitting process, there are several additional permits that need to be secured after the planned development zoning. The Applicant has included Proposed Conditions that will support additional review of the proposed development by LCPA. Consistent with LDC Section 10-154(8) an exterior lighting plan must be provided with the local development order which is expected to be reviewed by LCPA ensuring consistency with sections 34-1110(a)(1) and (2). As part of the development order process, the Applicant will coordinate with LCPA to evaluate if a "Tall Structures Permit" will be necessary as a result of the proposed buildings and/or construction equipment.

Due to the unique nature of the proposed development several additional actions are proposed by the Applicant and included in the Proposed Conditions for implementation at the time of Development Order or other permitting timeframe:

- Bear Proof Trash Receptacles;
- Underground Grease Traps for Commercial Uses;
- Airport Wildlife Monitoring Plan (See IPRMP for details).
    - Must include Best Management Practices to reduce standing water and wildlife attractants onsite during construction activities.
    - Onsite walkthroughs with LCPA during construction to address wildlife concerns;
- Landscaping consistent with LCPA Native Landscape List;
- Prescribed burning is prohibited per the IPRMP; and
- Reduced lake bank slopes with hardened shorelines to reduce attractiveness to wildlife.

The Protected Species Management Plan (PSMP) & Human Wildlife Coexistence Plan (HWCP) have been updated to include protection measures. The Applicant is proposing to develop a wildlife monitoring program with the LCPA and the Department of Community Development (DCD) Staff prior to the commencement of construction. It is expected that this monitoring program will include periodic observations within the development footprint and preserve areas. Furthermore, specific Best Management Practices (BMPs) are outlined in the PSMP & HWCP identifying the activities expected to occur as part of the monitoring program. The Applicant has met with the LCPA several times to discuss and refine the proposed site plan. It is expected that this coordination will continue to implement the conditions mentioned above and also discuss construction practices to address noise and the proximity to the airport. Collectively, the proposed text amendment, site design and additional monitoring plans will demonstrate consistency with Objective 47.2 and Policies 47.2.1, 47.2.3 and 47.2.5.

Surface Water Management

The subject Property will have a centralized surface water management system that takes into account the existing natural features. Restoration of these features is proposed as part of the IPRMP

and Drainage Plan to promote interconnectivity and address the impacts of on-going agricultural activities onsite.

> ***GOAL 60:*** *COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*
> ***POLICY 60.1.1:*** *Require design of surface water management systems to protect or enhance the groundwater.*
> ***POLICY 60.1.2:*** *Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.*
> ***POLICY 60.1.3:*** *Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.*

The Property has been cleared and improved in support of agricultural activities since the late 1940s. The existing north/south agricultural road establishes a surface water divide on the subject Property and is recognized as a basin divide between the Six Mile Cypress Sub-Watershed and Estero River Sub-Watershed. The area east of the basin divide is hydrologically separated from lands to the west and is orphaned from the balance of the DR/GR. Natural flows from the west also appear constrained from Daniels Parkway as outlined in the Characterization of Ground and Surface Water Resources provided by Progressive Water Resources.

Lee County's Historic Flowways Map indicates historic flowway connections existing internal to the Property and, therefore, a hydrological connection between the subject Property and the balance of the DR/GR. The proposed text amendment requires a clustered development plan and the restoration of historic flow paths identified on the historic flowway map. However, the subject Property is in close proximity to the SWFIA and creation of additional wetland habitat cannot be accommodated due to the wildlife attractants that would be created. To interconnect the 2 watershed basins across the existing agricultural road as identified on the historic flowway map, an underground physical infrastructure improvement is proposed. As outlined by the Drainage Report prepared by Morris-Depew Associates, 24 inch buried piped connection is proposed to interconnect the 2 onsite watershed basins and associated wetlands. While not a natural flowway, the proposed improvements take into account the unique conditions of the Property to achieve the overall objective of interconnecting wetlands, re-establishing historic flow patterns across the Property, and ensuring no adverse impacts to adjacent properties will occur, as compared to existing conditions consistent with Objective 60.1 and Policies 60.1.1, 60.1.2 and 60.1.3.

> ***OBJECTIVE 60.3:*** *CRITICAL AREAS. The Six Mile Cypress Basin (as defined in Chapter 10 of the Land Development Code) and the Density Reduction/Groundwater Resource land use category are both identified as "critical areas for surface water management." The county will maintain existing regulations to protect the unique environmental and water resource values of these areas.*

The Characterization of Ground and Surface Water Resources and Draft Enhanced Lake Management Plan prepared by Progressive Water Resources includes an outline of Water Quality Management Practices. A surface water quality monitoring program is proposed to ensure that surface water entering and exiting the proposed development meets all SFWMD ERP guidelines as well as all applicable requirements of Chapter 62-302, FAC. The program includes a single set of background samples after the completion of the surface water management lakes, 3 sampling events during the wet season, and continuous monitoring for 5 years. Monitoring is proposed to be discontinued after 5 years if surface water quality is demonstrated as being consistent with State standards. An annual report summarizing all monitoring activity will be provided by March 1 of each year. The proposed conditions included in the concurrent planned development outline the timing of the sampling, the parameters to be tested during sampling and the requirement for continuous monitoring for 5 years. Additionally, all data will be provided to Lee County Division of Natural Resources in electronic format for utilization in larger countywide studies. Additional coordination is expected through the review of the requested comprehensive plan amendments and planned development applications to ensure the project's consistency with Objective 60.3.

> ***GOAL 61:*** *PROTECTION OF WATER RESOURCES. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*
>
> ***POLICY 61.1.6:*** *When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with county staff regarding the source of irrigation water.*

As described by the Characterization of Ground and Surface Water Resources Report prepared by Progressive Water Resources, reclaimed water lines are not available in proximity of the subject Property.

Therefore, a mix of surface water from the onsite management system and supplies from the confined Sandstone Aquifer are proposed to be utilized consistent with Objective 61 and Policy 61.16. Additionally, the Draft Enhancement Lake Monitoring Plan prepared by Progressive Water Resources outlines a proposed Water Quality Monitoring program to ensure that surface water entering and leaving the subject Property meet State standards and protect receiving waters consistent with Goal 61.

Environmental

As demonstrated by the supporting information prepared by Passarella and Associates, the requested planned development is consistent with and furthers Conservation Goals, Objectives, and Policies. The Property supports an active agricultural operation and has had an elevated north/south historic farm road since at least 1958. This site condition has created a hydrological divide on the Property creating east and west sections. Additionally, the onsite wetlands have

berms and ditches creating artificial partitions and disconnecting sections within the natural system.

The IPRMP provided by Passarella and Associates identifies the predominant land cover, approximately 40.7%, is improved and low pasture. Ditches, berms, and other disturbed lands are approximately 7.6% of the Property. Collectively, these areas amount to approximately half of the Property and have resulted in impacts to the natural habitat onsite.

The requested planned development through the MCP, environmental reports and proposed conditions seek to preserve and restore existing wetland and upland habitats to provide flow patterns across the existing basin divide in locations generally consistent with historical patterns mapped by Lee County.

> ***GOAL 123:*** *RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.*
> ***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.*
> ***POLICY 123.1.5:*** *Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.*
> ***POLICY 123.1.7:*** *Coordinate the location of area wide conservation easements to maximize the protection of natural resources.*
> ***POLICY 123.2.6:*** *Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.*
> ***POLICY 123.2.10:*** *Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public involvement in these areas.*
> ***POLICY 123.2.15:*** *Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.*

The Property is in an area of Lee County where policy priorities have been established by the Board of County Commissioners (BOCC) for the preservation of regional flowways and habitat. This policy direction is a long standing priority for the County and can be seen through numerous mitigation lands and conservation purchases as well as private restoration and preservation that have occurred within the Southeast Lee County community planning area over the years. The Property is proximate to the Wild Turkey Strand Preserve, although not interconnected. The Property's southern boundary is triangular in shape and ceases north of an existing FPL easement. Wild Turkey Strand Preserve is most of Sections 28 and 27 south/southwest of the FPL Easement. The property between the FPL easement and Wild Turkey Strand Preserve limits is held in private ownership. In recognition of this proximity and the privately held lands south of the FPL easement adjacent to Wild Turkey Strand, the southern portion of the Property is proposed for indigenous preservation and restoration consistent with Policy 123.2.10. As previously mentioned due to the proximity to the SWFIA, wetland enhancement and increased restoration is not proposed but like for like restoration activities are planned. Indigenous uplands, including Rare and Unique uplands, surrounding the wetlands are also proposed for preservation and restoration. Approximately 58.1

acres of mature pine flatwoods, which is considered a Rare and Unique upland habitat, are preserved by the proposed site plan in the concurrent Mixed Use Planned Development. The proposed preservation and restoration efforts are outlined in detail within the IPRMP prepared by Passarella and Associates which demonstrates consistency within Goal 123. With future efforts, connectivity between the subject Property's indigenous areas/conservation easements and Wild Turkey Strand Preserve may be possible consistent with Policy 123.1.5.

POLICY 77.3.6: *Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect develop and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives and impact fee credits.*

POLICY 77.3.7: *New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's, general open space requirements, development constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.*

As described above, the subject Property does not have an interconnection with Wild Turkey Strand. An existing greenway connector currently exists along Daniels Parkway, Captiva-Hendry Trail. The Applicant intends to pay a fee-in-lieu if additional improvements are needed at the time of Development Order. An area for the existing sidewalk infrastructure on Daniels Parkway was provided with the initial Capital Improvement Project to extend Daniels Parkway. Additional area for pedestrian infrastructure on the other side of the right-of-way was not provided with the public cross-section and does not have adequate width to provide additional infrastructure.

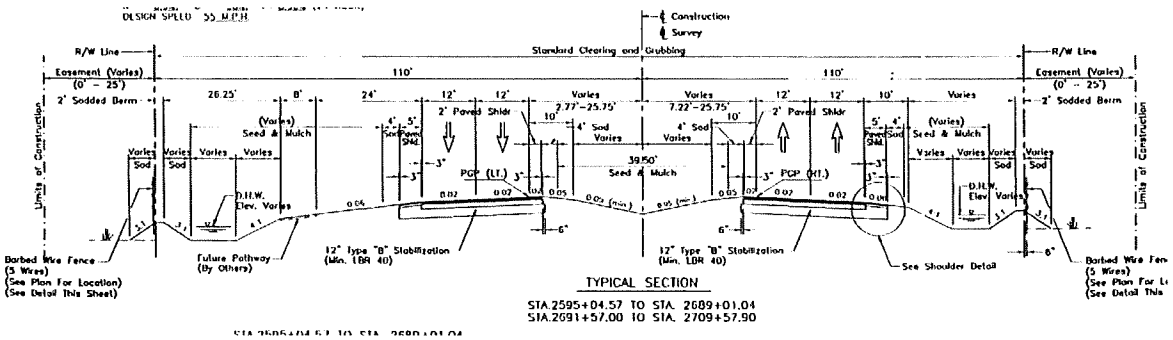

Figure 2. Daniels Parkway Cross-Section

OBJECTIVE 123.3: *WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system.*

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

POLICY 123.3.3: *Protect wildlife from impacts of new non-agricultural development in non-urban areas through the creation and implementation of a human-wildlife coexistence plan for each new development requiring a development order.*

OBJECTIVE 123.4: *ENDANGERED AND THREATENED SPECIES IN GENERAL. Protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.*

POLICY 123.12.2: *Encourage use of bear proof containers to secure waste and other attractants within and adjacent to know bear habitats.*

The proposed development seeks to preserve and restore existing native habitats onsite to promote natural surface water characteristics and general flow patterns that existed onsite historically consistent with Goal 123. Consistent with Objective 123.4 the IPRMP submitted with the planned development demonstrates restoration is proposed for wetland and upland communities consistent with Policy 123.3.1. Such preservation and restoration accommodates existing wildlife that inhabits the Property in ways that acknowledge the Property's proximity to SWFIA and minimize attractiveness of the preserved areas to wildlife consistent with Policy 47.2.5. A Human-Wildlife Coexistence Plan has been provided as part of the supporting application materials consistent with Policy 123.3.3. The Proposed Conditions demonstrate it is expected this plan will be updated at the time of Development Order. The Proposed Conditions also demonstrate the bear proof trash container for the residential development and below ground grease traps for the commercial development are required to promote consistency with Policy 123.12.2.

The FLUCCS Map prepared by Passarella and Associates indicates that approximately 532 acres of the subject Property are considered wetlands. However, the proposal **will not create additional** wetland habitat. Due to proximity to SWFIA, restoration activities are only proposed within existing upland and wetland habitats. This restoration will improve hydrogeological connectivity across the Property compared to existing conditions. A Jurisdictional Determination has been secured from the South Florida Water Management District to memorialize the location of onsite wetlands and address any proposed impacts.

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

POLICY 124.1.1: *Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnote 8b of Table 1(a), Summary of Residential Densities.*

The requested planned development demonstrates wetland impacts are proposed to support a residential subdivision with a maximum of 1,600 dwelling units and accessory uses. Across the 1,233 acre property, the requested 1,600 units establishes a density of approximately 1.3 dwelling units/acre – a low density – with recreational amenities proposed to support the community consistent with Policy 124.1.1.

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

POLICY 125.1.2: *New development and additions to existing development must not degrade surface and groundwater quality.*

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 estuarine systems.*

The proposed development will eliminate the existing drainage ditches and berms associated with the historic agricultural operations onsite to restore and enhance the existing onsite water resource conditions. The Draft Enhanced Lake Management Plan prepared by Progressive Water Resources includes a Water Quality Monitoring program to ensure surface water entering and exiting the subject Property meets State standards. Through the issuance of the required Environmental Resource Permit by the SFWMD, reasonable assurances are provided to the County that surface and groundwater resources will be protected and maintained. Additionally, the provided Proposed Conditions outline the monitoring schedule and parameters to be tested. The proposed Drainage Report prepared by Morris-Depew Associates demonstrates a unified stormwater management system which will "attenuate the 25 year, 3 day rainfall event within the proposed onsite water management system and reduce peak runoff discharge rates from the project limits." The stormwater management system is required to be designed based on the SFWMD Environmental Resource Permit program and consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the issuance of the ERP, the proposed development will maintain water quality for surface and groundwater that will meet and potentially exceed State and Federal Standards.

The proposed design included in the Master Drainage Plan (Appendix A) demonstrates the integrated water management lakes will have a total surface area of 117 acres. Due to the project's proximity to the SWFIA and inclusion within the 10,000 foot hazardous wildlife buffer, some lake banks are proposed to be hardened with no littoral plantings to minimize wildlife attractants. These lakes will be interconnected with the lakes outside the 10,000 foot hazardous wildlife buffer to ensure water quality treatment is provided prior to discharge offsite. As demonstrated by the Drainage Report, MCP, Proposed Conditions, and through the subsequent development order, the proposed development will be consistent with Policies 125.1.2 and 125.1.3.

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

POLICY 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels and lake levels at or above existing conditions.*

The subject Property has 532 acres of wetlands of which 520.9 acres are proposed to be preserved and restored. Completion of the activities outlined in the IPRMP will improve the wetland's ability to retain stormwater through the elimination of the existing agricultural ditches which internally impound the wetlands. The proposed restoration will increase surface water detention while reducing runoff which will also enhance water quality through vegetative and native soil filtration. The Master Drainage Report prepared by Morris-Depew Associates and Integrated Model

Analysis prepared by Progressive Water Resources demonstrate that the peak runoff of the proposed development will be less than the existing conditions, decreasing the potential for flood conditions on downstream properties. Additionally, the proposed development increases groundwater recharge conditions as compared to the existing conditions. To the maximum extent possible, given the proximity of the Property to the SWFIA, the proposed development incorporates natural features for improving surface water flows, groundwater levels, and lake levels consistent with Policies 126.1.1 and 126.1.4.

Conclusions

The requested Mixed Use Planned Development is the next step of the entitlement process to establish a cohesive master plan with unified commercial and residential development on the subject Property consistent with the Southeast Lee and Lehigh Acres community plans. Developed independently under presently permissible land use, the development patterns would be scattered and uncoordinated with a portion relying on wells and septic, further conflicting with the general intent and vision of the DR/GR FLU.

The requested planned development and supporting application materials provide the opportunity to evaluate properties for redevelopment to determine if the required prerequisites outlined by the concurrent comprehensive plan amendments have been met. The proposed development maintains an emphasis on the preservation and restoration of native habitat in a manner that also restores historic flow patterns across the Property promoting the overall intent of the Southeast Lee Community Planning Area which could not be achieved without the requested amendments.

The supporting materials to this request demonstrate a unified stormwater management system that will appropriately address nutrient loading and surface water quality while interconnecting the two watershed basins onsite in a manner consistent with the Property's proximity to SWFIA. This design promotes a beneficial increase in recharge to the underlying Water Table Aquifer as compared to existing conditions. The design also clusters the proposed development in a manner that preserves or enhances 55% of the Property, consistent with other overlays within the Southeast Lee Community Planning Area. The proposed site design takes into account the unique conditions of the subject Property to appropriately balance the objectives of the DR/GR FLU, and Southeast Lee Community Planning Area, with the Port Authority's desire to avoid potential wildlife attractants. The resulting site design serves to re-establish historic flow patterns, increase aquifer recharge, reduce offsite surface water flows, and preserve and restore 679 acres of habitat. Through the analysis showing onsite preservation and restoration of habitat, the proposed management and monitoring of wildlife, the modeling of existing and proposed surface and groundwater conditions, and the proposed monitoring of surface water quality, the proposed planned development demonstrates consistency with the goals, objectives, and policies for the DR/GR and Wetlands FLU and Southeast Lee County Community Planning Area. The integrated design promoting a unified development of commercial and multi-family residential development with joint access and stormwater management is consistent with the goals, objectives, and policies for the Central Urban FLU and Lehigh Acres community plan area. Additionally, the transportation analysis, urban services analysis, Schedule of Uses and requested deviations are consistent with the underlying FLU categories. Collectively, the documentation demonstrates the requested planned

development with proposed conditions is consistent with the goals, objectives, and policies of the Lee Plan.

ATTACHMENT F

DESCRIPTION
DANIELS PARKWAY SOUTH

Exhibit A

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**; THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (THE CHORD OF WHICH BEARS N 51°11'49" E, 1,069.87 FEET), A DISTANCE OF 1,076.72 FEET ALONG THE ARC OF SAID CURVE; THENCE N 62°23'39" E, A DISTANCE OF 1,243.81 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (THE CHORD OF WHICH BEARS N 44°09'01" E, 912.97 FEET), A DISTANCE OF 928.59 FEET ALONG THE ARC OF SAID CURVE; THENCE N 25°54'24" E, A DISTANCE OF 92.62 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 89°44'45" (THE CHORD OF WHICH BEARS N 70°46'47" E, 317.49 FEET), A DISTANCE OF 352.43 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; S 64°20'50" E, A DISTANCE OF 397.80 FEET; S 89°06'10" E, A DISTANCE OF 198.19 FEET; S 64°20'50" E, A DISTANCE OF 434.90 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 1,034.18 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,233.08 ACRES, MORE OR LESS.

REVIEWED
DCI2022-00002
Rick Burris, Principal Planner
Lee County DCD/Planning
7/1/2022

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 21-45-26 AS BEARING N 01°13'41" W.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, WEST ZONE AND REFERENCES NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), FDOT FPRN AND ARE SHOWN IN U.S. SURVEY FEET.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY

PREPARED BY:

PSM 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2022.04.28 16:47:24 -04'00'

THOMAS M. ROOKS JR., PSM — DATE
FLORIDA CERTIFICATE NO. 6347

REVISIONS:
04-28-2022:REVISED PER COMMENTS

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PROJECT:
DANIELS PARKWAY SOUTH
OVERALL PARCEL

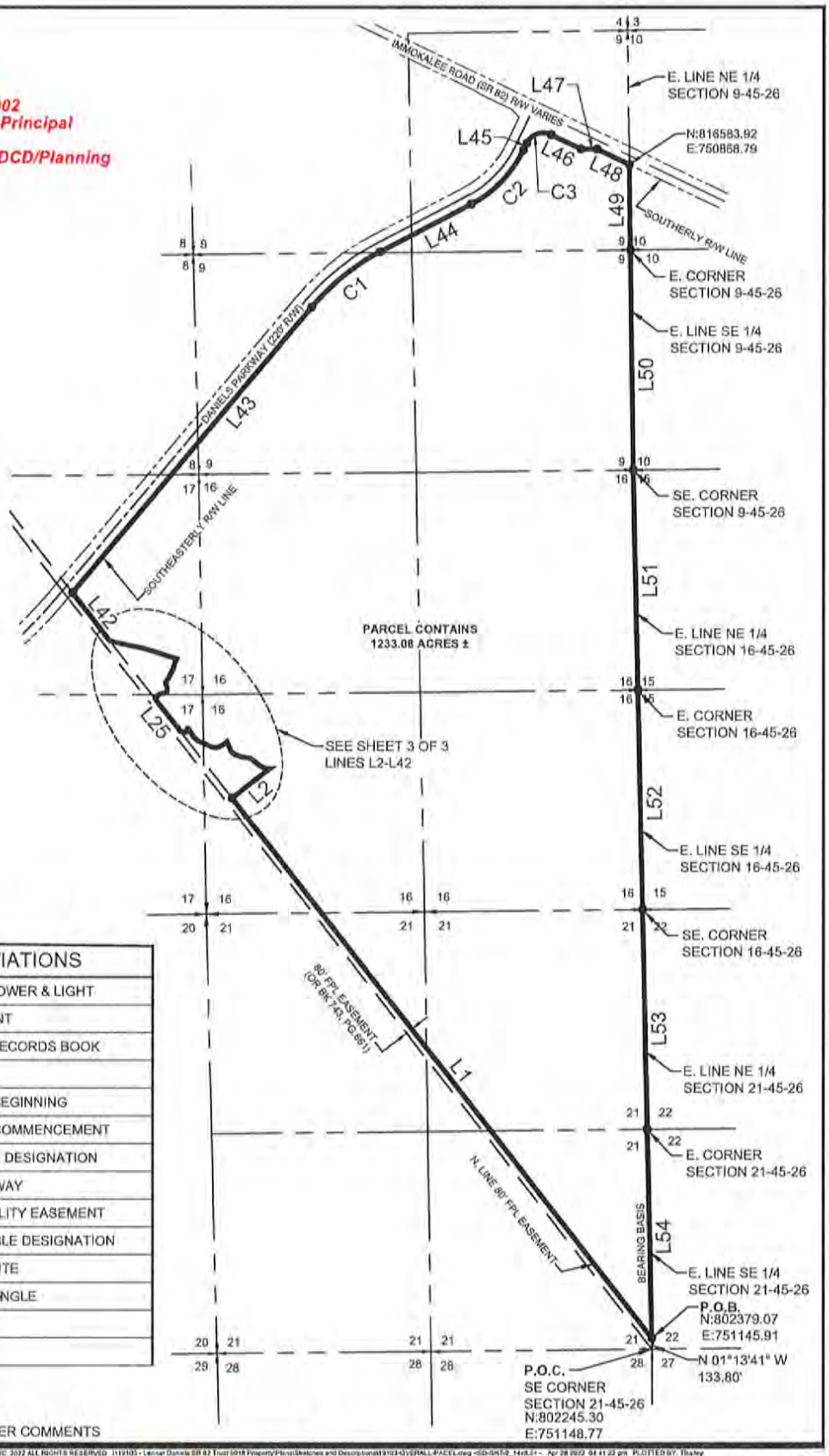
LOCATION:
LYING IN
SECTIONS 8, 9, 16, 17 & 21
TOWNSHIP 45 S.,
RANGE 26 E.,
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

CLIENT:
LENNAR

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	10-29-2021
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 3
JOB/FILE NUMBER:	19103

REVIEWED
DCI2022-00002
Rick Burris, Principal Planner
Lee County DCD/Planning
7/1/2022



ABBREVIATIONS	
F.P.L.	FLORIDA POWER & LIGHT
INST.	INSTRUMENT
O.R.BK	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
L44	LINE TABLE DESIGNATION
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
C1	CURVE TABLE DESIGNATION
S.R.	STATE ROUTE
C.A.	CENTRAL ANGLE
CHD	CHORD
BRG	BEARING

REVISIONS:
04-28-2022:REVISED PER COMMENTS

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PROJECT:
DANIELS PARKWAY SOUTH OVERALL PARCEL

LOCATION:
LYING IN
SECTIONS 8, 9, 16, 17 & 21
TOWNSHIP 45 S.,
RANGE 26 E.,
LEE COUNTY, FLORIDA

CONSULTANT:
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LENNAR

1500 0 750 1500
SCALE 1"=1500'

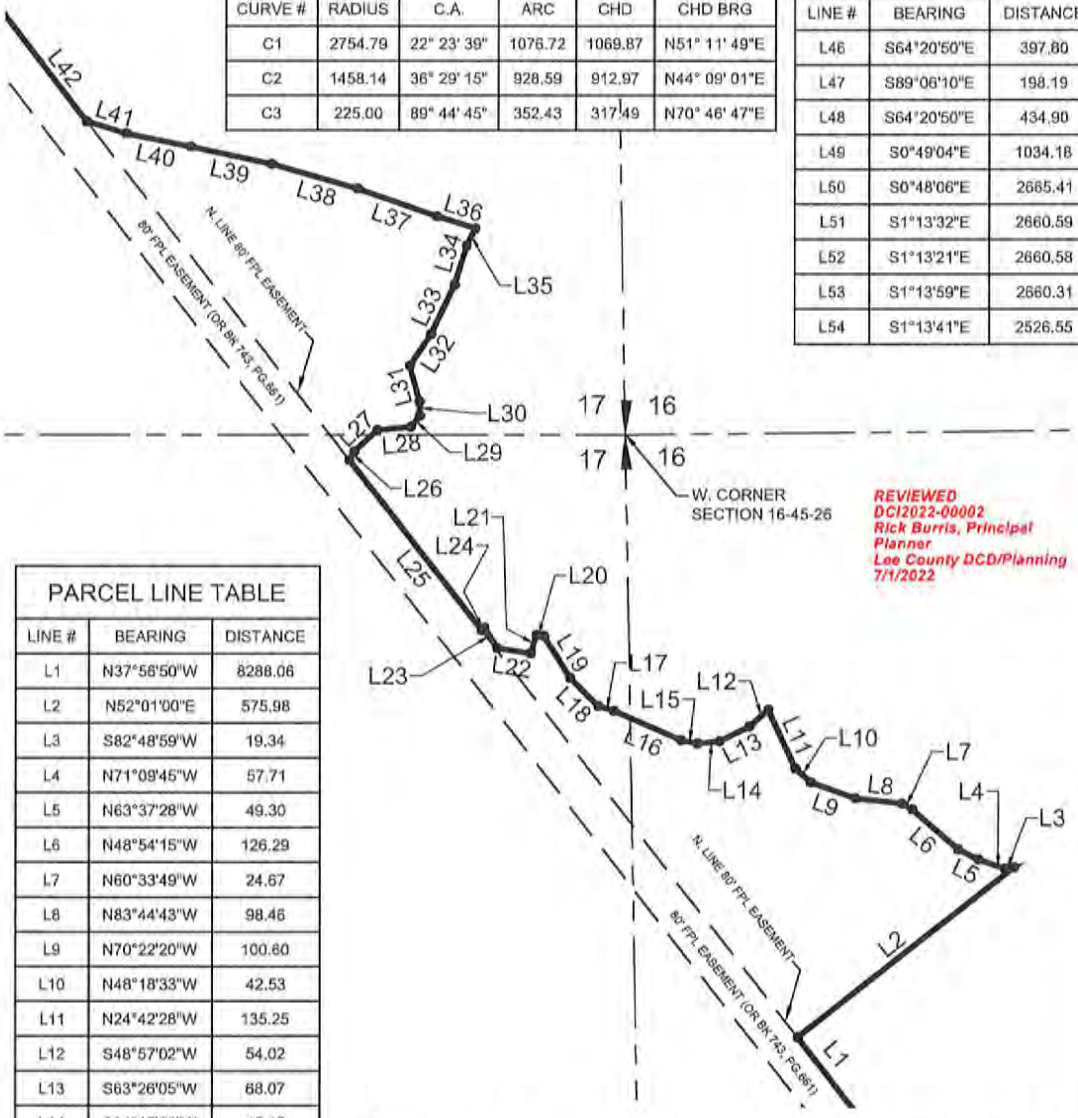
PROJECT MANAGER:	TMR
DRAWN BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	10-29-2021
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	19103

CURVE TABLE

CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	2754.79	22° 23' 39"	1076.72	1069.87	N51° 11' 49"E
C2	1458.14	36° 29' 15"	928.59	912.97	N44° 09' 01"E
C3	225.00	89° 44' 45"	352.43	317.49	N70° 46' 47"E

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L46	S64°20'50"E	397.80
L47	S89°06'10"E	198.19
L48	S64°20'50"E	434.90
L49	S0°49'04"E	1034.18
L50	S0°48'06"E	2665.41
L51	S1°13'32"E	2660.59
L52	S1°13'21"E	2660.58
L53	S1°13'59"E	2660.31
L54	S1°13'41"E	2526.55



REVIEWED
DCI2022-00002
Rick Burris, Principal Planner
Lee County DCD/Planning
7/1/2022

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	N37°56'50"W	8288.06
L2	N52°01'00"E	575.98
L3	S82°48'59"W	19.34
L4	N71°09'45"W	57.71
L5	N63°37'28"W	49.30
L6	N48°54'15"W	126.29
L7	N60°33'49"W	24.67
L8	N83°44'43"W	98.46
L9	N70°22'20"W	100.60
L10	N48°18'33"W	42.53
L11	N24°42'28"W	135.25
L12	S48°57'02"W	54.02
L13	S63°26'05"W	68.07
L14	S84°15'26"W	45.45
L15	N79°07'02"W	34.18
L16	N66°31'59"W	154.47
L17	N72°54'16"W	34.99
L18	N45°25'11"W	82.93
L19	N32°23'59"W	103.81
L20	N82°46'27"W	15.23
L21	S19°01'18"W	40.48
L22	N81°11'32"W	69.90
L23	N32°13'26"W	50.84
L24	S49°10'02"W	7.87
L25	N37°56'50"W	449.47

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L26	N29°19'28"E	20.34
L27	N47°11'44"E	65.51
L28	N84°08'32"E	71.02
L29	N38°34'37"E	29.66
L30	N0°51'38"W	29.94
L31	N15°35'20"W	77.08
L32	N33°48'21"E	78.80
L33	N25°23'33"E	114.63
L34	N16°58'54"E	85.90
L35	N27°52'17"E	39.89

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L36	N72°43'23"W	83.98
L37	N70°39'13"W	175.90
L38	N74°05'06"W	185.89
L39	N77°53'04"W	174.58
L40	N78°30'12"W	137.71
L41	N73°20'55"W	86.69
L42	N37°56'50"W	733.08
L43	N40°00'00"E	4509.83
L44	N62°23'39"E	1243.81
L45	N25°54'24"E	92.62

REVISIONS:
04-28-2022:REVISED PER COMMENTS

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PROJECT:
DANIELS PARKWAY SOUTH
OVERALL PARCEL

LOCATION:
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TOWNSHIP 45 S.,
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CONSULTANT:
MORRIS DEPEW
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CLIENT:
LENNAR

300 0 150 300
SCALE 1"=300'

PROJECT MANAGER:	TMR
DRAWN COBY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	10-29-2021
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	3 OF 3
JOB/FILE NUMBER:	19103

ATTACHMENT G

Daniels Parkway South
Mixed Use Planned Development
Proposed Conditions
March 22, 2023

Conditions

1. Development of this project must be consistent with the following:
   a. [Standard Master Concept Plan Conditioning Language]
   b. Approved Development Parameters.
      i. 1,600 dwelling units.
      ii. 350,000 square feet of commercial floor area.
   ~~c. The first development order creating residential lots must include a minimum of:~~
      ~~i. 55% Preserves (i.e.; subject to conservation easement) area. The cumulative amount of Preserve area provided after each subsequent development order must equal a minimum of 55% of the total acreage including previous phases of preservation and/or restoration area. Prior to final Certificate of Completion a minimum of 55% of the entire project acreage must be Preserves.~~
      ~~ii. 60% open space. The cumulative open space after each subsequent development order must equal a minimum of 60% of the total acreage including previous phases of preservation, restoration, and/or open space area. Prior to final Certificate of Completion a minimum of 60% of the entire project acreage must be devoted to open space.~~
   ~~d. Development order applications that include dwelling units or residential amenities must include a cumulative land development summary table of approved and pending development orders including requested and approved:~~
      ~~i. Residential dwelling units and intensity of non-residential uses;~~
      ~~ii. Open space (in acres); and~~
      ~~iii. Preserve areas (in acres).~~
   ~~e. Development order applications for the commercial must depict a minimum of 10% open space.~~

2. Schedule of Uses and Property Development Regulations
[Standard Schedule of Uses and PDR Formatting.]

3. <u>Agricultural Uses</u>
   Existing bona fide agricultural uses in the form of livestock pasture/grazing may continue on the site subject to the following.
   a. Termination of Agriculture Use. Agricultural uses must terminate on project areas receiving development order approval for vertical development. Development order approvals for plats, infrastructure improvements, landscaping, surface water management, or other non-vertical development do not trigger termination.
   b. Additional Clearing Prohibited. Additional clearing of trees or vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, (i.e. mowed) but not cleared or expanded. This prohibition does not preclude County approval of requests to remove invasive exotic vegetation.
   c. Proof of Termination. Existing agricultural uses within a tract or phase must be discontinued upon local development order approval for development defined in LDC Chapter 34. Development not included within the Chapter 34 definition but that requires a development order under Chapter 10 (including but not limited to plats, lot splits, and lot re-combinations) will not trigger the requirement to discontinue agricultural uses. The property owner must provide written proof of the following, subject to review/approval by the County Attorney's Office.
      i. Affidavit Required. Termination of all agricultural use on the property included in the development order application/approval for development as defined in Chapter 34. Proof must include an affidavit from the property owner providing the following:
         1. Date agricultural uses ceased;

2. Legal description of the property subject to development order';
3. An affirmative statement that the owner acknowledges and agrees that agricultural uses are illegal and prohibited on the property and that the property owner covenants with the County that they will not resume agricultural use of the property unless the property is rezoned to permit agricultural uses; and
4. That the affidavit constitutes a covenant between the property owner and Lee County that is binding on the owner, their assignees and successors in interest. The affidavit/covenant must be recorded in public record of Lee County at the owner's expense.

ii. Termination of Agricultural Tax Classification. Proof of termination of the agricultural tax classification for property included in the development order application/approval. Proof of termination must include a copy of the request to terminate the tax classification submitted to the Property Appraiser.

4. Open Space ~~and Preserves~~

~~Restoration and planting of Preserve areas must be completed with the conservation easement recorded within 5 years after the start of construction on the first development order approval creating residential lots. The conservation easement must include language dedicating the easement to a maintenance entity that provides third party enforcement rights to Lee County or another public agency acceptable to Lee County.~~

Prior to development order approval, all plans must depict a minimum of 60% open space. The cumulative amount of indigenous provided after each subsequent development order must equal 60% of the total acreage; including the previous phases of indigenous preservation and/or restoration. The final development order must demonstrate 739.85 acres of open space that includes 679.10 acres of indigenous Development orders for the commercial development areas must demonstrate a minimum of 10% of open space.

5. Buffers and Landscaping
   a. Development order landscape plans must reflect 100% native vegetation for required buffers and landscaping. Any buffers within the 10,000-foot Hazardous Wildlife Buffer and not included in the IPRMP must be planted in compliance with the Lee County Port Authority "Recommended Compatible and Incompatible Native Landscape List" for required landscaping. The planting requirements and plant list must be incorporated into project Declaration and Covenants ~~and deed restrictions~~ submitted prior to Development Order approval and recorded prior to issuance of Certificate of Compliance.

6. Protected Species
   a. Development order plans that include lakes or Preserve areas must depict sign locations and typical signs prohibiting dumping and the feeding of alligators.
   b. Development order plans must include a Protected Species Management Plan ("PSMP") ~~depicting on-site wildlife connections. The PSMP must include~~ with a Human-Wildlife Coexistence Plan and an Airport Wildlife Management Plan as set forth in Exhibit XX. ~~which must~~
   c. Vegetation Removal Permit applications must include a map depicting the work limit area with a protected species survey and management plan within the work limit area identifying monitoring and protection measures or relocation consistent with State and Federal requirements.

7. Indigenous Preservation, Restoration and Management Plan ("IPRMP")

   Habitat restoration must substantially comply with the IPRMP. However, IPRMP phasing may be amended at the time of development order application to allow sub-phases for restoration within a development order phase.

8. Lighting
   a. Photometric Plans must demonstrate no light spillage into the preserves and conservation easement areas.

b. Photometric Plans submitted with development order applications will be reviewed by the Lee County Port Authority for compliance with LDC Section 34-1110(a).

9. Drainage Plan

The first development order application must include supporting computer software files and input data for the surface water and groundwater flow models developed for the Hydrological Restoration Plan. Flow models must demonstrate both:

a. The project provides on-site surface water flow and enhanced groundwater recharge; and

b. No adverse surface water or groundwater impacts to adjacent properties.

10. Surface Water and Groundwater Monitoring

An updated Enhanced Lake Management Plan must be provided with the development order application to include the following monitoring components of surface water and groundwater levels and quality:

a. A single baseline monitoring event to be completed prior to the commencement of construction that includes Total Kjeldahl Nitrogen (mg/L), Chlorophyll a (mg/M3), Ammonia (mg/L), Nitrate (mg/L), and Total Phosphorus (mg/L). Field parameters of Turbidity, Water Depth (i.e. Stage), Specific Conductance, PH and Dissolved Oxygen;

b. A single annual sample for five years to be completed during the "wet" season (June through September) that includes Total Kjeldahl Nitrogen (mg/L), Chlorophyll a (mg/M3), Ammonia (mg/L), Nitrate (mg/L), and Total Phosphorus (mg/L). Field parameters of Turbidity, Water Depth (i.e. Stage), Specific Conductance, PH and Dissolved Oxygen;

c. Water Quality Monitoring Data testing results, reported as an Electronic Data Deliverable (EDD),provided to the Division of Natural Resources annually after issuance of the first development order.; and

d. A contingency plan addressing steps to be taken in the event Lee County or State water quality standards are exceeded.

11. Irrigation Wells

Development order plans must demonstrate that irrigation will be provided via a central irrigation system using onsite lakes and, as necessary, existing permitted or replacement wells. Single -family irrigation and domestic wells are prohibited. The Property Owners Association documents, including Declarations and Covenants (submitted prior to Development Order approval and recorded prior to issuance of Certificate of Compliance), must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Lee County Water Conservation Ordinance #17-04, as amended.

12. Public Water and Sewer

All development must connect to Lee County Utilities public water and sewer service.

13. Model Homes and Real Estate Sales

a. Maximum model homes/units: 10

b. Model homes/units or real estate sales must be identified on development order plans.

c. Real estate sales are limited to lots/units within the MPD only.

d. Models cannot be of the same floor plan and each must be a different design.

e. Development order applications including a model home must include the following:

i. Number and location of model homes proposed;

ii. Cumulative number and locations of model homes permitted by prior development order approvals;

iii. Remaining number of model homes permitted within the MPD; and

iv. If the permissible maximum number of model homes has been previously reached, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

14. Airport Noise Zone
The Developer acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104 and that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC 34-1104(b).

15. Daniels Parkway Access
At the time of development order approval the access points on Daniels Parkway must be consistent with the access points shown in the Daniels Parkway Controlled Access Resolution (Lee County Resolution 22-03-19). If an amendment to Resolution 22-03-19 is subsequently approved by the Board of County Commissioners, the Master Concept Plan may be administratively amended to show the approved driveway locations.

16. "Bear-proof" Trash Receptacles
   a. Residential and Residential Amenity trash receptacles shall be a "bear-proof" design and located within completely enclosed structures except on the day of trash collection;
   b. Commercial trash receptacles shall be a "bear-proof" design; and
   c. Grease traps will be located below ground only.

Daniels Parkway South
Mixed Use Planned Development

Residential Property Development Regulations

Land Use	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Front Setback (FT)	Min Side Setback (FT)	Min Rear Lot Setback (FT)[1]	Max Building Height (FT)[2]	Max Lot Coverage (%)
Single-family,	4,400	40	110	20	5	10	45	60
Two-family attached	3,300	30	110	20	Internal 0 External 5	10	45	60
Townhouse	2,200	20	110	20	Internal 0 External 5	10	45	60
Multi-family	7,150	65	110	20	7.5	10	65	55

Non-Residential Property Development Regulations

Land Use	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Front Setback (FT)	Min Side Setback (FT)	Min Rear Lot Setback (FT)[1]	Max Building Height (FT)[2]	Max Lot Coverage (%)
Commercial	10,000	100	100	25	15	25	55	55
Hotel	10,000	100	100	25	15	25	65	55
Emergency Services Parcel	6,500	65	100	25	7.5	10	45	55

Notes:

[1] Structural setback of 25ft to be provided to the boundary of preserved wetlands and 30ft to be provided to the boundary of preserved uplands.

[2] Maximum building height will be determined at the time of Development Order based on the airport height restriction lines shown on the Master Concept.

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ATTACHMENT H

Daniels Parkway South
Mixed Use Planned Development
Schedule of Deviations

1. Deviation from Section 10 -329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table TO PERMIT the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring. Within the AWHPZ acceptable enhanced slope protection measures may include, but are not limited to, use of an appropriate geosynthetic turf reinforcement mat or similar shoreline stabilization technique and might include hardened structures such as those identified in Section 10-418(3). The design technique(s) used will be determined at the time of development order by the project engineer upon approval by the Director based upon evaluation of site specific conditions at that time.

2. Deviation from Section 10-418(2) & (3) which require a planted littoral shelf for all surface water management systems to mimic the function of natural systems TO PERMIT those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement and to permit the substitution for 100% of the required littoral plantings for native wetland trees.

3. Deviation from Section 10-418(2)(d)(3) which limits substitution of native wetland trees may to 25 percent of the required number of herbaceous plants TO PERMIT substitution for 100 percent of the required number of herbaceous plants to be native wetland trees.

4. Deviation from Section 10-418(3) which limits Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened shoreline structures to 20 percent of an individual lake shoreline and these structures cannot be used adjacent to single-family residential uses TO PERMIT that Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened structures may be used for 100 percent of an individual lake shoreline and may be used adjacent to single-family uses.

Justification for all deviations 1-4: Section 34-1001, *et.seq.* establishes the Airport Compatibility District applicable to the lands encompassing and surrounding the Southwest Florida International Airport (SWFIA). Section 34-1003 defines the *Airport Wildlife Hazard Protection Zone* as the "area encompassing 10,000 feet from the nearest point of any SWFIA ... runway shown on the most recent Airport Layout Plan approved by the FAA to be used or planned to be used by turbojet or turboprop aircraft." Section 34-1012(a)(10) requires that "all water management ponds, lakes, canals, conveyances, and other features within 10,000 feet of any public airport are encouraged to be designed and built-in accordance with FAA recommendations."

A portion of the subject property is within the 10,000 foot *Airport Wildlife Hazard Protection Zone* for the Southwest Florida International Airport and that buffer zone area is shown on the Master Concept Plan.

FAA Advisory Circular 150/5200-33B published August 28, 2007, provides guidance on land uses that have the potential to attract hazardous wildlife on or near public airports. This advisory requires airports serving turbine-powered aircraft to ensure 10,000 feet of separation are provided from hazardous wildlife attractants. The advisory also states under the summary for "New storm water management facilities" that "to facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lines,[and] narrow, linearly shaped water detention basins." In addition, the summary states "all vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated."

In an effort to comply with the intent of the published FAA guidance within the 10,000 foot *Airport Wildlife Hazard Protection Zone* buffer radius, the applicant is requesting to increase the slope of proposed stormwater management lakes to 4 to 1 in areas near residential development. The applicant is also requesting to eliminate the required planted littoral shelf and littoral zone plantings for the surface water management system lakes located within the 10,000 foot buffer in order to provide only native wetland trees consistent with those native wetland/aquatic tree-species acceptable to FAA/Airport guidance. The 4:1 slope will discourage herbaceous littoral vegetation establishment and decrease the potential for wildlife attraction within the 10,000 foot separation from the airport and therefore is supportive of public health, safety and welfare. However, the native wetland trees selected will provide some visual interest and enhancement plantings around the storm water management lakes consistent with other projects within the *Airport Wildlife Hazard Protection Zone* buffer and with the guidance issued by the FAA. The requested deviation to provide native trees will been reviewed by the Lee County Port Authority and Community Development. To ensure consistency with this deviation request, at the time of development order, the appropriate design of the lake bank slope and landscape plan will be presented to Development Services by the project engineer and landscape architect and reviewed to ensure that the slope protection measures proposed will prevent erosion and scouring and shrub species provided are appropriate. Additionally, at the time of development order, surface water from the 10,000 foot protection zone lakes will be designed to discharge into lakes outside of the 10,000 zone where water quality treatment will occur prior to discharging from water management system.

Section 10-418(2) specifies that the design requirements of the planted littoral shelf seek to promote the establishment of vegetation along the lake bank to "provide habitat for a variety of aquatic species, including wading birds and other waterfowl." This design characteristic is intended to be a wildlife attractant (in direct conflict with the FAA guidance for new development within the 10,000 foot separation). In order to comply with the FAA guidance and to promote the public health, safety and welfare of communities around the SWFIA and of the air traveling public, the Application proposes a deviation within the 10,000 foot *Airport Wildlife Hazard Protection Zone* to allow a man-made mechanism (rather than enhanced plantings) consistent with Section 10-418(3) to stabilize 100 percent of the individual lake shoreline(and which may also be adjacent to single-family uses) to prevent scouring and erosion . Consistent with 10-329(d)(4) it is appropriate to evaluate these methods on a location specific basis at the time of development order.

As noted, these requested deviations will enhance the objectives of the Planned Development to provide a safe, well-designed community within the Airport Compatibility District and to reduce airport wildlife hazards from the existing surface water bodies in a manner consistent with the FAA regulations and Land

Development Code, which protects public life, health, safety and welfare and welfare for the public traveling from nearby SWFIA.

5. Deviation from Section 10-296(e)(3)e.4.iii which requires no sidewalk and open drainage to allow closed drainage and a sidewalk on one side of the roadway.

Justification for all deviation 5: The requested deviation is for the residential portion of the development only to promote a consistent roadway cross section across multiple future land use categories. The proposed community will be a private subdivision that will provide pedestrian connectivity and a central stormwater management system. The proposed residential cross section provides a 10 ft minimum travel lane and green space within the right of way consistent with the requirements for urban and non-urban local roadways outlined in 10-296. The cross section also proposes a sidewalk on one side of the internal road for residential to provide internal connectivity. This design is a deviation for the multi-family area proposed within the Intensive Development FLU; however, it is an enhancement within the DR/GR FLU. Reducing the residential cross section ensures that wetland impacts are not increased as a result of the supporting infrastructure required for the residential development. The proposed development pattern implemented by the property development regulations and roadway cross section includes 12 acres of wetland impacts, 10% of the property.

The requested deviation continues to provide the appropriate dimensions for the vehicular travel lanes as well as the opportunity for pedestrian connectivity, while also enhancing the planned development through the reduction of wetland impacts. As a result, the requested deviation will not negatively impact public health, safety and welfare.

ATTACHMENT I

STAFF REPORT FOR CPA2021-00017 & CPA2021-00018:

Daniels South Map & Text Amendments

Recommendation
Transmit

Applicant
Lennar Corporation

Representative
Tina M. Ekblad, AICP
Sterns Weaver Miller

Project Size
1,233.1 acres

Map Amendment Area
Map 1-A: 153.7 acres
Map 1-F: 515.4 acres
Map 4-A: 1,148 acres
Map 4-B: 1,148 acres

Community Plan Areas
Southeast Lee County

Commissioner District
District 2

Hearing Dates
LPA: 3/27/2023
BoCC #1: 4/19/2023
BoCC #2: TBD

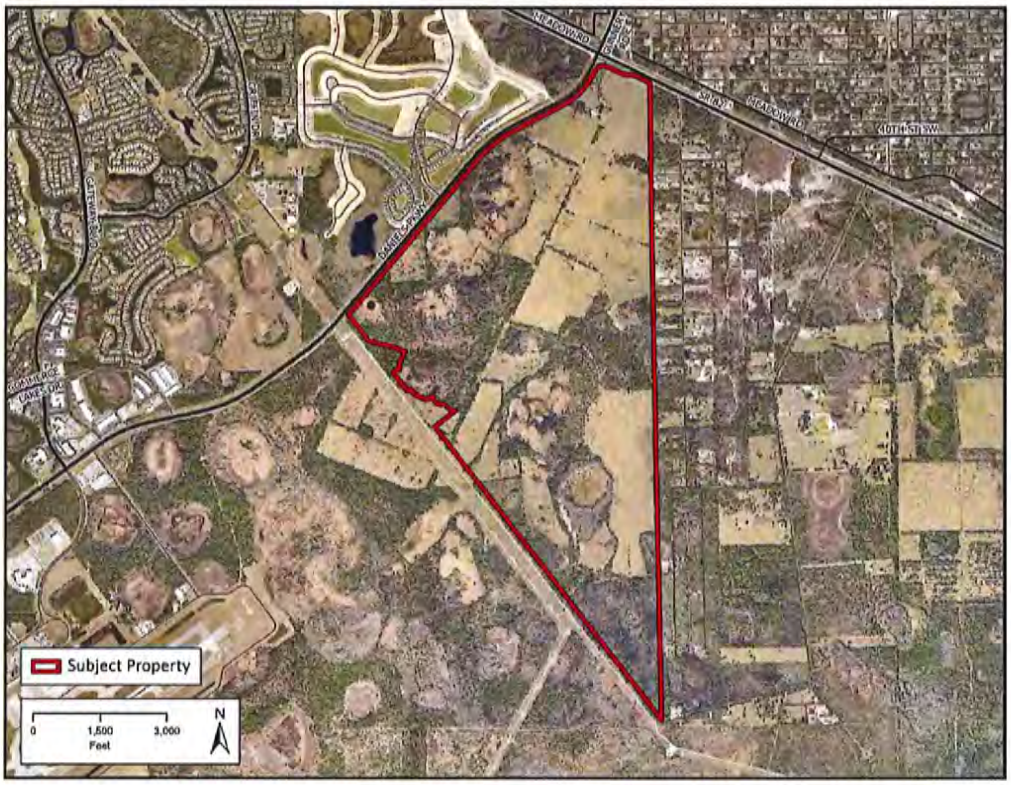
Attachment(s):
1: Proposed Amendments

REQUEST:

- Map amendments to allow a mixed use development on the subject property as follows: Amend Map 1-A to redesignate 153.7 acres from Density Reduction/Groundwater Resource (DR/GR) future land use category to the Sub-Outlying Suburban future land use category; add 1,148 acres of the subject property to Map 4-A, Future Water Service Area; add 1,148 acres of the subject property to Map 4-B, Future Sewer Service Area; and remove 515.4 acres of the subject property from Map 1-F, Private Recreation Facilities Overlay.
- Text amendments to Policy 33.2.2 and Table 1(b) to accommodate residential development between Lehigh Acres Mixed Use Community identified on Map 2-D and existing residential development within the Southeast Lee County Plan Area.

SUMMARY: The amendments to the Lee Plan will allow a mixed use development on 1,233.1+/- acres with 1,600 dwelling units on the entire property and commercial uses located near the intersection of Daniels Road and SR 82.

PROJECT LOCATION: Located generally south of State Road 82 and east of Daniels Parkway, south of Lehigh Acres and northeast of the Southwest Florida International Airport (RSW).



RECOMMENDATION: Staff recommends the Board of County Commissioners ***transmit*** the amendments as provided in Attachment 1 based on the analysis and findings in this staff report.

PART 1
STAFF DISCUSSION AND ANALYSIS

CONCURRENT APPLICATION REVIEW

The applicant has filed a companion rezoning application (DCI2022-00002) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to rezone the subject property from AG-2 to a Mixed Use Planned Development (MPD) to allow up to 350,000 square feet of commercial and a maximum of 1,600 dwelling units.

Florida Statutes Chapter 163.3184(12) provides "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request. Even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

SUBJECT PROPERTY

The subject property contains 1,233.1+/- acres. The property is currently in the DR/GR, Wetlands, and Central Urban future land use categories and is zoned AG-2. The lands within the Central Urban future land use category are within the Lehigh Acres Community Plan Area, subject to Goal 25. The lands within the DR/GR and Wetlands future land use categories are within the Southeast Lee County Community Plan area, subject to Lee Plan Goal 33. All lands are either currently vacant or consist of agricultural uses.

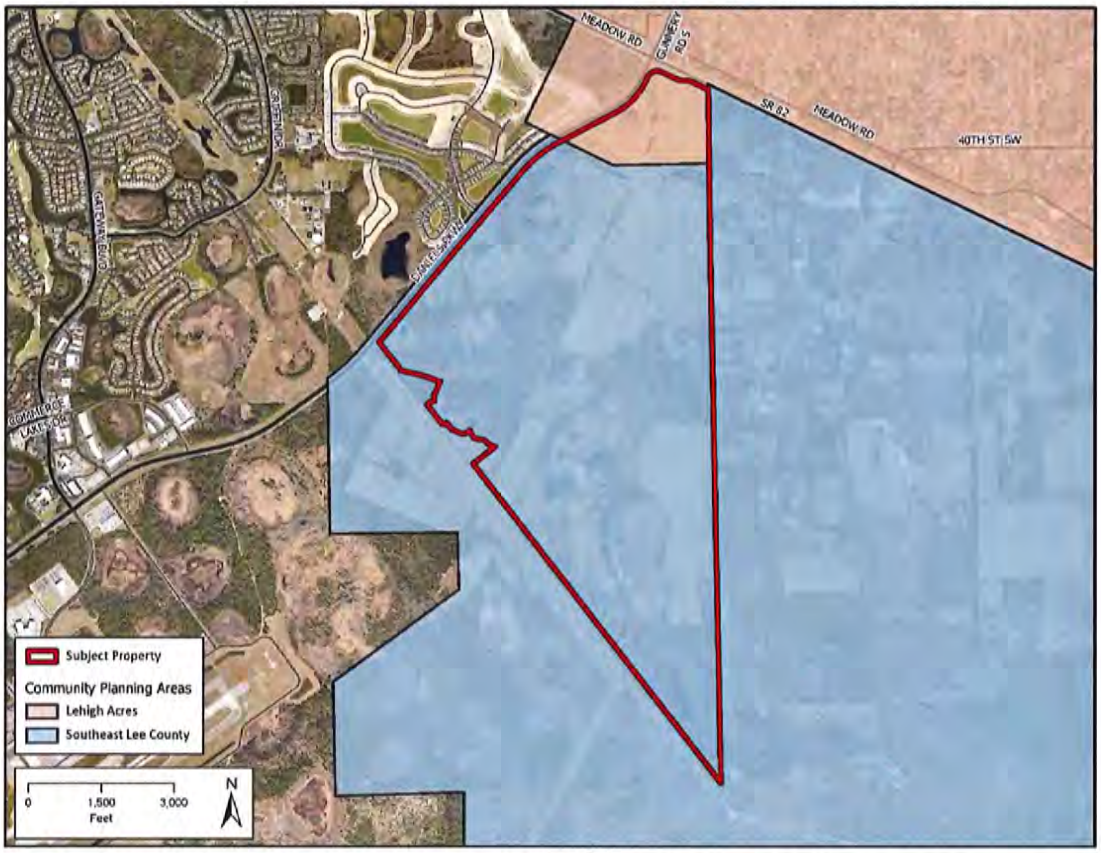


Figure 1: Subject Property in relation to Community Plan Areas as shown on Map 2-A

SURROUNDING PROPERTIES

The subject property is bounded on the north by State Road 82. On the north side of SR 82 is the platted Lehigh Acres community. This portion of Lehigh Acres is within the Central Urban and Urban Community future land use categories. The Central Urban future land use category has a standard density range of up to 10 dwelling units per acre and the Urban Community future land use category has a standard density of up to 6 dwelling units an acre. Both of these land use categories are considered to be Future Urban Areas. These are areas "that are designated for urban activities, allow for bonus density, and encourage a mixture of uses." The properties to the north are within commercial (C-2), and multi-family residential (RM-2) zoning districts.

Immediately south of the subject property are lands within the Tradeport, DR/GR, and Wetlands future land use categories. These properties are owned by the Jared Holes Trust, the current owner of the subject property. Further to the south are lands within the Airport and Conservation Lands future land use categories. These lands are owned by Lee County and consist of the Southwest Florida International Airport, zoned AOPD and the Lee County Wild Turkey Strand Preserve, zoned AG-2

East of the subject property is an existing large acreage residential and agricultural subdivision identified on Lee Plan Map 2-D as Existing Acreage Subdivision. These properties are in the AG-2 zoning district and range in size from approximately 1 acre to 10 acres but are most commonly 2.5 to 5 acres in size. Lee County also owns lands to the east, near the southern end of the subject property. Lands to the east are within the DR/GR and Wetlands future land use categories and within the Southeast Lee County Community Plan area.

West of the subject property, on the west side of Daniels Parkway, are lands within the Sub-Outlying Suburban, Central Urban, and Wetlands future land use categories. These lands, zoned Residential Planned Development and Mixed Use Planned Development, are part of the Timber Creek development which has an allowed density of approximately 2 dwelling units an acre.

DISCUSSION AND ANALYSIS – MAP AMENDMENTS

Future Land Use Map – Map 1-A

Current Future Land Use Categories

The requested amendments to the Future Land Use Map would redesignate 153.7 upland acres of the property from the DR/GR future land use category to the Sub-Outlying Suburban future land use category, which is described by Policy 1.4.5 of the Lee Plan.

Policy 1.4.5 states that the Density Reduction/Groundwater Resource (DR/GR) future land use category "includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development." Permitted uses in the DR/GR include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses. All uses requiring a zoning or development order must demonstrate compatibility with maintaining groundwater levels at their historic levels utilizing hydrologic modeling showing no adverse impacts will result to surrounding properties.

Lee County's goal in the creation of the DR/GR future land use category was to protect Lee County's water resources, including aquifers that supply much of Lee County's public water supply. The category was

incorporated into the Lee Plan as part of the implementation of the 1990 Stipulated Settlement Agreement. The Settlement Agreement required that the Future Land Use Map be amended to change density in the new water resource category to one dwelling unit per ten acres in three areas of the County in order to align the capacity of the future land use map with the population projected to be in Lee County by the planning horizon at that time, 2010. One of these specified areas include southeast Lee County. In southeast Lee County the DR/GR lands were described as: most non-urban land east of Interstate-75, southeast of the airport, and south of State Route 82. The 153.7 acres were included in the DR/GR future land use category because it was contiguous, located in a non-urban land use category, east of I-75, and south of State Route 82. Since that time, additional information taking into account specific property characteristics has become available. Due to updated data and changing conditions several properties have been redesignated from the DR/GR future land use category.

Using the unified state delineation methodology and the administrative process described in Policy 1.5.2 the applicant has demonstrated that there are 519.1± acres of Wetlands on the subject site. The areas delineated as wetlands using the unified state delineation methodology will remain in the Wetlands future land use category.

Community Plan Area

The map amendment area is subject to the Southeast Lee County Community Plan as shown on Map 2-A of the Lee Plan. The goal of the Southeast Lee County Community Plan Area is described in Lee Plan Goal 33, as follows:

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

Including the subject property, there are approximately 35,600 acres of DR/GR future land use category within the Southeast Lee Community Plan Area currently. Other future land use categories within the Southeast Lee County Community Plan Area include Wetlands, Conservation (Uplands and Wetlands), Public Facilities, and General Interchange.

Watersheds

The 153.7 acres subject to the Future Land Use Map amendment are within the Six Mile Cypress watershed sub-basin, and does not have any significant surface water connection to the Estero River or Flint Pen watershed sub-basins. Unlike the majority of properties within the Southeast Lee County Community Plan Area designated DR/GR, the portion of the subject property that is proposed to be redesignated from DR/GR to Sub-Outlying Suburban, does not lie within the Imperial or Estero River watersheds (See Figure 2).

According to the *2008 Dover Kohl Study, Prospects for Lee County*, the restoration of the Estero River and the Flint Pen/Imperial River watersheds is an important aspect of the DR/GR future land use category and Southeast Lee County Plan Area. The Flint Pen Strand is part of the Imperial River Watershed and the

Stewart Cypress Slough is part of the Estero River Watershed. Policy 33.2.4 addresses the Flint Pen Strand and Stewart Cypress Slough and Policy 126.1.8 provides that Lee County should protect the Flint Pen as an area for water retention and aquifer recharge. While The Lee Plan does include policies to address the importance of the Six-Mile Cypress sub-watershed[1], the watershed is not identified as an important aspect or characteristic that makes up the DR/GR future land use category or the Southeast Lee County Community Plan Area.

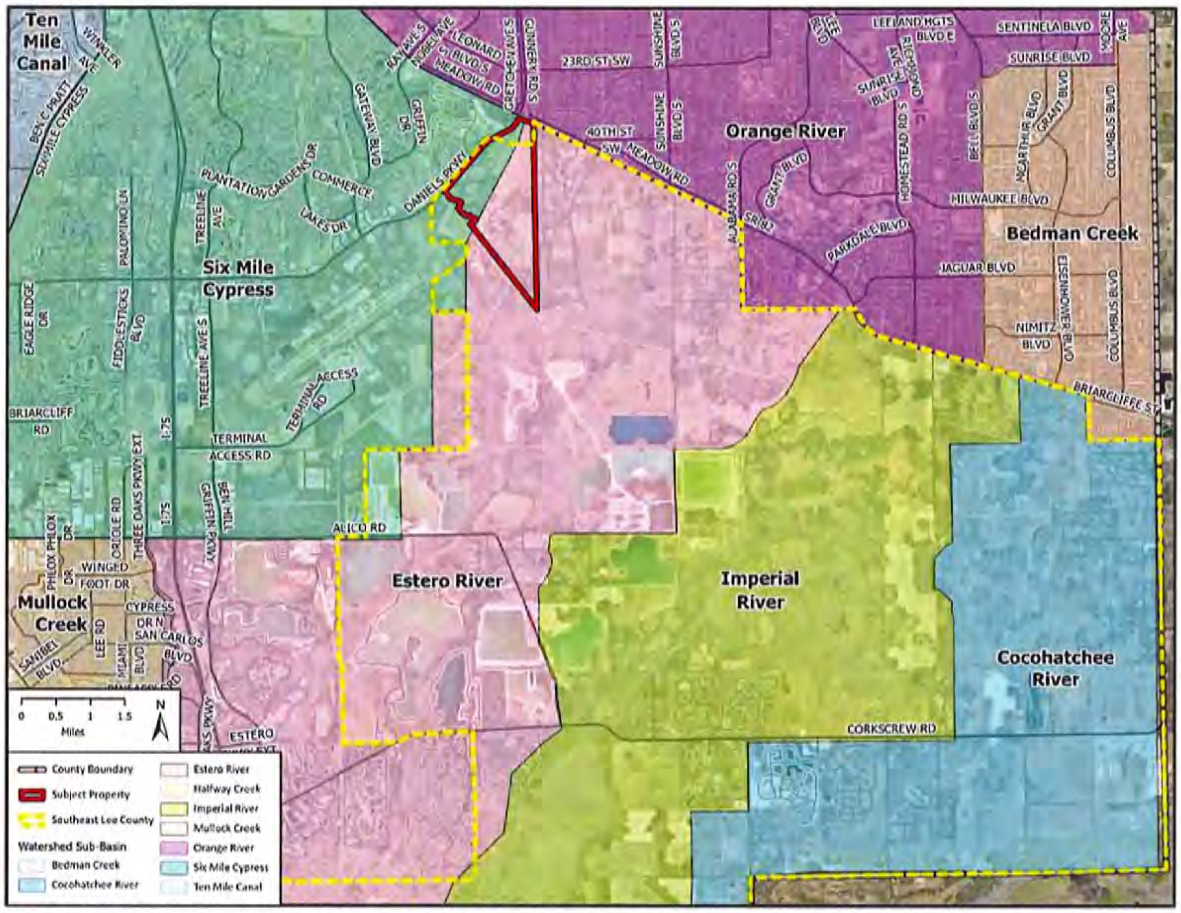


Figure 2: Lee County Watershed Sub-Basins in relation to the subject property and Southeast Lee County Community Plan Area.

As previously stated, the DR/GR future land use category within the Southeast Lee County Community Plan Area is partly intended to protect water resources and the ability to provide recharge areas for groundwater resources and potential locations of wellfields. The existing and historic agricultural operations on-site have established internal drainage ditches that reduce water table elevations and the opportunity for groundwater recharge on the subject property. These existing conditions have negatively impacted nearby wetlands and significantly limited the opportunity for recharge as compared to the lands typically designated DR/GR. The subject property also has an internal berm/ agricultural road generally

[1] See Objective 60.3

running north to south that has existed since at least 1958 as demonstrated by aerial photography. This man-made feature has altered the flow and drainage of water on-site for an extended period of time. As such, surface water west of the farm road drains into the Six Mile Cypress Sub-watershed rather than into the Estero River watershed as is typical for lands within the Southeast Lee County Community Plan Area.

The characteristics and conditions of the subject property limits the groundwater recharge and wellfield development potential on the 153.7 acres subject to the proposed future land use category amendment. Redesignating 153.7 acres from DR/GR to Sub-Outlying Suburban requires consideration of Lee Plan Policies 2.3.1 and 2.3.2. A specific finding by the Board of County Commissioners "that no significant impacts on present or future water resources will result from the change" is necessary per Policy 2.3.1.

The subsequent development will be required to connect to Lee County Utilities for potable water needs based on the proposed text amendments. Policy 61.1.6 provides that all other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting irrigation needs of a development. Reuse water for irrigation is not available to the subject site, therefore other sources must be explored. As part of the required review, staff analyzed the potential irrigation sources and the impact of using each potential source for irrigation purposes. This analysis also considers Policy 61.1.1, which provides "that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis of 1) ensuring that sufficient water is available to maintain or restore valued natural systems, and of 2) assigning to any specified use or user the lowest quality fresh water compatible with that use, consistent with financial and technical constraints."

Currently the site is permitted through South Florida Water Management District (SFWMD) to utilize the Surficial Aquifer for livestock water supply. Utilizing the on-site lakes (Surficial Aquifer) for irrigation of the proposed uses could have a negative effect on the surrounding wetland systems and will require an additional recharge source. There are two potential recharge sources analyzed. First the Sandstone Aquifer, the primary source for domestic self-supply wells within Lehigh Acres. This source has been experiencing additional stresses from development of the existing platted lots within the Lehigh Acres Community Plan Area. There are concerns regarding the maximum developmental level (MDL) within this aquifer. MDL is defined as twenty feet above the top of the geologic strata of the respective aquifer. This rule was established by SFWMD (40E-8) to prevent harmful drawdown, or mining of the aquifers. The MDL is important for keeping aquifer levels at the minimum flow and levels established in the Florida Administrative Code. The Lee County monitoring well approximately 2 miles north of this property has come within 10 feet of reaching the MDL. Monitoring wells within the Sandstone Aquifer have shown a downward trend in the water levels year over year (See Figure 3).

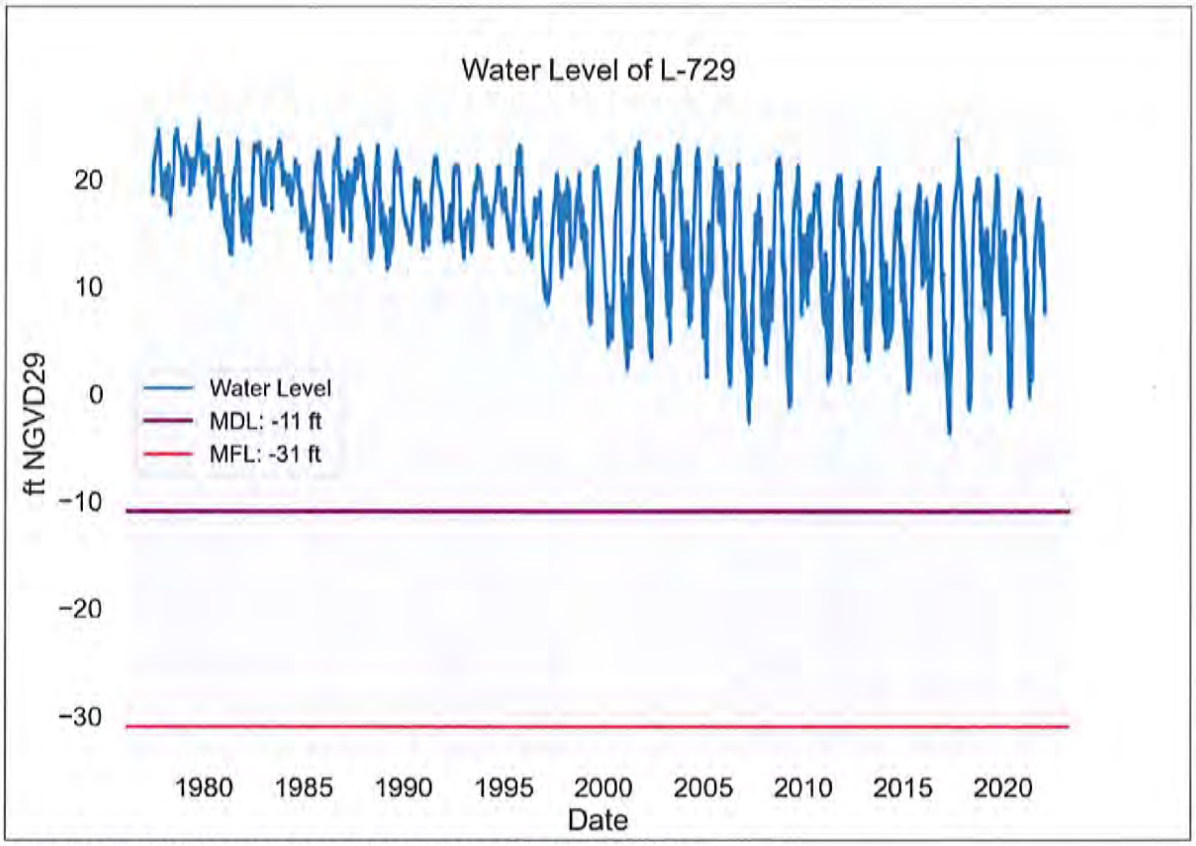


Figure 3: From SFWMD presentation to Lee County DNR Staff on 1/20/22

Based on the downward trend, utilizing the Sandstone Aquifer for irrigation may have an adverse impact on the potable water supply of the surrounding community, including already approved residential uses.

The second makeup source is from the Lower Hawthorn aquifer. The Lower Hawthorn is listed as an alternative water supply source in the SFWMD's Lower West Coast Water Supply Plan. The Lower Hawthorn does not have the prolific use that is seen within the Sandstone aquifer as the water quality and depth to the aquifer make this an unattractive source for domestic self-supply. As a makeup source use of the Lower Hawthorn aquifer poses no impact on the surrounding community. Mixing the water from this source with the proposed onsite water management system overcomes the lower water quality, making it appropriate for irrigation use.

The following conditions (to be included in the concurrent rezoning) are necessary and appropriate in order to make a formal finding "that no significant impacts on present or future water resources will result from the change."

1. Irrigation will be through a master controlled system and no individual homeowner irrigation systems will be allowed. The master controlled system will be designed to meet the water conservation ordinance.
2. No irrigation water will be drawn from the Sandstone Aquifer.

3. Withdraw pumps from the surficial aquifer and Lower Hawthorn will be equipped with a water meter. The metered amounts from both aquifers will be reported to the County quarterly.

With these conditions as well as the information provided by the applicant and review of other available data, a finding that no significant impacts on present or future water resources will result from the change can be made. Therefore, the **Board of County Commissioners can make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1 and 2.3.2.**

Proposed Future Land Use Category – Sub-Outlying Suburban:
Sub-Outlying Suburban, is described in Lee Plan Policy 1.1.11 and provided in part below:

> **POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

As previously discussed, the subject property is bordered on the north by State Road 82 and land in the Lehigh Acres Community Plan Area designated Urban Community and Central Urban. Both of these categories are considered future urban areas with maximum standard densities of 6 and 10 dwelling units per acre respectively. West of the subject property is Daniels Parkway, a divided arterial roadway, and the Timber Creek development. Similar to the development proposed on the subject property, Timber Creek includes a residential portion within the Sub-Outlying Suburban future land use category, and a commercial portion within the Central Urban future land use category.

The characteristics of the lands proposed to be redesignated from DR/GR to Sub-Outlying Suburban, including surrounding land uses, land development patterns, and public facilities, are consistent with the Sub-Outlying Suburban future land use category. The relatively low density of the Sub-Outlying Suburban future land use category will be compatible with residential uses to the east and provide a transition from the higher density properties within Lehigh Acres. Additionally, since the subject property is within the Southeast Lee County Community Plan Area, Policy 33.1.7 will continue to require an analysis of ground and surface water impacts for all future development.

Policy 2.3.2 provides that changes to the Future Land Use Map involving DR/GR must address urban sprawl. The proposed amendments will accommodate a mixed use development near the intersection of two major arterial roads: SR 82 and Daniels Parkway. The subject property has access to public water and sewer and is immediately adjacent to developed Future Urban and Future Suburban Areas. The proposed amendments do not include lands in areas that are substantial distances from existing urban areas while bypassing undeveloped lands that are available and suitable for development. Additionally the Lee Plan continues to direct and encourage economic growth and associated land development to areas of the county that do not have an adverse impact on natural resources. The proposed amendments are consistent with Policies 2.3.1 and 2.3.2.

Airport Noise Zones:
The proposed amendments do not introduce residential uses to the subject property, but they will allow additional dwelling units consistent with the density of the Sub-Outlying Suburban future land use category, therefore it is appropriate to analyze consistency with **Policy 5.1.2** of the Lee Plan. Policy 5.1.2 provides that Lee County will *"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 soils or geologic conditions; environmental limitation; aircraft noise; or other characteristics that may endanger the residential community."*

While the subject property does contain lands within Airport Noise Zone B, which does not permit any residential units, places of worship, libraries, schools or hospitals according to Policy 1.6.1, the concurrent planned development demonstrates that no residential or other prohibited use is proposed to be located within Airport Noise Zone B. There are no other constraints or hazards that preclude residential development on the subject site. Therefore the proposed amendments are consistent with Policies 1.6.1 and 5.1.2.

Based on the analysis above, redesignating the approximately 153.7 acres of uplands within the Six Mile Cypress Watershed from the DR/GR to the Sub-Outlying Suburban future land use category, as proposed by the applicant, is found to be appropriate and consistent with the Lee Plan.

LCU Future Water and Sewer Service Areas – Maps 4-A and 4-B
The applicant is requesting to add the property to the Lee County Future Water Service Area, Map 4-A and Lee County Future Sewer Service Area, Map 4-B. LCU has indicated there is capacity to serve the proposed project with both water and sewer service and has water and sewer infrastructure in close proximity to the subject property.

Amending the Lee Plan to allow for connection to LCU's potable water is consistent with **Policy 126.1.4** of the Lee Plan, which requires development designs maintain groundwater levels at or above existing levels. Connecting to the LCUs potable water system, will reduce stress on the shallow aquifer and help to maintain groundwater levels near the subject property. Connection to LCU water services is also important to demonstrate consistency with Policies 2.3.1, 2.3.2 and 33.1.7 as previously discussed.

Amending the Lee Plan to allow for connection to LCU's sanitary sewer service is consistent with numerous policies encouraging developments provide enhanced water quality and connection to a sanitary sewer service, including those policies **Goal 56**.

Private Recreational Facilities Overlay – Map 1-F
The Private Recreation Facilities Overlay (PRFO) as identified on Map 1-F is located on approximately 515.35 acres of the subject property. The PRFO is described in Goal 13. As provided in Policy 13.1.1, the PRFO "shows those locations that are appropriate for the development of Private Recreation Facilities in the DR/GR future land use category." Lands within the PRFO have the ability to request the development of a private recreation facility within the DR/GR, but are not required to be developed with private recreational facilities. The PRFO is intended for property in the DR/GR category. Therefore, removing lands from the DR/GR, but leaving those lands within the PRFO would create an internal inconsistency. Additionally, removing lands from the PRFO that are not intended to be developed with private recreation facilities is not inconsistent with the Lee Plan.

Transportation:
Access to the property is anticipated from Daniels Parkway which is a paved, county-maintained, arterial roadway. Lee Plan amendments require both a short range (5 years) and long range (20+ years) level of service (LOS) analysis. Based on the information provided in the application materials:

The 5-year analysis indicates the following road segments are projected to operate at LOS "F" with and without the project in the Year 2026.

- Daniels Pkwy
- Gunnery Road (N. of Lee Blvd)
- Lee Blvd

The Long Range 2045 Horizon LOS analysis indicates the following road segments are projected to operate at LOS "F" with and without the project.

- Daniels Pkwy
- Gunnery Road (N. of Lee Blvd)
- Lee Blvd
- Alico Rd Ext. (S. of SR 82)

Transportation concurrency is non regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes."

Service Availability:
Consistent with Objective 2.2, there are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, and schools services and facilities to accommodate the proposed map amendments.

Mass Transit: The subject property is not within one-quarter mile of a fixed-route corridor, the closest bus stop is not within one-quarter mile of a bus stop, and the 2020 TDP does not identify the need for enhanced or additional transit services in the area.

Utilities: The subject property has access to water and sewer services from Lee County Utilities. Potable water is available from the Corkscrew Water Treatment Plant. Sanitary Sewer Service will be provided by the Gateway Water Reclamation Facility. The proposed amendments will add the subject property to Lee Plan Map 4-A: Future Water Service Areas and Map 4-B: Future Sewer Service Areas

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The Lehigh Acres Fire Control and Rescue District provided a letter on March 30, 2021 stating they are capable of providing fire protection to areas of the property within their service area. The South Trail Fire Protection and Rescue Service District provided a letter on March 30, 2021 stating they are capable of providing fire protection services to areas of the property within their service area.

EMS: The subject property has access to EMS services. In a letter dated February 6, 2022, Lee County Emergency Medical Services indicates they will be able to serve the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the Central District office in Fort Myers. The Sheriff indicated in a letter dated March 31, 2021 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate school seat capacity to serve the subject property and the project's generation of middle and high school students. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school, however, capacity is available in the adjacent CSA.

DISCUSSION AND ANALYSIS – TEXT AMENDMENT

In addition to the proposed map amendments, a text amendment to Lee Plan Policy 33.2.2 is proposed. Policy 33.2.2 currently describes how Mixed-Use Communities as identified on Map 2-D may be developed if a potential developer wishes to pursue that form of development. Map 2-D identifies four potential Mixed-Use Communities along the south side of State Road 82 (See Figure 4). Three of the Mixed-Use Communities are within the Southeast Lee County Community Plan Area, while the fourth area, located over approximately 84 acres of the subject property, is within the Lehigh Acres Community Plan Area. All four of the Mixed-Use Communities were incorporated into the Lee Plan by Ordinance 10-19.

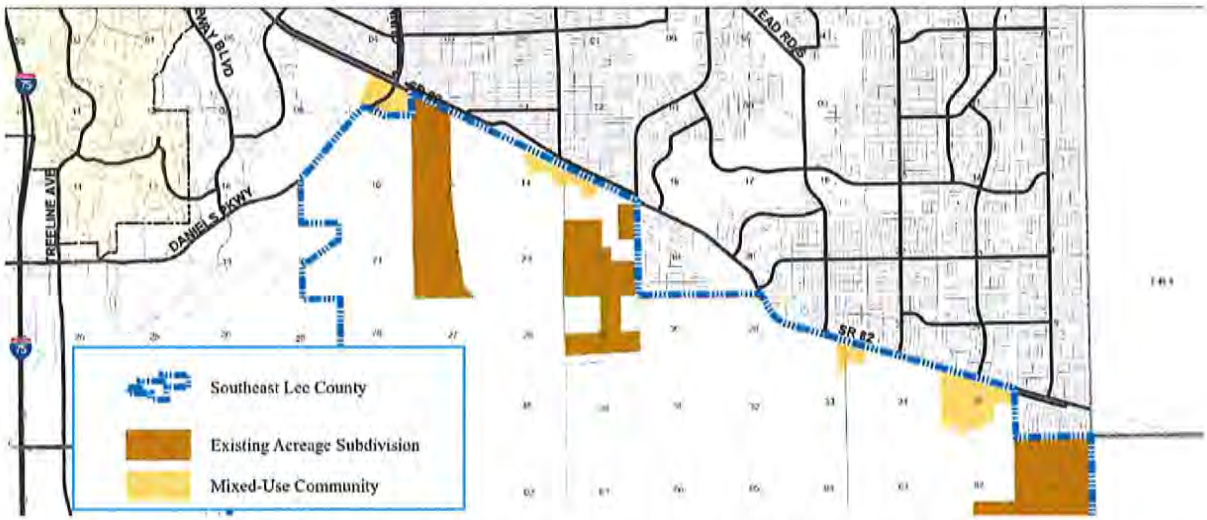


Figure 4: Northern Extent of Map 2-D, showing Mixed-Use Communities and Existing Acreage Subdivisions

Policy 33.2.2 identifies all four Mixed-Use Communities through its reference to Map 2-D. However, it only describes development of the Mixed-Use Communities and adjacent lands within Southeast Lee County. The policy provides the Southeast Lee County Mixed-Use Communities are to concentrate development rights from contiguous property under single ownership. The Policy also provides the maximum gross density is 5 dwelling units an acre, development may utilize the property development regulations for the C-2A zoning district, and the Mixed-Use Community may extend 400 feet beyond the boundary identified on Map 2-D. Policy 33.2.2 does not describe development characteristics for the

Mixed-Use Community within the Lehigh Acres Community Plan Area or the contiguous property that is within the Southeast Lee County Community Plan Area.

The Lehigh Acres Mixed-Use Community is also identified on Map 2-B: Lehigh Acres Community Plan Overlay as a Specialized Mixed Use Node and is within the Central Urban future land use category. The Central Urban future land use category allows for a standard density of 10 dwelling units an acre and up to 15 dwelling units an acre using bonus density. Policy 25.1.3 provides the specialized mixed use nodes in Lehigh Acres are "expected to develop at the higher end of the density and intensity ranges, including bonus density." Policy 25.1.7 provides "Development within Specialized Mixed Use Nodes may use the development standards allowed within the Mixed Use Overlay." Based on Policies 25.1.3 and 25.1.7 as well as the Central Urban future land use category, it should be anticipated that this property would be intensely developed with minimal buffers and setbacks as well as having reduced open space.

To address the direct interface of lands within Southeast Lee County that are contiguous to, and under the same ownership as the lands in the Central Urban future land use category and identified on Map 2-B as a Specialized Mixed Use Node, the applicant has proposed amendments to Policy 33.2.2, to allow for a density transition from the Lehigh Acres Mixed-Use Community to the lower density residential development allowed in Southeast Lee County. Policy 33.2.2 as proposed to be amended is shown is strike-through and underline formatting below.

POLICY 33.2.2: Map 2-D identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts ~~into Traditional Neighborhood Developments~~. The preferred pattern for residential development is to cluster density within Mixed-Use Communities along existing roads and away from Future Limerock Mining areas.

1. Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through incentives as specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.

   a. The maximum gross density is 5 dwelling units per acre of total land designated as a Mixed-Use Community when TDUs are used.

   b. Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 2-D will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.

   ~~2~~c. Contiguous property under the same ownership may be developed as part of a Mixed-Use Community, provided it does not extend more than 400 feet beyond the perimeter of the Mixed-Use Community as designated on Map 2-D.

   d. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.

2. Contiguous property adjacent to the Mixed-Use Community located within the Lehigh Acres Community Plan Area may sum allowable dwelling units for entire property. The resulting allowable dwelling units may be allocated across the project regardless of the underlying future land use category, provided:

   a. the project is developed as a Planned Development, and

   b. the project maintains a minimum of 60 percent open space.

3. Central water and wastewater services are required to develop a Mixed-Use Community.

4. ~~Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.~~

As drafted, paragraph 1 will apply to the development of Mixed-Use Communities and contiguous lands that are entirely within Southeast Lee County, whereas paragraph 2 will be applied to lands within Southeast Lee County that are contiguous to the Mixed-Use Community located within the Lehigh Acres Community Plan Area. All uses associated with the development of a Mixed-Use Community will be required to connect to public potable water and sanitary sewer services.

Staff has reviewed the proposed language and finds that based on the criteria provided the proposed amendments will only be applicable to the subject property. Staff also finds the proposed transition area created by the policy to be appropriate for the property's location. The Lehigh Acres Mixed-Use Community is allowed and expected to develop much more intensely than the three Mixed-Use Communities in Southeast Lee County and on property designated DR/GR. As proposed by the applicant the area contiguous to the Lehigh Acres Mixed-Use Community, within the Southeast Lee County Community Plan Area, will allow for a density transition between the higher densities in the Lehigh Acres Community Plan Area and the lower densities of the Southeast Lee County Community Plan Area.

As previously stated, east of the subject property is an area identified on Map 2-D as Existing Acreage Subdivision. Lee Plan Policy 33.2.1 states these areas should be protected from adverse external impacts. Additionally, Objective 33.2: Residential and Mixed-Use Development provides that Existing Acreage Subdivisions should be "protected from adverse impacts of mining." The DR/GR future land use category allows for agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses. The residential uses proposed west of the Existing Acreage Subdivision identified on Map 2-D will preclude other allowable uses, including mining, which may not be compatible with the Existing Acreage Subdivision to the east. In addition to the proposed amendments encouraging a compatible use of the property, the planned development will be required to provide 60 percent open space and connect to public water and sewer services. This is consistent with other residential projects located in Southeast Lee County that are also adjacent to Existing Acreage Subdivisions identified on Map 2-D.

Staff has reviewed the Lee Plan and has not identified any Goals, Objectives, or Policies that would be internally inconsistent with the proposed amendments.

In addition to the amendments requested by the applicant, staff recommends an amendment to Table 1(b). This amendment is necessary to maintain internal consistency with the 2045 Lee County population

accommodations and Policy 1.6.5 of the Lee Plan at time of development order. Table 1(b) is recommended to be amended to provide residential acres in the Sub-Outlying Suburban future land use category, consistent with Lee Plan Goal 5 which is to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2045 projected population of Lee County. The proposed amendments include adding 55 acres of residential development to Planning District 18 (Southeast Lee County) and to decrease the residential acres in the Planning District 17 (Lehigh Acres) and Planning District 10 (Gateway/Airport) in order to make the population balance countywide. The proposed changes to Table 1(b) are identified in Attachment 1.

COMMUNITY MEETING REQUIREMENTS

Community information meetings, meeting the requirements of **Objective 17.3**, were held within the Lehigh Acres Community Plan Area on April 4, 2022 and within Southeast Lee County Community Plan Area on April 5, 2022. The proposed amendments are consistent with Objective 17.3 of the Lee Plan.

CONCLUSIONS

The proposed amendments to the Lee Plan are consistent with the Lee Plan as discussed in the report and summarized below.

- The subject property has physical different characteristics than properties typically found in the DR/GR future land use category.
- Consistent with Objective 2.2, there are adequate potable water, sanitary sewer, solid waste, police, fire/EMS, and school services and facilities to accommodate the proposed amendment.
- With conditions recommended for the concurrent rezoning, staff recommends Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1 and Policy 2.3.2.
- The proposed amendments will not change any wetlands areas. The areas delineated as wetlands using the unified state delineation methodology will remain in the Wetlands future land use category.
- The proposed text amendments address the interface of future urban and future non-urban areas and encourage development of uses compatible with existing nearby uses.
- Connection to LCU's potable water and sanitary sewer services is consistent with Policy 126.1.4 and Policy 56.1.4 of the Lee Plan, which requires development designs must maintain groundwater levels water quality at or above existing levels.
- The proposed amendments are consistent with Objective 17.3 of the Lee Plan.
- The Amendments to table 1(b), as recommended by staff, are necessary to maintain internal consistency with the 2045 Lee County population accommodations and Policy 1.6.5 of the Lee Plan at time of development order.

Staff recommends that the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1.

Staff also recommends the Board of County Commissioners ***transmit*** the proposed amendments as provided in Attachment 1.

PART 2

LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 27, 2023

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, the subject and surrounding properties, environmental analysis, transportation analysis, compatibility with surrounding uses, proximity to Southwest Florida International Airport, public facilities impacts, concurrent rezoning, and consistency with the Lee Plan.

Following the applicant's presentation members of the LPA asked for clarification about impacts to future plans of the Lee County Port Authority, design considerations due to the 10,000 foot hazardous wildlife buffer around the airport, how the area subject to the Future Land Use Map amendment is different than other properties in the DR/GR in Southeast Lee County, and how maximum density was calculated.

Following the applicant's presentation and questions from members of the LPA, staff made a presentation addressing the requested map and text amendments, subject property, compatibility with adjacent uses, availability of public infrastructure, consistency with the Lee Plan, and staff recommendation.

Members of the LPA asked additional questions about transportation impacts, lake bank slopes, impacts to ground water, and the required finding that the proposed amendments will not significantly impact present or future groundwater resources.

No members of the public addressed the LPA concerning the proposed amendments.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners ***transmit*** CPA2021-00017 and CPA2021-00018. The motion passed 5 to 2.

RAYMOND BLACKSMITH	**AYE**
KEITH DEAN	**AYE**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
DON SCHROTENBOER	**AYE**
STAN STOUDER	**NAY**
HENRY ZUBA	**NAY**

C. STAFF RECOMMENDATION

Staff recommends the Board of County Commissioners ***transmit*** the amendments as provided in Attachment 1, based on the analysis and findings in this staff report.

PAVESE
LAW FIRM
est. 1949

STEVEN C. HARTSELL
Florida Bar Board Certified Attorney in
Condominium and Planned Development Law
Direct dial: (239) 336-6244
Email: SteveHartsell@PaveseLaw.com

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

April 12, 2023

Ms. Rebecca Sweigert, Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Via email: rsweigert@leegov.com

RE: Daniels Parkway South – CPA2021-00017 and CPA2021-00018
(Our File #91150.004)

Dear Becky:

Thank you for the time that you and the other staff took to meet with us on April 3, 2023. We all felt the meeting was productive and wanted to confirm that the applicant has agreed to change two of the proposed Sandstone Aquifer wells to become Mid-Hawthorn Aquifer wells. David Brown has prepared a conceptual exhibit which shows those two Mid-Hawthorn wells as well as the proposed Sandstone Aquifer wells that he described during our meeting, and these will be the wells proposed for the RPD.

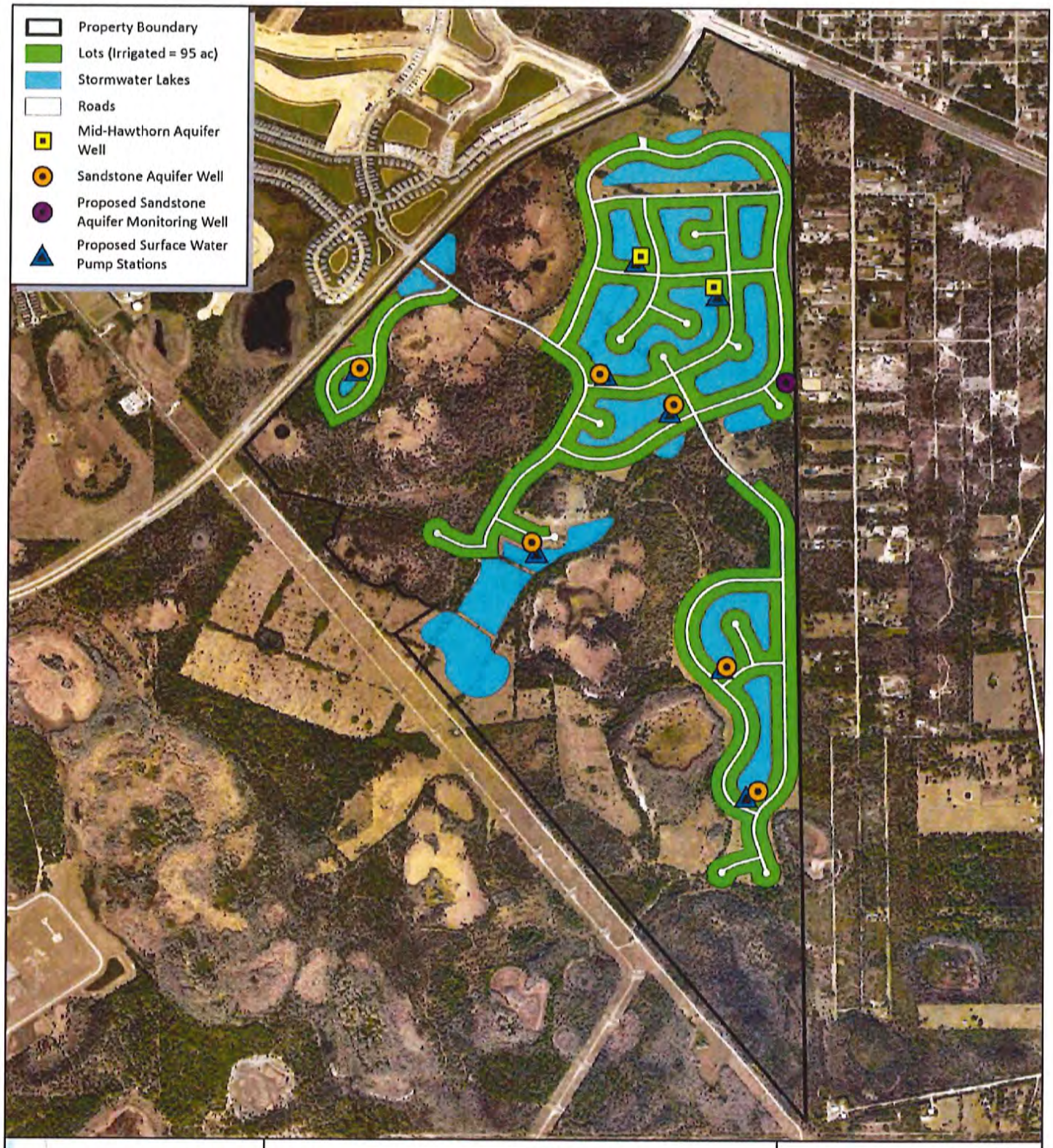
If you have any questions, please feel free to contact Tina or me.

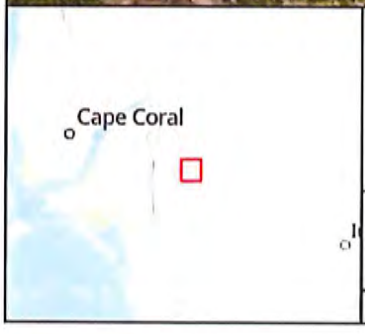
Very truly yours,

Steven C. Hartsell

SCH:llp
Enclosure: Conceptual Layout Well Location Exhibit

cc: Lee Werst *via email LWerst@leegov.com*
Dirk Danley *via email DDanleyJr@leegov.com*
Brandon Dunn *via email BDunn@leegov.com*
Phil Gillogly *via email PGillogly@leegov.com*
Tina Ekblad *via email TEkblad@stearnsweaver.com*
Barry Ernst *via email Barry.Ernst@Lennar.com*
Scott Edwards *via email Scott.Edwards@Lennar.com*
Nic DeFilippo *via email NDeFilippo@leegov.com*
David Brown *via email David.Brown@respec.com*





Daniels Road South
Conceptual Layout and
Proposed Withdrawals
Lee County, Florida

N

0 0.1 0.2 0.4 MI

Scale: 1:21,000

Progressive Water Resources, a Division of RESPEC, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

4/10/2023

Image: ESRI World Imagery

RESPEC

ATTACHMENT J

RESOLUTION NUMBER Z-14-030

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Lee County Port Authority, to amend the existing Airport Operations Planned Development (AOPD) zoning approvals to designate an additional 200± acres for non-aviation development north of Runway 6-24, in reference to RSW Non-Aviation AOPD Amendment; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on November 6, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00021 and recommended approval, subject to conditions and deviations, of the Request; and

WHEREAS, a second public hearing was advertised and held on February 18, 2015 before the Lee County Board of County Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing AOPD to designate an additional 200± acres for non-aviation development north of Runway 6-24. The designation would allow the future development of office, industrial, retail and hotel uses provided for in Lee Plan Table 5(a). Maximum heights are 95 feet for buildings and 250 feet for aviation facility towers. Development will connect to public potable water and sanitary sewer service. No development blasting is requested.

The property is located in the Airport and Wetlands Future Land Use Categories and is legally described in attached Exhibit "A." The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

02-18-15 Z

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

The following set of Conditions and Deviations represents a codification of previously approved Lee County Zoning Resolution No. Z-06-030:

1. The Conditions and Deviations approved in Zoning Resolution Z-06-030 are replaced by the conditions and deviations in this zoning approval.

   The following Administrative Amendments remain in effect:

   ADD2008-00162, approved 06/02/2009, amending Table 5 in Condition 3 of Z-06-030, to add "Animal Clinic" as a permitted use in Parcel H, and to increase the total permitted number of fuel pumps from 12 to 24;

   ADD2012-00102, approved 10/25/2012, adding "Automobile Service Station" as a permitted us on Parcel 1; and

   ADD2013-00184, approved 01/14/2014, adding "Restaurant, fast food," "Restaurant, Group II" and "Drive-through Facility.

   Copies of the foregoing are attached hereto as composite Exhibit "F."

2. Master Concept Plan/Development Parameters

   Development must be substantially consistent with the 4-page Master Concept Plan (MCP) entitled "Southwest Florida International Airport AOPD, Lee County Port Authority," last revised 02/2015, date-stamped "RECEIVED MAR 18 2015 COMMUNITY DEVELOPMENT," and attached hereto as Exhibit "C," except as modified by the conditions below.

   Development must comply with the LDC at time of local development order approval, except as approved by deviation or variance in this zoning resolution. Subsequent changes to the MCP will require further development approvals.

   Development intensity is limited to the development intensities set forth in Lee Plan Table 5(a).

3. Uses and Site Development Regulations

a. Schedule of Uses

The Schedule of Uses is set forth in attached Exhibit "D."

Accessory uses must be located on the same premises as the principal use and customarily incidental and subordinate to the principal use of the structure or premises.

b. Property Development Regulations

Refer to attached Exhibit "E."

Development perimeter setbacks must comply with §34-935(b)(1).

Buildings exceeding 95 feet in height must be authorized by deviation from §34-935(f)(3).

Where there are two or more principal buildings on a development tract, the buildings must be separated in accordance with §34-935(e)(4).

4. Open Space

Development order plans must depict open space in substantial compliance with the approved Open Space Calculations Table on Sheet 4 of the MCP.

5. Airport Park

The Port Authority must manage the 6,900 acre Airport Mitigation Park to provide habitat for Lee County, State and Federally listed species. The location of the habitat must be consistent with Lee County Development Order No. LDO2002-00101 - Airport Mitigation Park, approved on July 26, 2002, the terms of which are incorporated herein by reference. The development order plans for the 300-acre non-aviation area must identify the previously approved offsite indigenous mitigation and include a copy of the approved management plan for the mitigation area. Inclusion of this information in the first local development order application will satisfy the indigenous requirements of §10-415(b) for the entire AOPD.

6. Common Landscape Theme for Non-Aviation Lands North of Runway 6-24

The development of the property non-aviation lands north of Runway 6-24 must reflect a common landscaping theme. The landscaping theme must be reviewed and approved by the Lee County Department of Community Development prior to approval of each development order for a non-aviation use north of Runway 6-24.

7. Buffers and Daniels Parkway Buffer

A. Landscape plans accompanying development order applications for non-aviation use areas abutting Daniels Parkway must include an enhanced 25-foot-wide (15 feet wide adjacent to parcels 11a and 11b) Type "D" buffer along Daniels Parkway.

B. The buffer must include: 7 trees per 100 linear feet with a maximum 50% palm use, a double hedge row, and 33 ground covers per 100 linear feet. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority, the terms of which are incorporated herein by reference.

C. The landscape plans for non-aviation use areas must demonstrate internal buffering in compliance with Sheet 3 of the MCP.

8. Indigo Snake

A. Prior to initiating clearing activity, the developer must erect posters on the protection of eastern indigo snakes. The developer must submit a copy of the poster to Lee County Department of Environmental Sciences (DES) staff prior to local development order approval.

B. The poster must include the following information:

1. A photo of the eastern indigo snake,

2. A description of the snake,

3. The life history and listing status of the species, and

4. Instructions to contact a qualified biologist if the species is encountered.

C. If the developer encounters an eastern indigo snake, construction activities must cease and the snake allowed sufficient time to move away from the site or be relocated by the biologist. Construction may resume after the eastern indigo snake has vacated the area or has been relocated by the biologist. The developer must submit a report to DES staff indicating the number of eastern indigo snakes found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

9. American Alligators

The developer must allow American alligators located within wetland areas slated to be filled to move out of harm's way to another location on-site outside of the development area. In the alternative, American alligators must be relocated by a licensed wildlife trapper to another wetland on-site or to the Mitigation Park. If the developer encounters alligators during the filling of the wetlands, the developer must submit a report to DES staff indicating the number of alligators found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

10. Big Cypress Fox Squirrel

The developer must submit a Big Cypress Fox Squirrel survey for stick nests with all applications for development order approval. If potential nests/daybeds are located, the developer must conduct a five day Big Cypress Fox Squirrel survey to determine if the species is actively nesting. If Big Cypress Fox Squirrel are determined to be actively nesting, clearing or construction activity may not occur within 125 feet of the nest tree, or the distance approved by the latest Florida Fish and Wildlife Conservation Commission (FWC) guidelines, until the nesting is deemed completed and approved by FWC or Lee County staff.

11. Daniels Parkway Access

An access may not be constructed to Daniels Parkway unless authorized by the terms of the Controlled Access Resolution. The MCP may be amended administratively to add an access to Daniels Parkway opposite Commonwealth Drive, but only if the access is approved by the Board of County Commissioners through an amendment to the Daniels Parkway Controlled Access Resolution. The developer must obtain a County right-of-way permit to construct the access.

12. Fort Myers Petroleum Storage Terminal DRI (GATX DRI)

A. The Fort Myers Petroleum Storage Terminal must submit an annual monitoring report providing a record of the vehicular traffic measured at the Fort Myers Petroleum Storage Terminal entrances/exits at Fuel Farm Road to the Lee County Departments of Transportation and Community Development.

B. If the GATX site is used for purposes other than those approved in the Fort Myers Petroleum Storage Terminal DRI, the DRI must be abandoned prior to the issuance of a local development order.

C. In order to develop within the area encompassed by the GATX DRI, the MCP must be amended to depict and identify uses and proposed development.

13. Tall Structures

Development is subject to §34-1008, "Permit for Tall Structures." Depending on the height and location of proposed structures, the developer may need to submit an application to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine the airspace impacts of proposed permanent buildings, wireless communication facilities, and temporary construction equipment (cranes).

14. Vehicular/Pedestrian Impacts

Zoning approvals do not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

15. Lee Plan Consistency

Zoning approvals do not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as the remainder of the Lee Plan.

16. Concurrency

This zoning resolution does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan. The developer must demonstrate compliance with the concurrency requirements of the Lee Plan prior to local development order approval.

17. Solid Waste.

Development order plans for vertical development must comply with §10-261 and Lee County Solid Waste Ordinance No. 11-27 for the pick-up/disposal of solid waste and recyclables.

18. Development Permits.

Issuance of a Lee County development permit does not grant the right to obtain permits from State or Federal agencies. A Lee County development order does not render the County liable for the applicant's subsequent failure to obtain State or Federal agency approvals or to fulfill obligations imposed by those agencies. Further, the County is not liable for actions by the developer that are in violation of State or Federal laws.

19. Conflicts Between Regulations

In the event of a conflict between the provisions of the LDC and the Federal Aviation Administration's (FAA), Federal Air Regulations (FAR) or other FAA policies, advisories, and regulations applicable to this airport, then such FAA policies, advisories and regulations will control.

20. Design for Transit

The developer must amend the MCP to reflect the conceptual location of transit facilities in anticipation of future transit service to non-aviation land areas. Given the non-aviation land area consists of 300 acres, the MCP must reflect a minimum of three conceptual locations for transit facilities. Site plans submitted with development order applications in non-aviation development areas south of Daniels Parkway must be designed with consideration for the likelihood of future transit service to the area. When transit service is available to non-aviation land areas, all development order applications must include the transit facilities required under the LDC.

SECTION C. DEVIATIONS:

1. Excavations – Depth

Deviation (1) seeks relief from the §10-329(d)3.b. requirement to provide excavation for water retention to a maximum depth of 20 feet, to allow a depth of 25 feet. This deviation is APPROVED, SUBJECT TO the following conditions:

A. A water retention pond may be dug to a maximum depth of 25 feet or the confining layer, whichever comes first; and this deviation applies only to the aviation areas as depicted on the attached MCP.

B. A post-construction bathymetric survey, sealed by a licensed Florida Professional Surveyor and Mapper (PSM), must be submitted prior to issuance of a Certificate of Compliance. The Lee County Port Authority must maintain the water quality of the deep lake in perpetuity.

C. The trees required per §10-329(e)(3)(a)(2) are not required due the potential of attracting hazardous wildlife to the airport.

2. Excavations – Bank Slope

Deviation (2) seeks relief from the §10-329(d)4 requirement that slopes for lake excavation be 6:1, to allow a lake slope of 2:1. This deviation is APPROVED.

3. Surface Water Management Systems

Deviation (3) seeks relief from the §10-418 requirement that surface water management system designs must be sinuous, planted with littoral shelves, herbaceous plants, and include no more than 20% hardening of the lake shoreline, to allow fewer plantings and hardening of 100% of the lake shoreline. This deviation is APPROVED, SUBJECT to the following conditions:

A. Aviation Area

The ponds/excavations, where this deviation will be utilized, are shown on the local development order plans and the planting plans are approved by the DES staff prior to local development order issuance.

B. Non-Aviation Area

As part of local development order approval for the non-aviation use areas, the landscape plans must provide an alternative littoral planting design consistent with the following steps:

1. The square footage of the required littoral shelf must be calculated by multiplying the linear feet of shoreline by 25% followed by the required 20-foot width;

2. The square footage of the required compensatory littoral shelf must be calculated by multiplying the linear feet of hardened shoreline by the required 5-foot width;

3. The results of above steps (1) and (2) must be summed to provide an overall square footage of required littoral shelf;

4. Canopy trees must be calculated 20' on-center and shrubs must be calculated 3' on-center. These plantings must meet the standards of §§10-420(c) and (d);

5. The canopy trees and shrubs must be dispersed around the lakes in minimum 1,000 square foot planting beds outside the lake maintenance area; and

6. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority.

4. Open Space

Deviation (4) seeks relief from the §10-415(b) requirement that 50% of required open space, or 657.3 acres, consisting of the on-site preservation of existing indigenous vegetation, allow use of the preserved indigenous vegetation at mitigation park (identified in Lee Plan Map 3M) totaling 4,928.0 acres as depicted on the exhibit titled "Indigenous Preservation at Airport Mitigation Park," attached hereto as Exhibit "G," to meet this requirement for development within the Airport AOPD. This deviation is APPROVED, SUBJECT TO Condition 5 herein.

5. Landscape Standards

Deviation (5) seeks relief from the §10-416(a)(4) requirement that one tree be provided for each 3,500 square feet of development area to eliminate this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:

A. The trees are to be installed in areas that do not affect the safe operation of aircraft; and

B. This deviation applies only to Aviation Areas.

6. Excavations

Deviation (6) seeks relief from the §10-329(d)(1)a.2. requirement that no excavations are allowed within 50 feet measured from the control elevation to an existing or proposed right-of-way line or easement for a collector or arterial street unless granted an administrative deviation in accordance with §10-104, to allow setbacks of less than 50 feet for two lakes. This deviation is APPROVED, along Skyplex Boulevard to zero (0) feet and along Daniels Parkway to 30 feet. The Development Services Director may require protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as part of the local development order process.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Schedule of Uses
Exhibit E: Property Development Regulations
Exhibit F: Composite exhibit of 3 Administrative Amendments still in effect
Exhibit G: Indigenous Preservation at Airport Mitigation Park

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

c. is compatible with existing or planned uses in the surrounding area;

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location;

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Larry Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of February, 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: Theresa King
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

John J. Fredyma
Senior Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
TK
2015 MAR 30 AM 11:19

Case No. DCI2013-00021

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

EARL E. JOHNSON
1914-1991

Applicant's Legal Checked by [illegible]

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 36" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
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PRESIDENT
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W. BRITT POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
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ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked by [illegible] 6/23/2004

EXHIBIT A

Z-06-030

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve, having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683

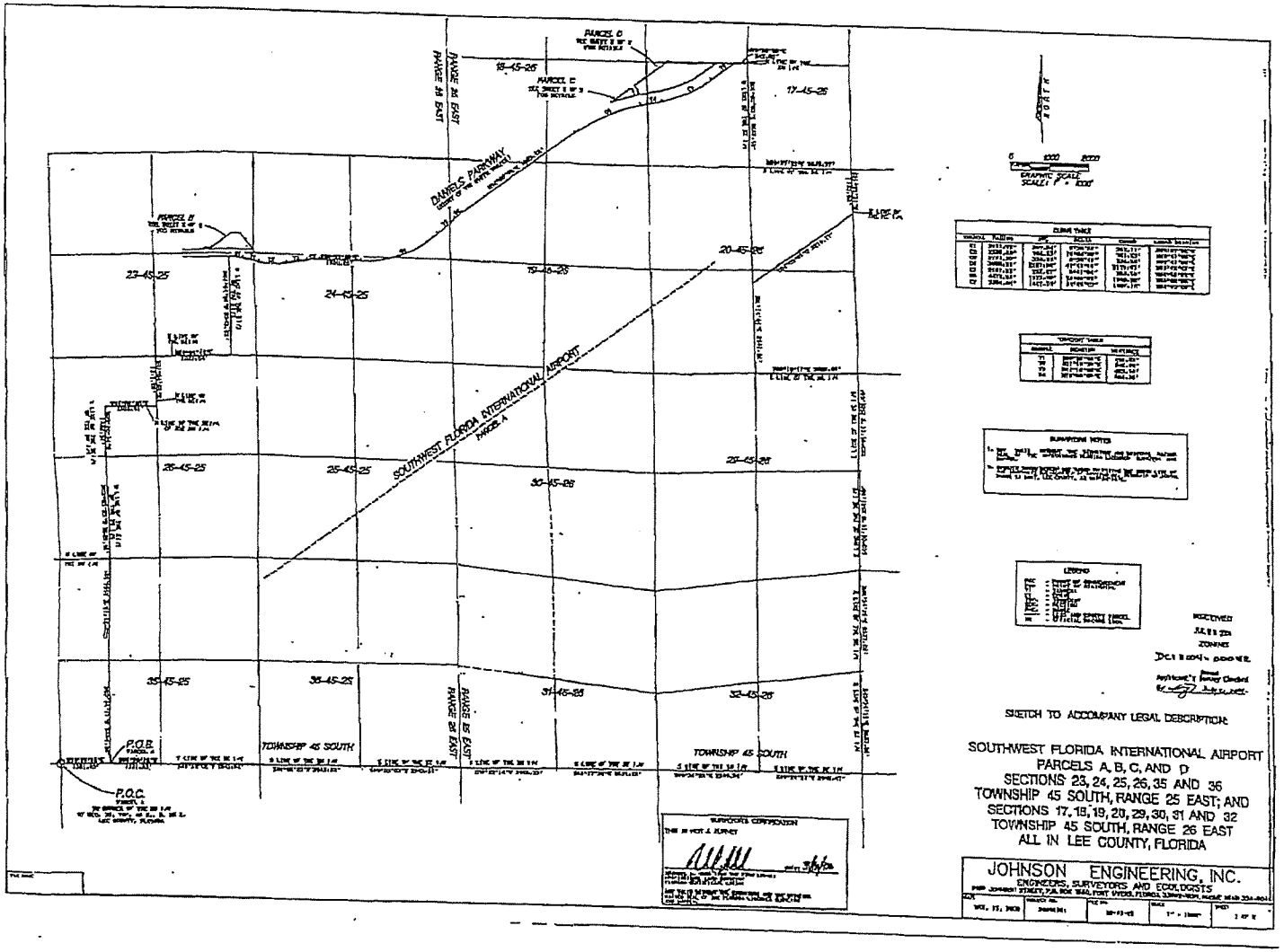


Exhibit A
Page 6 of 6

DCI2013-00021

Zoning Map

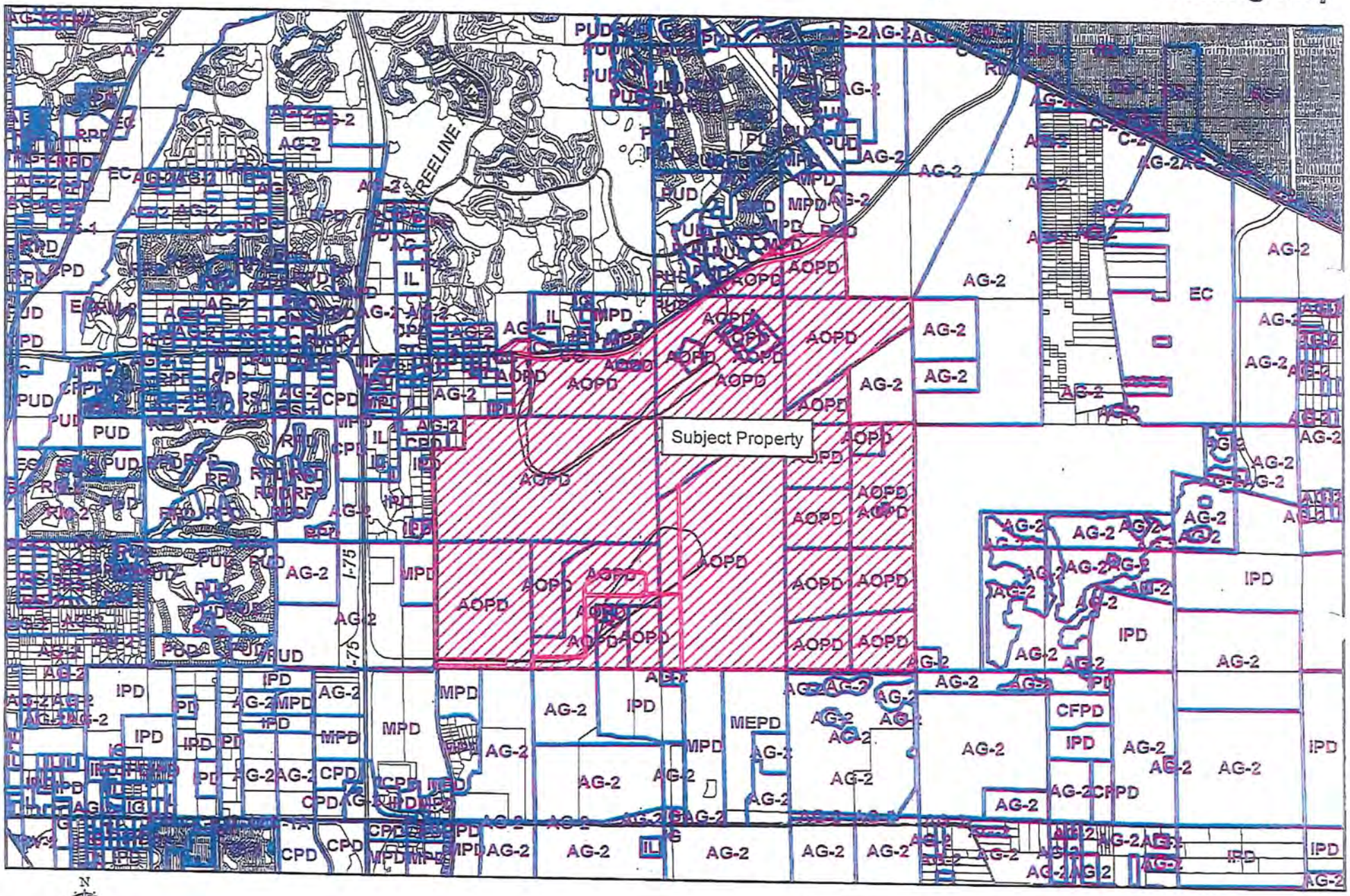
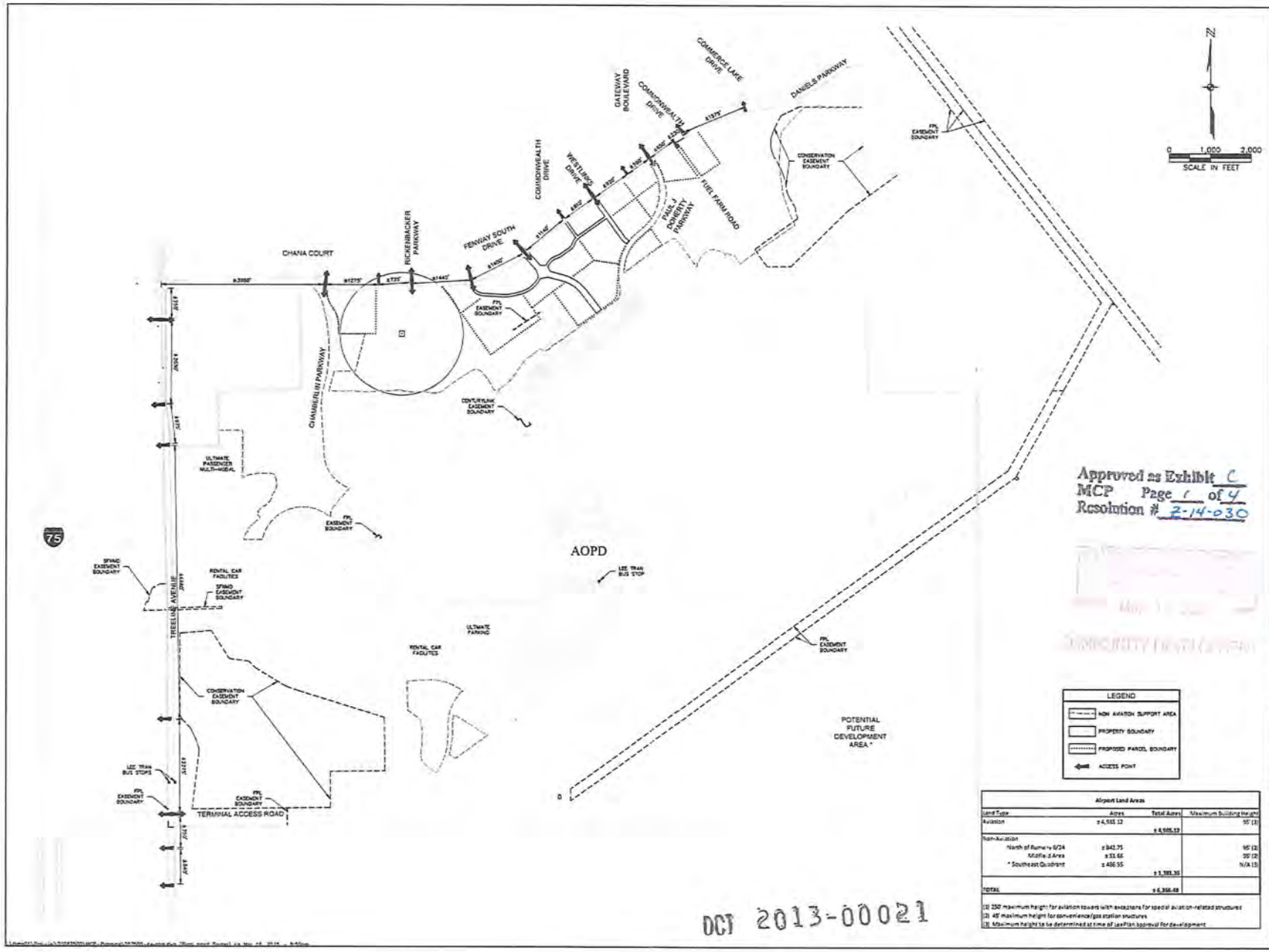


EXHIBIT B



Approved as Exhibit C
MCP Page 1 of 4
Resolution # 2-14-030

LEGEND

- NON AVIATION SUPPORT AREA
- PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- ACCESS POINT

Airport Land Areas

Land Type	Acres	Total Acres	Maximum Building Height
Aviation	± 4,985.12		55' (1)
		± 4,985.12	
Non-Aviation			
North of Runway 6/24	± 842.75		45' (2)
Middle Area	± 53.66		35' (2)
* Southeast Quadrant	± 486.55		N/A (3)
		± 1,383.36	
TOTAL		± 6,368.48	

(1) 250' maximum height for aviation towers with exceptions for special aviation-related structures
(2) 45' maximum height for convenience/gas station structures
(3) Maximum height to be determined at time of LeaPlan approval for development

DCI 2013-00021

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E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

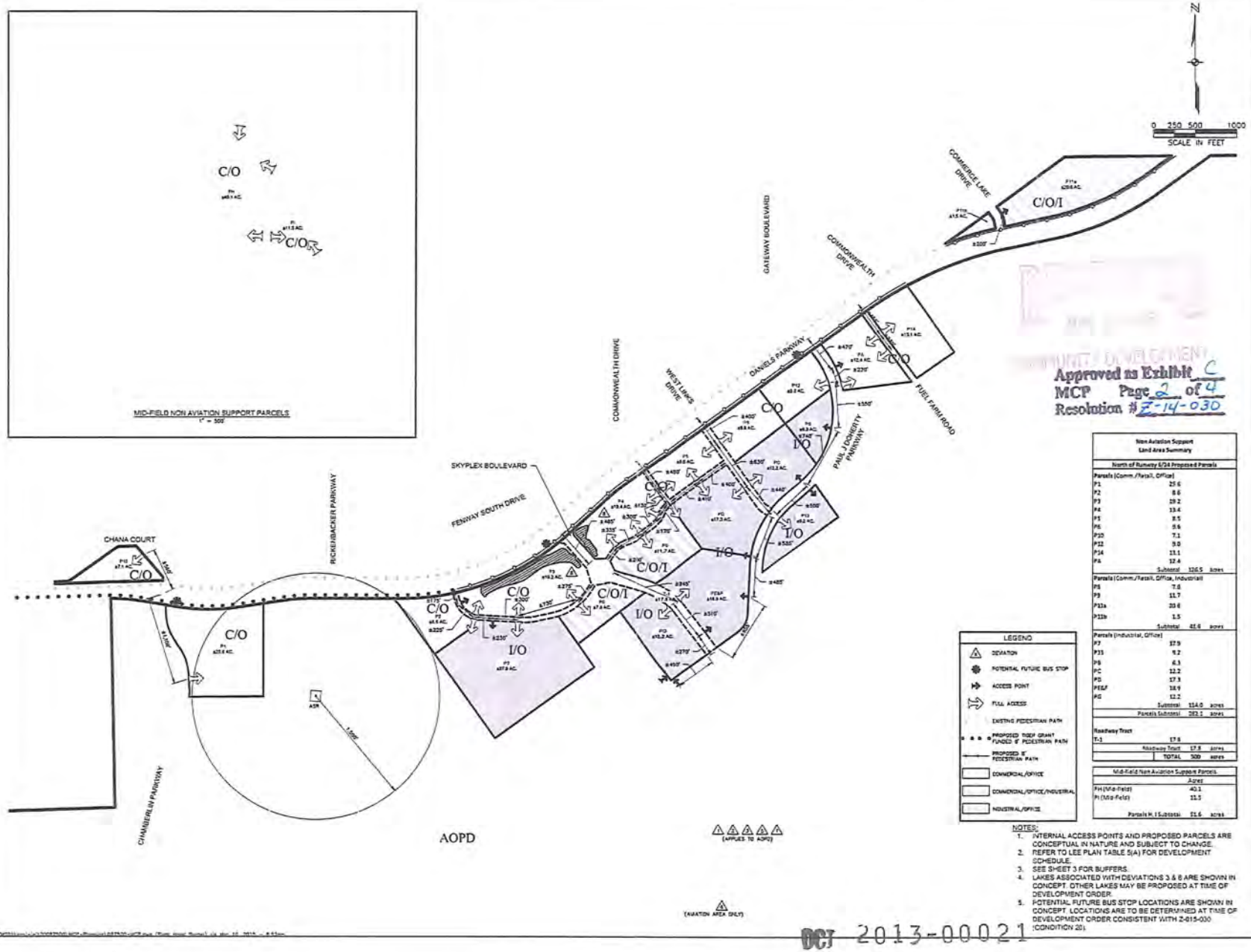
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS TO COUNTY COMMENTS	04/23/13
2	PRELIMINARY TO COUNTY COMMENTS	06/07/13
3	MCP PLAN SET	08/13/13
4	FINAL PLAN SET	10/11/13

DATE DECEMBER 2013
PROJECT NO. 2006P0004076
FILE NO. 19-05-29
SCALE 1" = 1,000'

KEY MAP

SHEET NUMBER
1



Approved as Exhibit C
MCP Page 2 of 4
Resolution # Z-14-030

Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	25.6	
P2	8.6	
P3	19.2	
P4	13.4	
P5	8.5	
P6	5.6	
P10	7.1	
P12	9.0	
P14	11.1	
P4	12.4	
Subtotal	126.5	acres
Parcels (Comm./Retail, Office, Industrial)		
P8	7.6	
P9	11.7	
P13a	20.6	
P13b	1.5	
Subtotal	41.4	acres
Parcels (Industrial, Office)		
P7	17.9	
P15	9.2	
P8	8.3	
PC	12.2	
PD	17.3	
PE&F	18.9	
PG	12.2	
Subtotal	114.0	acres
Parcels Subtotal	282.1	acres
Roadway Tract		
T-1	17.8	
Roadway Tract	17.8	acres
TOTAL	300	acres

Mid-Field Non Aviation Support Parcels		
	Acres	
PH (Mid-Field)	40.1	
PI (Mid-Field)	11.5	
Parcels H, I Subtotal	51.6	acres

LEGEND

- DEVIATION
- POTENTIAL FUTURE BUS STOP
- ACCESS POINT
- FULL ACCESS
- EXISTING PEDESTRIAN PATH
- PROPOSED TIGER GRANT FUNDED 8' PEDESTRIAN PATH
- PROPOSED 8' PEDESTRIAN PATH
- COMMERCIAL/OFFICE
- COMMERCIAL/OFFICE/INDUSTRIAL
- INDUSTRIAL/OFFICE

NOTES:

1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. REFER TO LEE PLAN TABLE 5(A) FOR DEVELOPMENT SCHEDULE.
3. SEE SHEET 3 FOR BUFFERS.
4. LAKES ASSOCIATED WITH DEVIATIONS 3 & 8 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
5. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-015-030 (CONDITION 20).

DCI 2013-00021

JOHNSON ENGINEERING

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

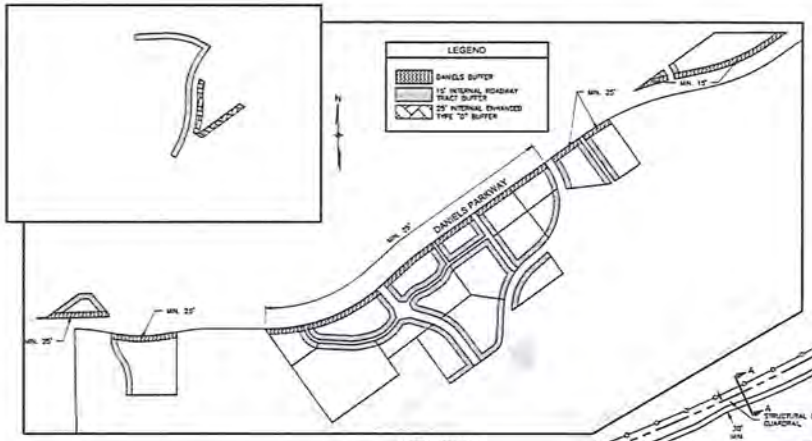
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	10/11/13
2	REVISED PER COMMENTS	10/11/13
3	PER FAA SET	10/11/13
4	PER FAA SET	12/11/13

DATE: DECEMBER 2013
PROJECT NO. 2005T00005
FILE NO. 19-60-29
SCALE: AS SHOWN

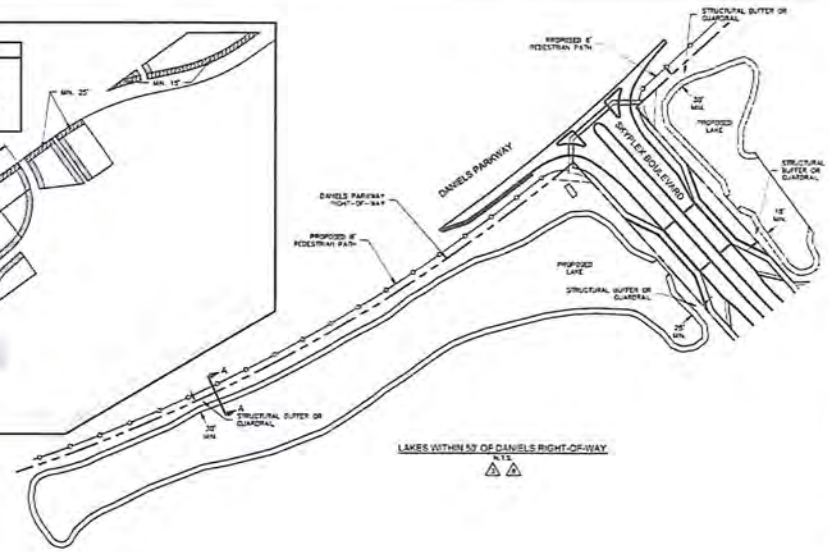
MASTER CONCEPT PLAN

SHEET NUMBER
2

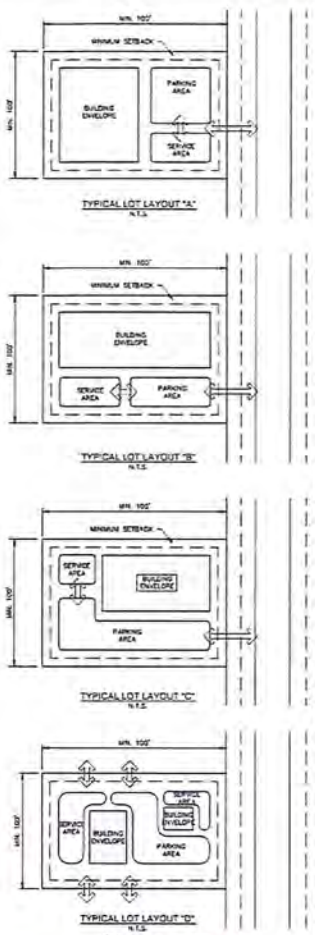


BUFFER KEY MAP
N.T.S.

NOTE:
5' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.



LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
N.T.S.



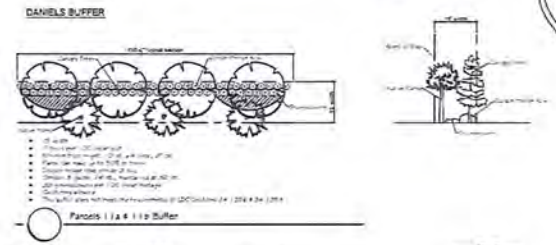
TYPICAL LOT LAYOUT "A"
N.T.S.

TYPICAL LOT LAYOUT "B"
N.T.S.

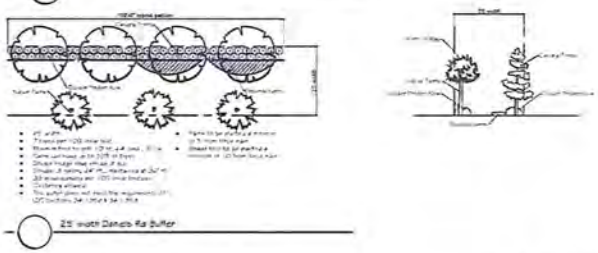
TYPICAL LOT LAYOUT "C"
N.T.S.

TYPICAL LOT LAYOUT "D"
N.T.S.

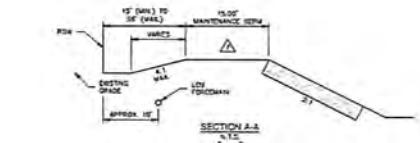
DANIELS BUFFER



Parcels 1 / a & 1 / b Buffer



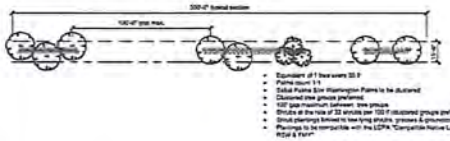
25' width Daniels Re Buffer



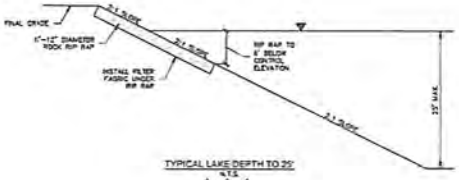
SECTION A-A
N.T.S.

NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.

15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL



25' ENHANCED TYPE "D" BUFFER - REFER TO LDC 34-1352 & 34-1353



TYPICAL LAKE DEPTH TO 25'
N.T.S.

Approved as Exhibit C
MCP Page 3 of 4
Resolution # Z-14-030

DCI 2013-00021

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LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER REVIEW BY LEE COUNTY COMMENTS	04-18-13	RMD/RSM
2	PER REVIEW BY LEE COUNTY COMMENTS	09-09-13	RMD/RSM
3	PER REVIEW BY	10-10-13	RMD/RSM
4	PER REVIEW BY	12-09-13	RMD/RSM

DATE: DECEMBER 2013
PROJECT NO. 2004F505-679
FILE NO. 19-45-26
SCALE: AS SHOWN

DEVIATIONS & TYPICAL DETAILS

SHEET NUMBER
3

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total Site: 6,568.48 acres

Open Space for Aviation Land Development Areas: Open Space requirement is 20% (Industrial - large projects)
Open Space is calculated based upon non-movement areas of airport, so the area excluded for open space does not include runways, taxiways, taxilanes and aprons.

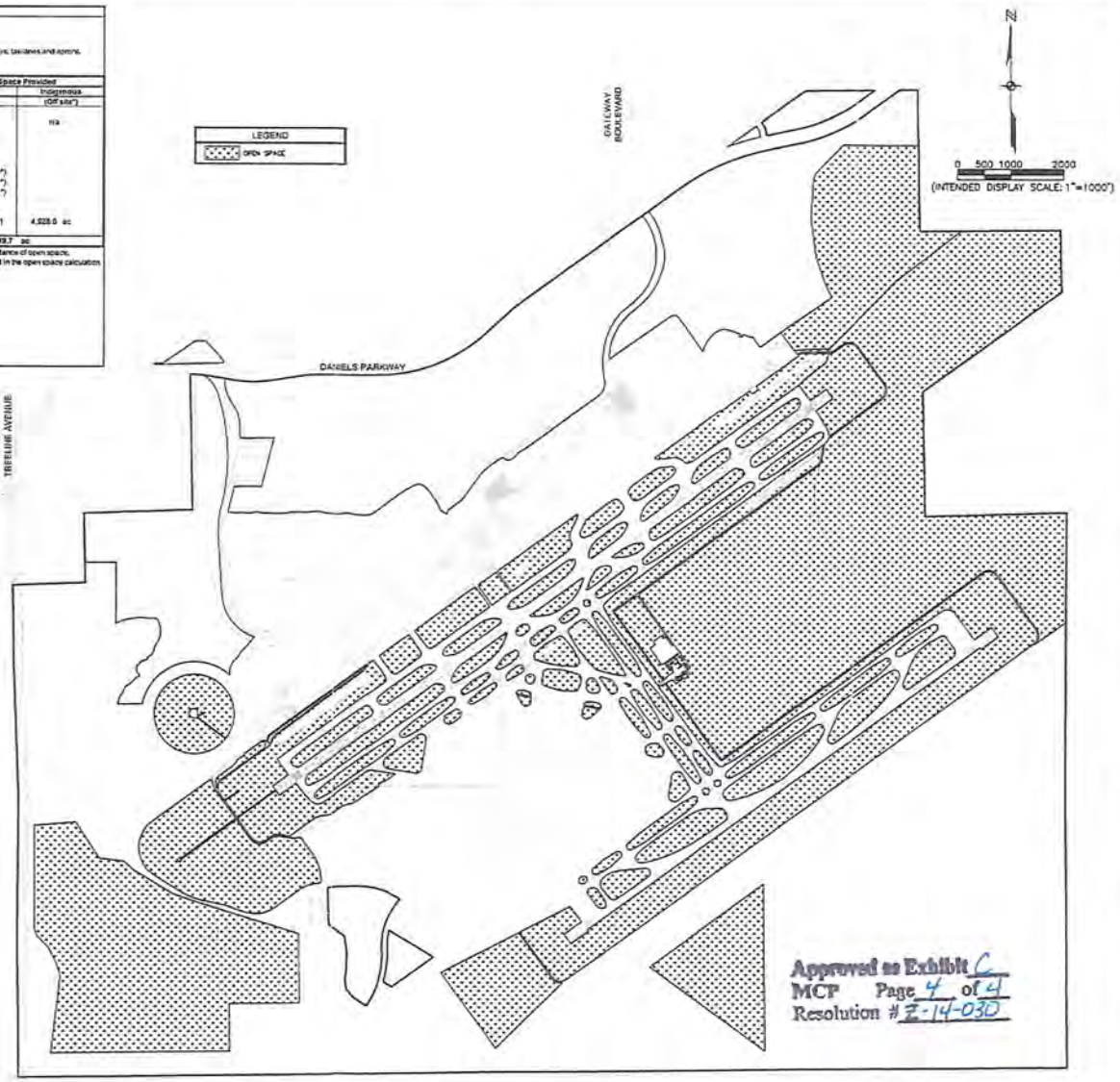
	Acres		Open Space Requirement		Min. Open Space Required	Open Space Provided: General (on site)	Open Space Provided: Indigenous (Off site*)
Runways, Taxiways, Taxilanes & Aprons	484.1 ac		n/a		n/a	n/a	n/a
Aviation Land Development Areas	4,501.0 ac	@	20%	=	900.2 ac	2,059.2 ac	
Non-Aviation Support Areas							
North of Runway 6/24 (subject to AOPD Amendment)	200.0 ac	@	30%	=	60.0 ac	20.0 ac (10%*)	
Other Non-Aviation North of Runway 6/24 (future)	542.0 ac	@	30%	=	162.6 ac	54.3 ac (10%*)	
Midfield (subject to AOPD Amendment)	51.7 ac	@	30%	=	15.5 ac	5.2 ac (10%*)	
Southeast Quadrant (future)	487.0 ac	@	30%	=	146.1 ac	73.0 ac	
Subtotal						2,371.7 ac (37%)	4,928.0 ac
Totals	6,568.8 ac				1,314.6 ac	7,299.7 ac	

Indigenous Vegetation requirement is 50% of required open space.
1,314.61 acres x 50% = 657.3 acres Indigenous Open Space required
657.3 acres General Open Space required
Total Open Space required 1,314.6 acres

Because of the abundance of open space, lakes are not included in the open space calculation.

* Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1.
657.3 acres x 3 = 1,971.9 acres Indigenous Open Space offsite required
Indigenous Vegetation requirement is allowed to be met offsite at a 3:1 ratio for this AOPD.
Preservation of Indigenous Vegetation is not precluded onsite where possible.

* Individual lots shall provide 10% open space per LDC Section 34-414(c).



Approved as Exhibit C
MCP Page 4 of 4
Resolution # Z-14-030

JOHNSON ENGINEERING

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
3	REVISED SUBMITTAL	09/09/13
2	REVISED	08/05/13
1	ADDED EXHIBIT	06/04/13

DATE: DECEMBER 2013
PROJECT NO: 2008F500-007B
FILE NO: 19-45-28
SCALE: 1" = 1,000'

OPEN SPACE EXHIBIT

SHEET NUMBER
4

DCT 2013-00021

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 34-2141 et seq., 34-3106	P	P	P	P	P	P
Administrative offices	Note (1)	P	P	P	P	P	---
Agricultural services: office/base operations		---	---	---	---	---	---
Agricultural uses and agricultural accessory uses		---	---	---	---	---	P
Aircraft food services and catering		P	---	---	P	P	---
Aircraft landing facilities, private	34-1231 et seq.	P	---	---	---	---	---
Airport operations facilities		P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	34-1175	Refer to 34-1 for regulations					
Animals:							
Clinic or kennel	34-1321 et seq.	---	P	P	P	P	---
Control center (including Humane Society)		---	---	P	P	P	---
ATM (automatic teller machine)		P	P	P	P	P	---
Auto parts store	34-1353	---	P	P	---	P	---
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353	---	P	P	---	P	---
Automobile service station	34-1351, 34-1353	---	P	P	---	P	---
Bait and tackle shop	Note (49)	---	---	P	---	P	---
Banks and financial establishments (34-622(c)(3)):							
Group I		---	P	P	P	P	---
Group II		---	P	P	P	P	---
Bar or cocktail lounge	34-1261 et seq.	P (in Terminal only)	P	P	---	P	---
Boats:							
Boat parts store		---	---	P	---	P	---
Boat rental		---	---	P	---	P	---
Boat repair and service	34-1352, 34-3001 et seq.	---	---	---	P	P	---
Boat sales		---	---	P	P	P	---
Boat storage, dry		---	---	---	P	P	---
Broadcast studio, commercial radio and television	34-1441 et seq.	---	---	P	P	P	---
Building material sales (34-622(c)(4))	34-3001 et seq.	---	---	P	P	P	---
Business services (34-622(c)(5)):							
Group I		P	P	P	P	P	---
Group II		P	P	P	P	P	---
Bus station/depot	34-1381 et seq.	P	---	---	---	---	---
Car wash	34-1353	P	P	P	---	P	---
Cleaning and maintenance services (34-622(c)(7))		P	P	P	P	P	---
Clothing stores, general (34-622(c)(8))		P (in Terminal only)	P	P	---	P	---
Clubs:							
Commercial		---	---	P	P	P	---
Fraternal, membership organization	34-2111	P	---	P	P	P	---
Private	34-2111	---	P	P	P	P	---
Cold storage, pre-cooling, warehouse and processing plant		P	---	---	P	P	---
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.					
Computer and data processing services		P	P	P	P	P	---
Consumption on premises	34-1261 et seq., Note (49)	P (in Terminal only)	P	P	---	P	---

EXHIBIT D

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (Includes Terminal)	Non-Aviation Area: Airfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Contractors and builders (34-622(c)(9)), all groups	34-1352 34-3001 et seq.	---	---	P	P	P	---
Convenience food and beverage store	34-1353	P	P	P	---	P	---
Cultural facilities (34-622(c)(10))		---	---	P	---	P	---
Department store		---	---	P	---	P	---
Drive-through facility for any permitted use		P	P	P	P	P	---
Drugstore, pharmacy		P	P	P	---	P	---
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	---
Emergency operations center		P	P	P	P	P	---
EMS, fire or sheriff's station		P	P	P	P	P	---
Essential services	Note (1), 34-1611 et seq., 34-1741 et seq.	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):							
Group I	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	P	P	P	P	P
Group II	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	---	---	P	P	P
Excavation:							
Water retention	34-1651	P	P	P	P	P	P
Excess spoil removal	subject to Sec. 10-329	P	P	P	P	P	P
Factory outlets (point of manufacture only)		---	---	P	P	P	---
Farm equipment, sales, storage, rental or service		---	---	P	P	P	---
Fences, walls	Note (1), 34-1741 et seq.	P	P	P	P	P	P
Food and beverage service, limited	Note (1)	P	P	P	P	P	---
Food stores (34-622(c)(16)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	---	P	---
Freight and cargo handling establishments (34-622(c)(17))		P	---	---	P	P	---
Gasoline dispensing system, special		P	---	---	P	P	---
Gift and souvenir shop	Note (49)	P	P	P	---	P	---
Hardware store		---	---	P	---	P	---
Health care facilities (34-622(c)(20)):							
Group III		---	P	P	P	P	---
Heliport or helistop		P	---	---	P	P	---
Hobby, toy and game shops (34-622(c)(21))		P	P	P	---	P	---
Hotel/motel	34-1801 et seq., Note (36)	---	P	P	---	P	---
Household and office furnishings (34-622(c)(22)), all groups		---	---	P	---	P	---
Impound yard (34-1831 et seq., 34-2443)		P	---	---	---	P	---
Insurance companies (34-622(c)(23))		---	---	P	P	P	---
Laundry or dry cleaning (34-622(c)(24)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	P	P	---
Lawn and garden supply stores	34-2081	---	---	P	---	P	---
Library	Note (28)	---	---	P	P	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Maintenance facility (Government)		P	P	---	P	P	---
Manufacturing of:							
Apparel products (34-622(c)(1))	Note (5)	---	---	P	P	P	---
Boats	Note (5)	---	---	---	P	P	---
Chemical and allied products (34-622(c)(6))							
Group I	Note (5)	---	---	P	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Electrical machinery and equipment (34-622(c)(11))	Note (5)	---	---	P	P	P	---
Fabricated metal products (34-622(c)(14)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Food and kindred products (34-622(c)(15)):							
Group III	Note (5)	---	---	P	P	P	---
Furniture and fixtures (34-622(c)(18))	Note (5)	---	---	P	P	P	---
Leather products (34-622(c)(25)):							
Group II	Note (5)	---	---	---	P	P	---
Lumber and wood products (34-622(c)(26)):							
Groups I, III, IV, V and VI	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Machinery (34-622(c)(27)), all groups	Note (5)	---	---	P	P	P	---
Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (5)	---	---	P	P	P	---
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups	Note (5)	---	---	P	P	P	---
Paper and allied products (34-622(c)(31))							
Group II	Note (5)	---	---	P	P	P	---
Group III	Note (5)	---	---	P	P	P	---
Rubber and plastic products (34-622(c)(44)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Stone, clay, glass and concrete products (34-622(c)(48))							
Group I	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Group IV	Note (5)	---	---	---	P	P	---
Textile mill products (34-622(c)(50)), all groups	Note (5)	---	---	---	P	P	---
Transportation equipment (34-622(c)(52)):							
Group I	Note (5)	P	---	P	P	P	---
Groups II, III and IV	Note (5)	---	---	---	P	P	---
Medical office		P	---	P	P	P	---
Mobile home dealers	34-1352	---	---	P	P	P	---
Motion picture production studio		---	---	P	P	P	---
Nightclubs	34-1261 et seq.	P	P	P	---	P	---
Nonstore retailers (34-622(c)(30)), all groups		---	---	P	---	P	---
Parcel and express services		P	P	P	P	P	---
Package store	34-1261 et seq.	---	---	P	---	P	---
Paint, glass and wallpaper		---	---	P	P	P	---
Parks (34-622(c)(32)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Parking lot:							
Accessory		P	P	P	P	P	---
Commercial		P	P	P	P	P	---
Garage, public parking		P	P	P	P	P	---
Temporary	34-2022	P	P	P	P	P	---
Personal services (34-622(c)(33)):							
Group I	34-3021	P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Pet services		P	P	P	---	P	---
Pet shop		---	---	P	---	P	---
Pharmacy		P	P	P	---	P	---
Photofinishing laboratory	Note (5)	---	P	P	P	P	---
Place of worship	Note (28), 34-2051 et seq.	P	P	P	P	P	---
Post office		P	---	P	P	P	---
Printing and publishing (34-622(c)(36))	Note (5)	---	---	P	P	P	---
Processing or packaging of agricultural or fish products	Note (5)	P	---	---	P	P	---
Processing and warehousing		P	---	---	P	P	---
Real estate sales office	34-1951 et seq., 34-3021	P	P	P	P	P	---
Recreation facilities:							
Commercial (34-622(c)(38)) Groups I, IV		P	P	P	P	P	---
Commercial (34-622(c)(38)) Group III		---	P	P	P	P	---
Group V		---	---	P	P	P	---
Recycling facility		P	---	---	P	P	---
Religious facilities	Note (28), 34-2051 et seq.	P	---	P	---	P	---
Rental or leasing establishment (34-622(c)(39)):							
Group I	34-1352, 34-3001 Note (49)	P	P	P	---	P	---
Group II	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	P	---	P	---
Group III	34-1352, 34-3001 et seq.	P	---	P	P	P	---
Group IV	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	---	P	P	---
Repair shops (34-622(c)(40)):							
Group I		---	---	P	P	P	---
Groups II, III, IV		---	---	---	P	P	---
Group V		---	---	---	P	P	---
Research and development laboratories (34-622(c)(41)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	P	P	---
Group III		---	---	---	P	P	---
Group IV		---	---	P	P	P	---
Restaurant, fast food	34-1353	P	P	P	---	P	---
Restaurants (34-622(c)(43)):	Note (49)						
Groups I and III		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group IV		---	P	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P	P	P	P	---
Schools:							
Commercial (34-622(c)(45))	34-2381	P	P	P	P	P	---
Self-service fuel pumps	Note (24)	P	P	---	P	P	---
Signs in accordance with chapter 30	Note (1)	P	P	P	P	P	P
Social services (34-622(c)(46)):							
Group I		---	---	P	---	P	---
Group II		---	---	P	---	P	---
Group III	Note (28) & (47)	---	---	P	---	P	---
Group IV	Note (28) & (47)	---	---	P	---	P	---
Specialty retail shops (34-622(c)(47)):							
Group I		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Storage:							
Indoor only	Note (1), 34-3001 et seq.	P	P	P	P	P	---
Storage, open	Note (5), 34-3001 et seq. 34-1352	P	---	---	P	P	---
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	P	---	---	---	---	---
Studios (34-622(c)(49))		---	P	P	P	P	---
Tactical training (8f)	34-2471	P	---	---	---	---	P
Temporary uses	Note (1), 34-3041 et seq.	P	P	P	P	P	P
Theater, indoor	34-2471 et seq.	---	---	P	---	P	---
Transportation services (34-622(c)(53)):							
Group II		P	---	---	P	P	---
Group III		P	---	---	P	P	---
Group IV		P	---	---	P	P	---
Truck stop, trucking terminal		P	---	---	P	P	---
Used merchandise stores (34-622(c)(54)):							
Group I		---	---	P	---	P	---
Groups II, III and IV		---	---	P	---	P	---
Variety store		P	P	P	---	P	---
Vehicle and equipment dealers (34-622(c)(55)):							
Groups I, II, and III	34-1352	---	---	P	---	P	---
Group IV	34-1352	---	---	P	P	P	---
Group V	34-1352	P	---	---	P	---	---
Warehouse:							
High cube		P	---	---	P	P	---
Mini-warehouse		---	---	---	P	P	---
Private		P	---	---	P	P	---
Public		P	---	---	P	P	---
Cold storage only		P	---	---	P	P	---
Wholesale establishments (34-622(c)(56)):							
Groups I, III and IV		---	---	---	P	P	---

Notes:

(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.

(5) If the use or activity does not conform to the criteria set forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.

(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(28) Not permitted in Airport Noise Zone B.
(35) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-435(b)(5)a.
(49) See section 34-3152

Property Development Regulations
DCI2013-00021 – RSW – Non-Aviation AOPD Amendment

Non-Aviation Areas

Commercial or Office Development Regulations

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet, however buildings may be set back 0 feet at bulkheaded locations, subject to Lee County development order review and approval.
Maximum Lot Coverage:	60%
Minimum Building Separation:	20 feet

Industrial Development Regulations

Minimum Lot Area:	30,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	150 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet

Aviation Area (including Terminal)

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Setbacks	
Internal Street:	20 feet
Side:	25 feet
Rear:	10 feet
Waterbody:	20 feet
Maximum Lot Coverage:	55%
Minimum Building Separation:	20 feet

Maximum Building Height

95 feet for building heights
250 feet for aviation facility towers

There may be exceptions to the maximum building height regulations for special aviation related structures such as the air traffic control tower and other aviation related structures specifically required by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT)

Development Perimeter Setbacks

In compliance with LDC 34-935(b)(1).

EXHIBIT E

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee County Port Authority filed an application for administrative approval to a Airport Operations Planned Development on a project known as Southwest Florida International Airport to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

on property located at 11000 Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See legal description attached hereto as Exhibit A

WHEREAS, the property was originally rezoned in case number Z-92-012 (with subsequent amendments in case number DCI2004-00042; Z-06-030 supersedes all prior resolutions); and

WHEREAS, the subject property is located in the Airport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant is requesting to modify Exhibit E of Lee County Zoning Resolution to reflect the changes made to Table 5 of the Lee Plan in this Administrative Action; and

WHEREAS, Condition 3 of Lee County Zoning Resolution Z-06-030 requires the development to be in compliance with Table 5 of the Lee Plan; and

WHEREAS, Table 5 of the Lee Plan was attached as Exhibit E of Lee County Zoning Resolution Z-06-030; and

WHEREAS, subsequent to the signing of Lee County Zoning Resolution Z-06-030 Table 5 of the Lee Plan has been amended in Comprehensive Plan Amendments CPA2005-00010 and CPA2007-00057; and

WHEREAS, Comprehensive Plan Amendment CPA2005-00010 amended Lee Plan Table 5 to increase the overall number of permitted fuel pumps from 12 to 24; and

EXHIBIT F

WHEREAS, Comprehensive Plan Amendment CPA2007-00057 renamed Table 5 to Table 5(a) of the Lee Plan and modified the development parameters and schedule to consolidate the future development plans for Southwest Florida International Airport; and

WHEREAS, the revisions to Lee Plan Table 5 included in CPA2007-00057 also permitted a maximum of 40,000 square-feet of non-aviation related Commercial and Service uses and included a square-footage conversion option for the Light Manufacturing and Warehouse uses; and

WHEREAS, Animal Kennel and Clinic uses were included in the revised Lee Plan Table 5(a) under Commercial and Service uses; and

WHEREAS, the applicant is requesting to include Animal Kennel and Clinic in the list of approved uses within Parcel H of the Master Concept Plan; and

WHEREAS, the proposed administrative action will bring the zoning approved in Lee County Zoning Resolution Z-06-030 into compliance with the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

is **APPROVED, subject to the following conditions.**

1. **The Development must be in compliance with the amended Table 5 of the Lee Plan attached hereto as Attachment A. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

2. **Final Plan Approval is required prior to issuance for a local Development Order for non-aviation related commercial uses.**

3. **Animal Kennel and Clinic is a permitted use in Non-Aviation Use Area Parcel H.**

4. **Any future changes to Table 5 of the Lee Plan will require additional zoning approvals prior to Development Order approval.**

DULY SIGNED this 2nd day of June, A.D., 2009.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

CARL E. JOHNSON
1919-1998

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

RECEIVED
DEC 1 1 2008
COMMUNITY DEVELOPMENT

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
FORREST H. BANKS
PRESIDENT
STEVEN K. MORRISON
PARTNERS
GARY R. BULL
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JOSEPH W. EBNER
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CHRIS D. HAGAN
KENTON R. KEILING
PATRICIA H. NEWTON
W. BRITT POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER
ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked
by 6/23/2004

Applicant's Legal Checked
by 12-15-08

ADD 2008-00162

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve, having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

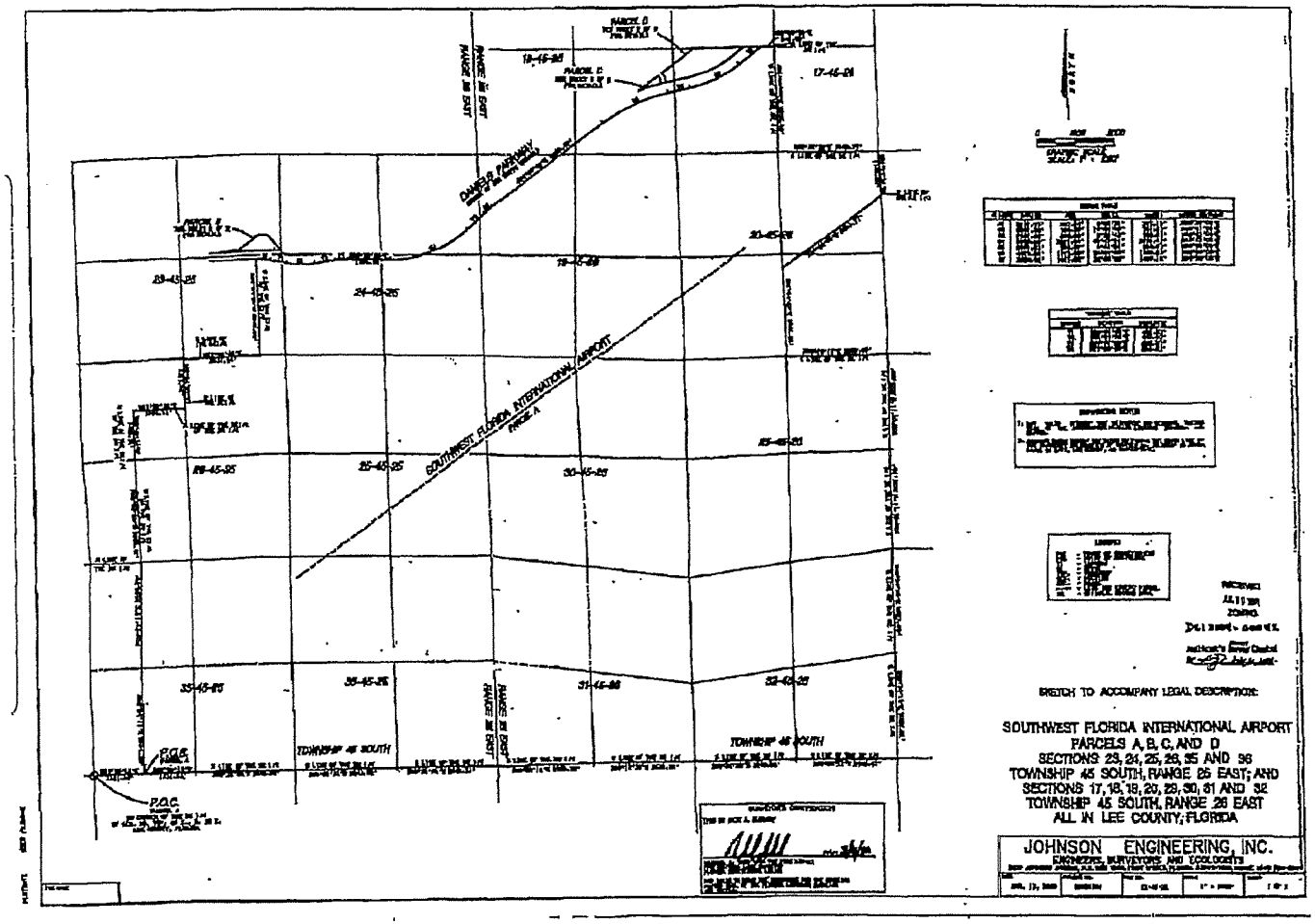
From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683



Page 6 of 6

Exhibit AA-3.C.2

Applicant's Legal Checked
by CB 12-15-08

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC., filed an application for administrative approval to the Airport Operations Planned Development (AOPD) zoning on a project known as Airport Plaza at SWFIA for to amend the AOPD to add the use of "Automobile Service Station" as a permitted use to Parcel I on property located at south on Treeline Blvd. to Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI900136 (with subsequent amendments in case numbers DCI2004-00042(Z-06-030), ADD2008-00162); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein. There is no specific change made to the adopted Master Concept Plan for this planned development.**

2. **The only change granted as part of this amendment is to Condition 2.a (Exhibit D) of Resolution Number Z-06-030, adding the use of "Automobile Service Station" to Tract I**

DULY SIGNED this 25th day of October, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Description

SUBJECT PARCEL DESCRIPTION:

PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

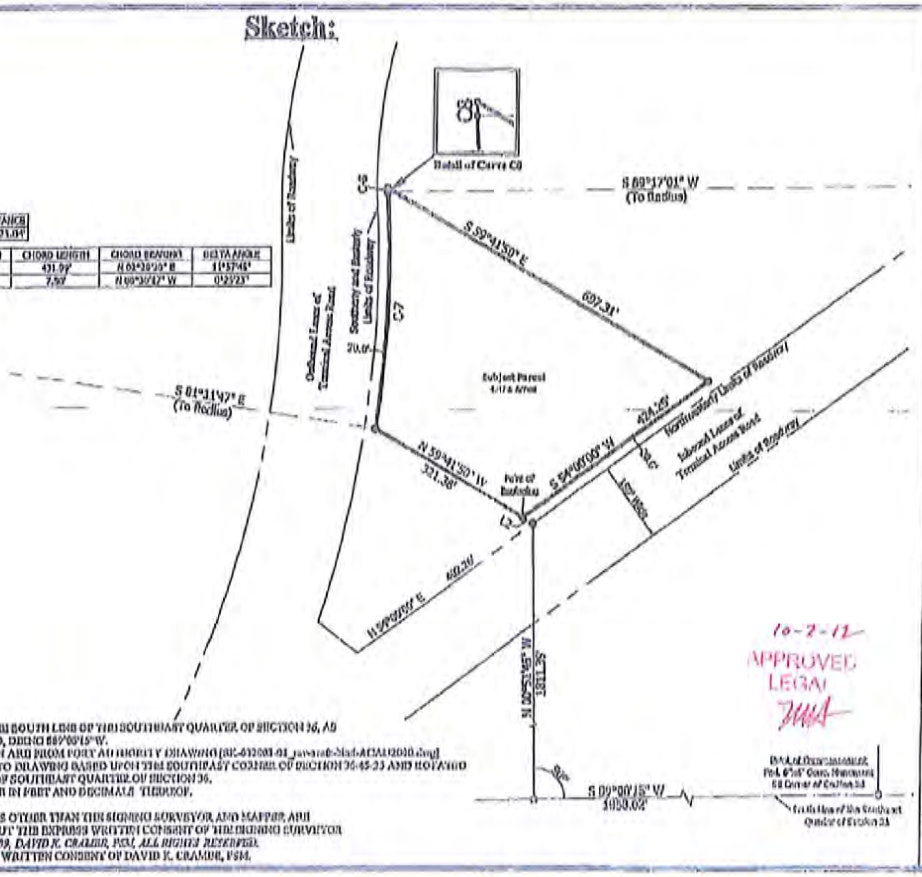
THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	10-2-12 APPROVED LEGAL
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER FSM6656 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 2012, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal*
2012 J 10-1105 | PREPARED FOR: TF Design Consultants		DAVID MATTI CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER NUMBER NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SECTIONS 36, TOWNSHIP 45S, RANGE 25E		

EXHIBIT A

Sketch:

LINE	BEARING	DISTANCE
L2	N 59°41'50" W	71.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7	2012.60'	432.77'	431.94'	N 03°39'03" E	12°37'45"
C-8	1015.60'	7.50'	7.50'	N 00°30'42" W	0°25'23"



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER, OF SECTION 36, AS MONUMENTED IN THE FIELD, BEING S89°00'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM FORT AD SHORT Y DRAWING [RE-612081-01_survey@-Mod-ACAD2010.dwg] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND NOT AGREE TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER, ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

10-2-12
APPROVED
LEGAL

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER LICENSE LB#6683
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 540-8556 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1109	PREPARED FOR: TF Design Consultants
SECTION 36, TOWNSHIP 45S, RANGE 25E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 2012, is in compliance with Florida Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO 4415
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00184

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC filed an application for administrative approval to a Airport Operations Planned Development (AOPD) on a project known as Airport Plaza at SWFIA **to add the uses of "Restaurant, fast food", "Restaurant, Group II", and Drive-through facility to the Schedule of Uses for Parcel I** for property located at Southwest Florida International Airport (RSW Airport) Inbound Access Road – (Parcel I), described more particularly as:

LEGAL DESCRIPTION: In Section 189, Township 45 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-00-037 (with subsequent amendments in Resolution Z-06-030, and Case Numbers ADD2004-00124, ADD2008-00162, and ADD2012-00102); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Category as designated by the Future Land Use Map of the Lee County Comprehensive Plan; and

WHEREAS, the Lee County Land Development Code (LDC) provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, Parcel I is located interior to the existing planned development; and

WHEREAS, the two additional uses are found to be similar in nature to other allowed uses within the planned development and are not expected to generate any additional traffic than considered through the previous public hearing processes; and

WHEREAS, LDC §34-1353 provides regulations for certain uses applying to location, design, operation, landscaping, and related activities for the protection of the health, safety, and welfare of the public; and

WHEREAS, the proposed development already includes such uses and is being developed in accordance with the LDC; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended herein.**

2. **The approved Schedule of Uses for Parcel I within this planned development is hereby amended to include the following permitted uses:**

   Drive-through facility – limited solely to the use of Restaurant, fast food and Restaurants, Group II
   Restaurant, fast food
   Restaurants, Group II

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY PASSED AND ADOPTED ON 1/14/2014

BY: Pam Houck

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Description

APPROVED
ADD2013-00184
Chick Jakacki, Planner
Lee Co Division of Zoning
1/2/2014

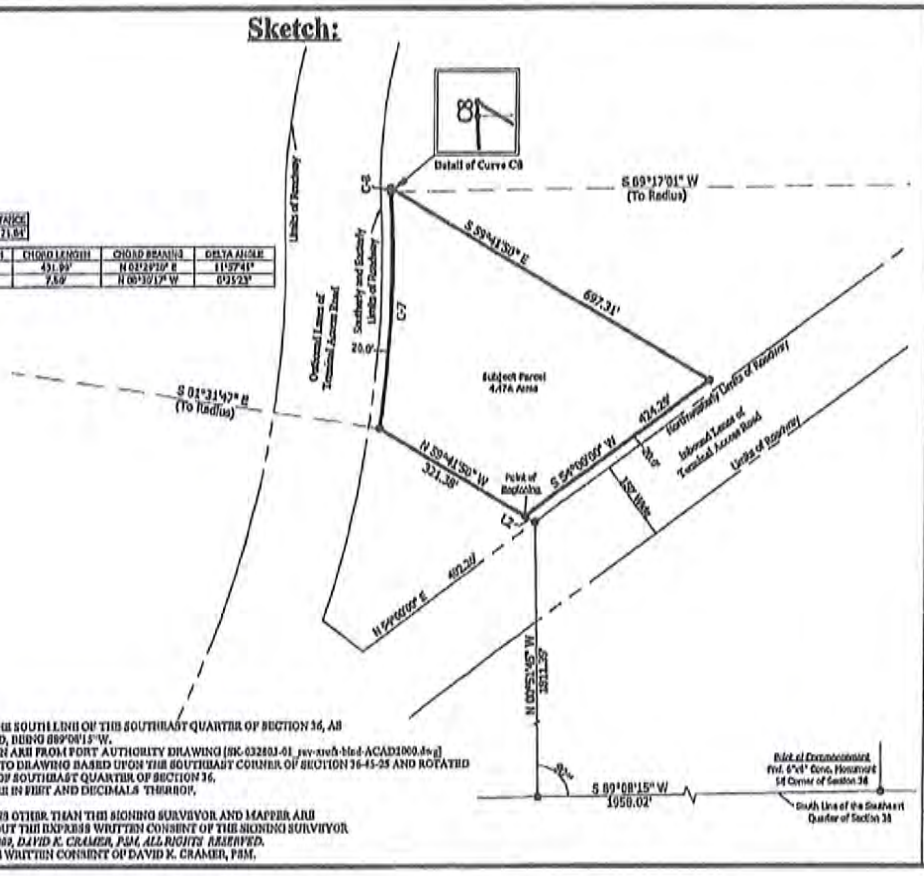
SUBJECT PARCEL DESCRIPTION:

PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 19th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal*
JOB # 10-1106 | PREPARED FOR: TF Design Consultants		DAVID KEITH CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SECTIONS 36, TOWNSHIP 45S, RANGE 25E		

Sketch:



LINE	BEARING	DISTANCE
L2	N 89°41'50" W	21.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7	3073.80'	437.77'	431.99'	N 02°29'10" E	11°37'41"
C-8	1015.59'	7.50'	7.50'	N 00°30'12" W	0°25'23"

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MONUMENTED IN THE FIELD, BEING S89°08'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM FORT AUTHORITY DRAWING [SK-032803-01_pav-xrsch-bled-ACAD2000.dwg] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND ROTATED TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.*
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

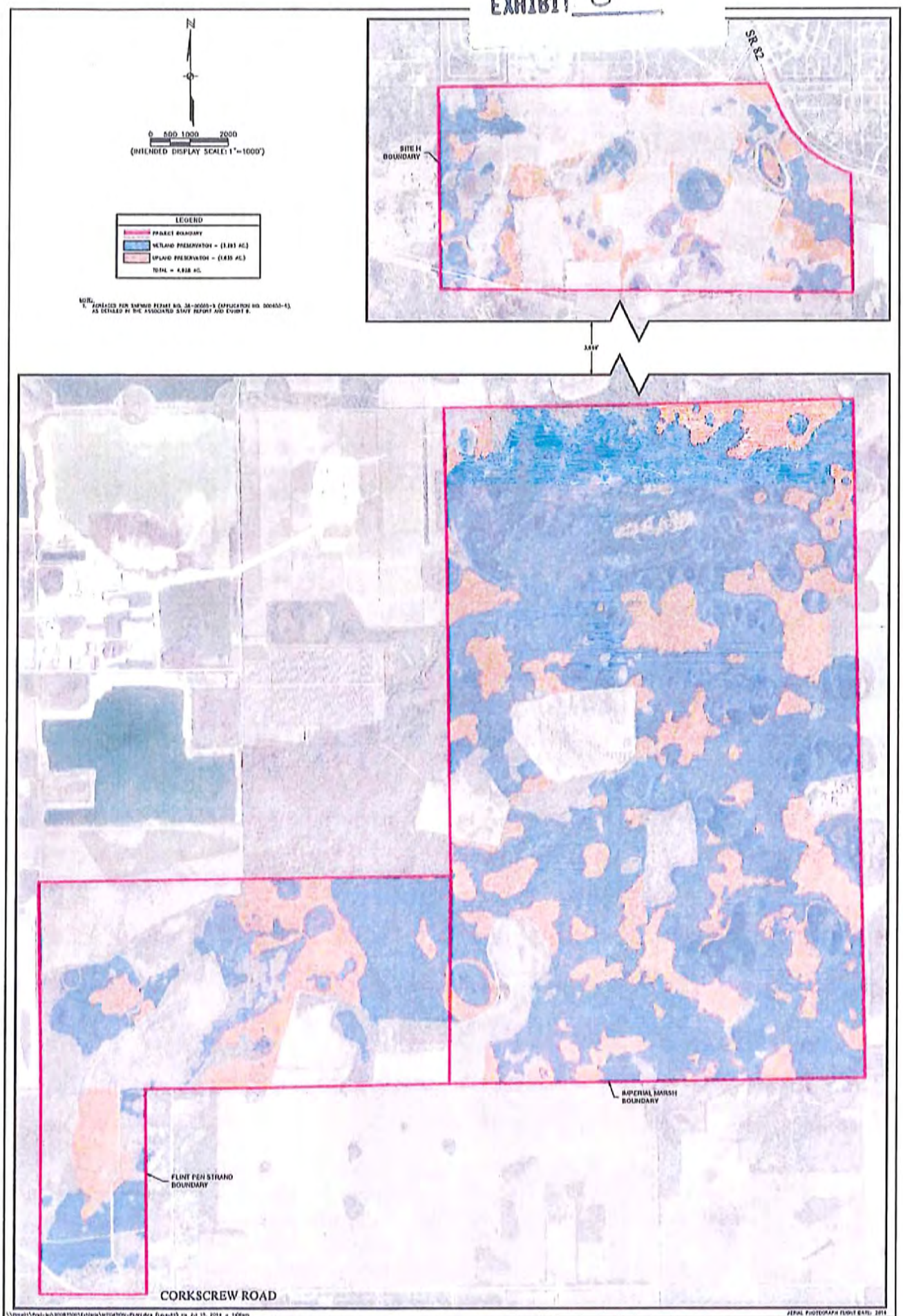
CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER FBM1633
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 540-0116 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1106	PREPARED FOR: TP Design Consultants
SECTION 36, TOWNSHIP 45, RANGE 25E	
DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 19th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6658
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT G



LEE COUNTY PORT AUTHORITY
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

INDIGENOUS PRESERVATION
AT AIRPORT MITIGATION PARK

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2014	20087500	07-46-27	1" = 1,000'	1 OF 1

ADMINISTRATIVE APPROVAL (WCF) ADD2018-00015

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, James E Goff/Goff Communications, Inc., in reference to Ft. Myers Airport DAS Install, filed an application for administrative approval for development of a wireless communications facility on property located at 11000 Terminal Access Road, STRAP Number: 19-45-24-00-00006.0000:

See attached "Exhibit A".

WHEREAS, the property was originally rezoned in resolution number Z-00-037 (with subsequent amendments in resolution numbers Z-06-030, ADD2008-00162, and Z-14-030); and

WHEREAS, the subject property is located in the Airport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property is zoned Airport Operations Planned Development (AOPD); and

WHEREAS, an application for amendment to an existing Airport Operations Planned Development (AOPD) to allow wireless communications facilities has been filed pursuant to the Lee County Land Development Code Section 34-380; and

WHEREAS, the Lee County Land Development Code provides for administrative approval of zoning regulations for matters involving certain wireless communications facilities in LDC Sections 34-1445 through 34-1453; and

WHEREAS, the applicant has provided a request statement that explains the nature of the request (Attached as Exhibit "B"); and

WHEREAS, the applicant requests to install two wall mounted antennas, and one roof mounted antenna, as described in the site plan titled "Ground Floor Plan" (Attached as Exhibit "C"), to provide cellular service for the patrons of the airport; and

WHEREAS, the applicant has provided renderings of the general location of the proposed wireless communication facilities (Attached as Exhibit "D"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of administrative approval; and

WHEREAS, the following findings of fact are offered:

1. The applicant is not already providing adequate coverage or adequate capacity in the geographic search area; and

2. The applicant is not able to use existing wireless communications facility sites either with or without repeaters to provide adequate coverage or adequate capacity in the geographic search area; and

3. The applicant has agreed to rent or lease available space on the antenna-supporting structure, under terms of a fair-market lease, without discrimination to other wireless communications services providers; and

4. The proposed wireless communications facility or antenna supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, reduce the quality and function of natural or man-made resources; and

5. The applicant has agreed to implement all reasonable measures to mitigate the potential adverse impacts of the structures and facilities; and

6. The proposal will comply with FCC Reg. 96-326 regarding emissions of electromagnetic radiation.

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for installation of a wireless communications facility in the Zoning district pursuant to Lee County Land Development Code Section 34-1445 **is APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the site plan titled "Ground Floor Plan" dated received January 26, 2018. A reduced copy is attached hereto (Attached as Exhibit "C").**

2. **The terms and conditions of the original zoning resolutions, as amended, remain in full force and effect.**

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 2/19/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:
Exhibit A: STRAP Number
Exhibit B: Request Statement
Exhibit C: Site Plan
Exhibit D: Antenna Renderings

EXHIBIT A

CASE NUMBER: ADD2018-00015

STRAP NUMBERS:

19-45-26-00-00002.0000

REVIEWED
ADD2018-00015
Mike Laskowski, Planning Technician
Lee County - DCD Planning
1/22/2018

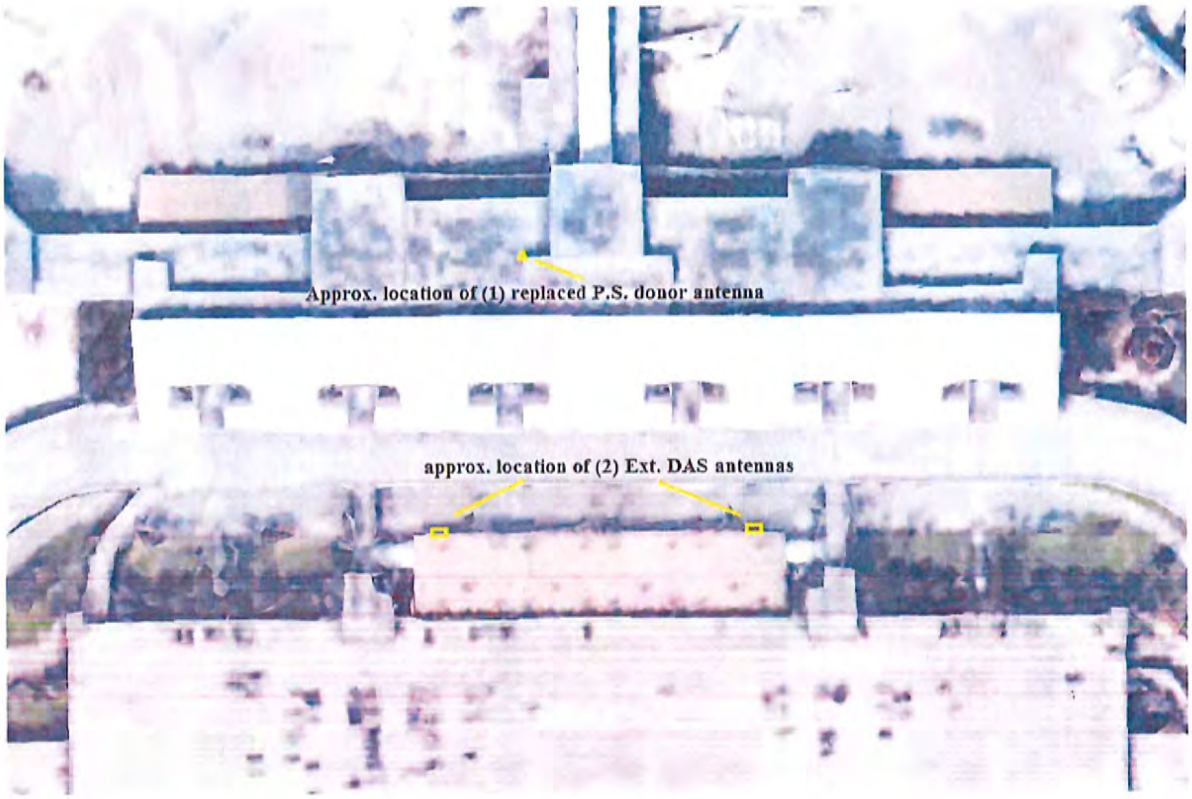
Exhibit B

Narrative for zoning application – SW Fla. Reg. Airport CCI DAS.

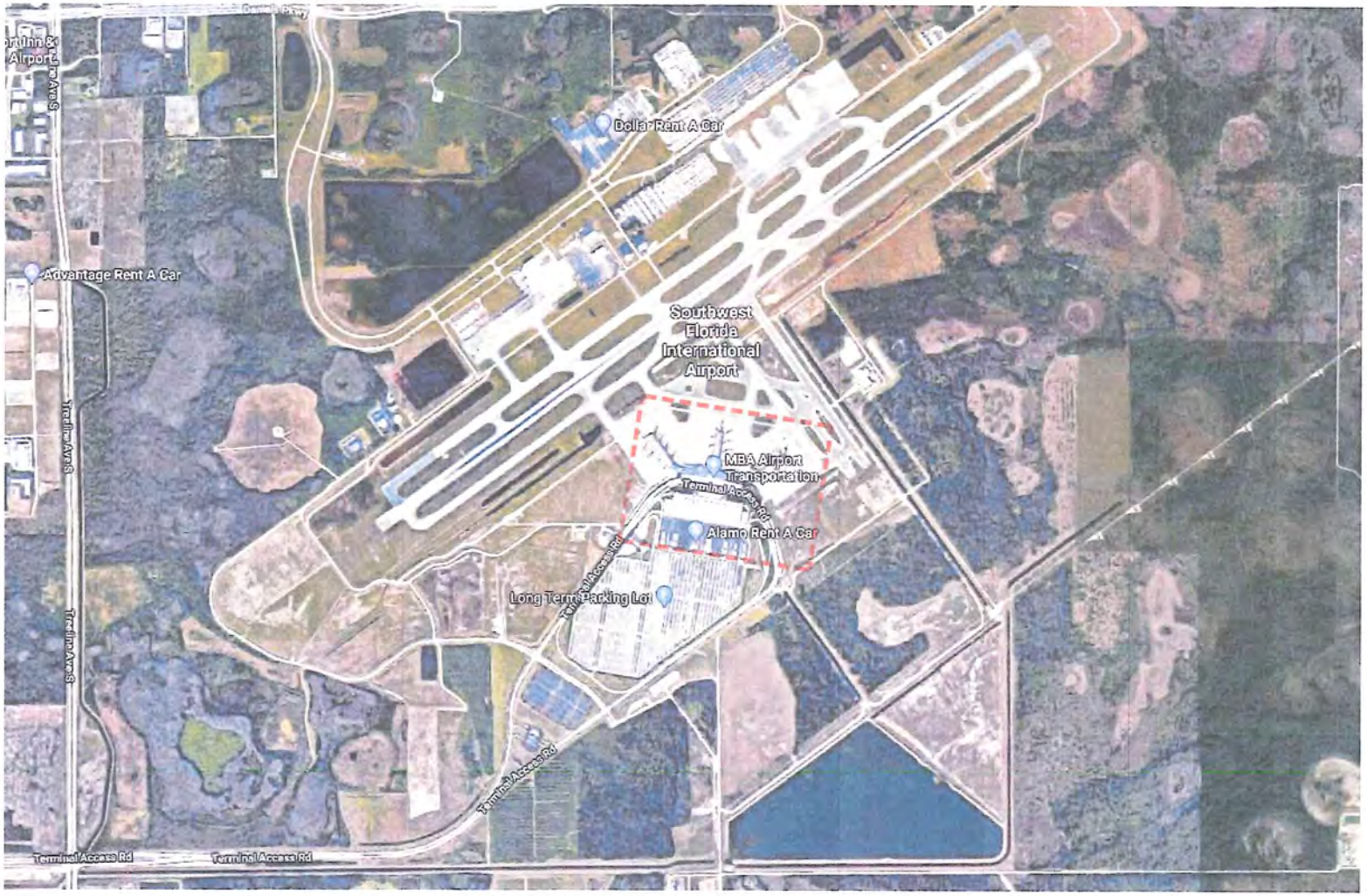
Crown Castle will be installing a Distributed Antenna System (DAS) on the SW Fla. Regional Airport Terminal at 11000 Terminal Access Road. Fort Myers, Fl.

This system is designed to support wireless carriers in distributing their network in specific, localized areas, within the terminal building and parking garage thru a network of small antennas mounted throughout. T-Mobile will be the initial anchor carrier on the system, but it can support the addition of future carrier's network signals.
The system Crown is installing will also have a Public Safety (P.S.) layer added, to upgrade the airports existing P.S. system. It will involve adding a new donor antenna, to receive the P.S. frequency signal from a donor site.

This system will include 3 outside antennas that will be mounted as described below. (2 for the Commercial DAS / 1 for the Public Safety DAS) [See inserted pictures]



→ page 2



LOCATION MAP

VALENT TELECOM DESIGN GROUP

12.30.2017

CROWN CASTLE

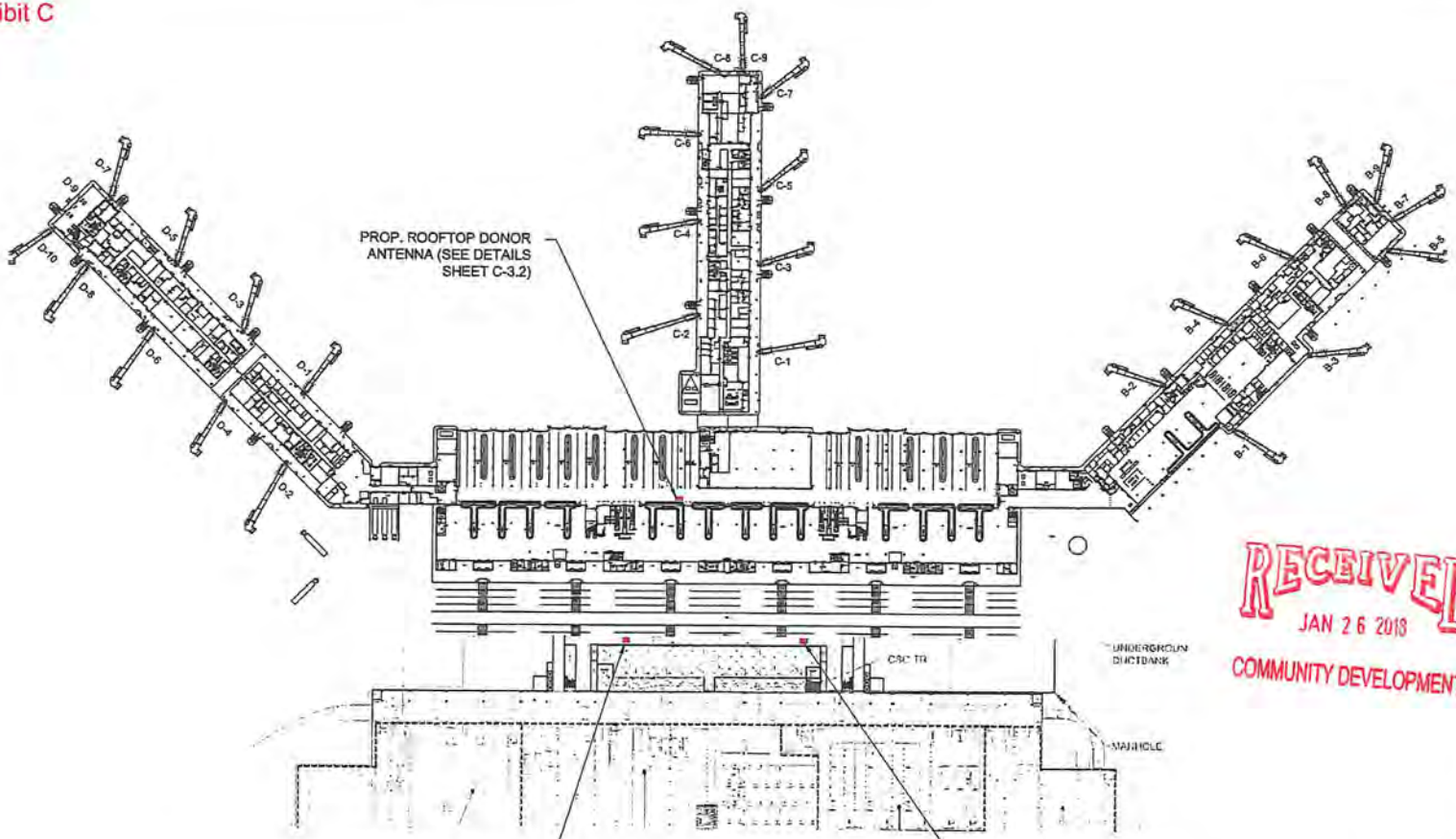
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
11000 TERMINAL ACCESS RD
FORT MYERS, FL 33913

1	PERMIT FOR REVIEW	12/30/17
2	PER COMMENTS	03/28/18
3	PER COMMENTS	07/24/18
4	PER COMMENTS	10/29/18

LOCATION PLAN/ LOCATION MAP/ AERIAL PHOTO

T-3

Exhibit C



RECEIVED
JAN 26 2018
COMMUNITY DEVELOPMENT

GROUND FLOOR PLAN

GRAPHIC SCALE
0' 80' 160'
(SCALE IN FEET)
24x36 SCALE: 1"=80'

PROVIDE 60FT+ SEPARATION BETWEEN ANTENNAS, WHERE FEASIBLE. CONFIRM EXACT ANTENNA PLACEMENTS WITH CROWN ENGINEER IN FIELD

CONSTRUCTION NOTES:

1. ALL NEW CONSTRUCTION AND INSTALLATIONS TO BE COORDINATED AND APPROVED BY PROPERTY MANAGEMENT PRIOR TO COMMENCEMENT.
2. CONTRACTOR TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL FINISH (INCLUDING CEILING TILES, WALLS, AND FLOOR MATERIALS).
3. ALL FIBER OR CABLES INSTALLED IN EXISTING CEILING SPACES TO BE PLENUM RATED. CONDUITS INSTALLED IN RACEWAYS TO BE GALVANIZED.
4. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS TO BE FIRE / SMOKE RATED MIN 2HR.
5. ALL PENETRATIONS OR CORE DRILLING THROUGH CONCRETE STRUCTURES REQUIRES X-RAY PRIOR TO COMMENCEMENT . X-RAY TO BE COORDINATED WITH PROPERTY MGMT.
6. PROVIDE JUNCTION BOXES FOR ANY CONDUIT RUNS IN EXCESS OF 200'.
7. ANTENNAS INSTALLED WITHIN 10' OF EXISTING CAMERAS TO BE COORDINATED WITH PROPERTY MANAGEMENT.
8. ALL CABLING AND CONDUIT TO BE LABELED AT EACH FLOOR (VERTICAL RISER) AND AT 50' INCREMENTS HORIZONTALLY.
9. ALL ANTENNAS SHALL BE LABELED AT EACH FLOOR.
10. ALL EXTERIOR CABLES TO BE IN GALVANIZED CONDUIT.

LEGEND

- PROPOSED ANTENNA
- PROPOSED SPLITER
- PROPOSED RAUS REMOTE
- PROPOSED COAX (ROUTED THROUGH CLG.)
- PROPOSED FIBER
- PROPOSED POWER
- GROUND
- PROPOSED CONDUIT / FIBER PENETRATION

ADD 2018-00015

VALENT TELECOM DESIGN GROUP

1-25-2018

CROWN CASTLE

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
11000 TERMINAL ACCESS RD
FORT MYERS, FL 33913

REVISION	DATE
1 REVISION	10/2017
2 REVISION	11/2017
3 REVISION	12/2017
4 REVISION	01/2018
5 REVISION	02/2018
6 REVISION	03/2018
7 REVISION	04/2018

GROUND FLOOR PLAN

C-1.0-

Exhibit D

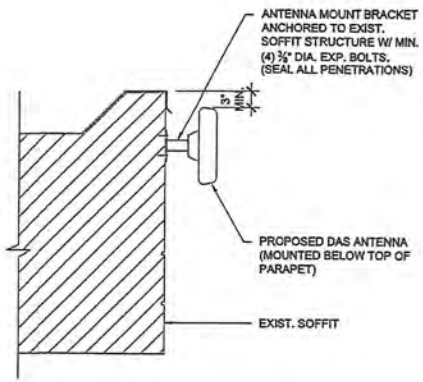
X7CAP-265

- Fixed Tilt Antenna
- Suitable for LTE/CDMA/UMTS/GSM
- Optional Internal Diplexers

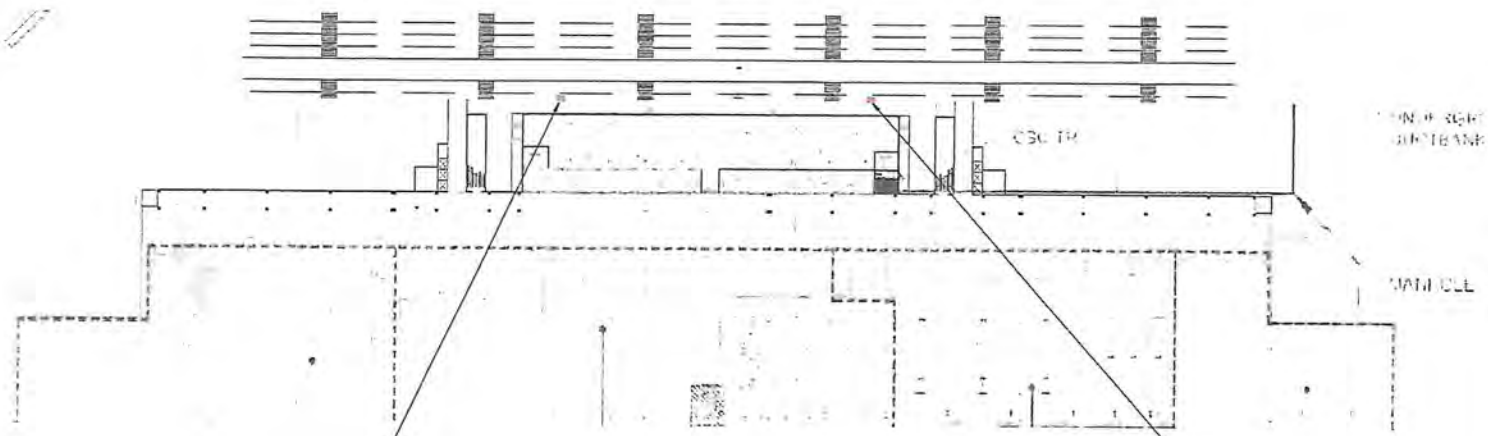
ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	824-896	1695-1850	1710-1990	1850-2180
Horizontal Beamwidth, 3dB points	67°	57.5°	67°	53°
Gain, dBi	12.0	14.5	15.0	13.5
Vertical Beamwidth, 3dB points	30.7°	16.2°	14.6°	14.1°
Front-to-Back at 180°, dB	>27 dB		>27 dB	
Polarization	+-45°		+-45°	
Electrical Downtilt	0°		0°	
VSWR Return Loss, dB, Maximum	1.5:1/14.0		1.5:1/14.0	
Isolation Between Ports, dB, Minimum	30		30	
Intermodulation (2x20W), IM3, dBc	-150		-150	
Impedance, ohms	50		50	
Maximum Power Per Connector, CW (W)	200		100	

2 / C-1.01 **ANTENNA SPEC**
SCALE : N.T.S.



1 / C-1.01 **ANTENNA MOUNT SECTION**
SCALE : N.T.S.



PARTIAL FLOOR PLAN

GRAPHIC SCALE
0' 50' 100'
(SCALE IN FEET)
24x36 SCALE: 1"=50'

VALENT TELECOM DESIGN GROUP

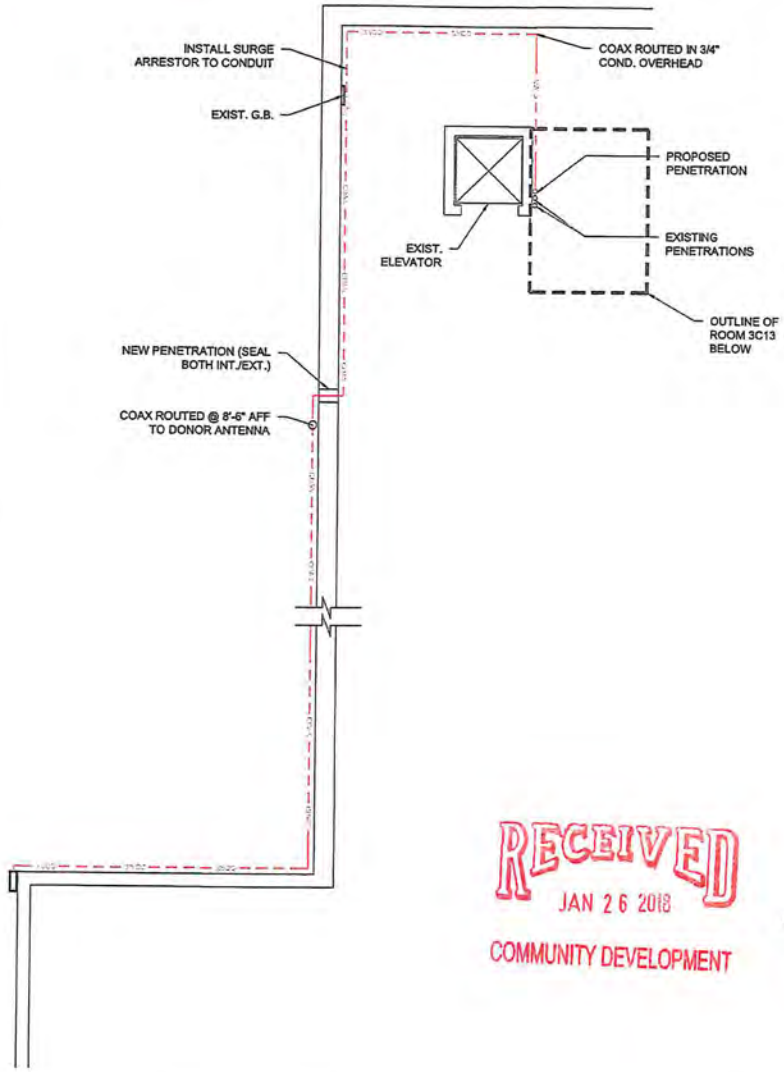
1-25-2018

CROWN CASTLE

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
11000 TERMINAL ACCESS RD
FORT MYERS, FL 33913

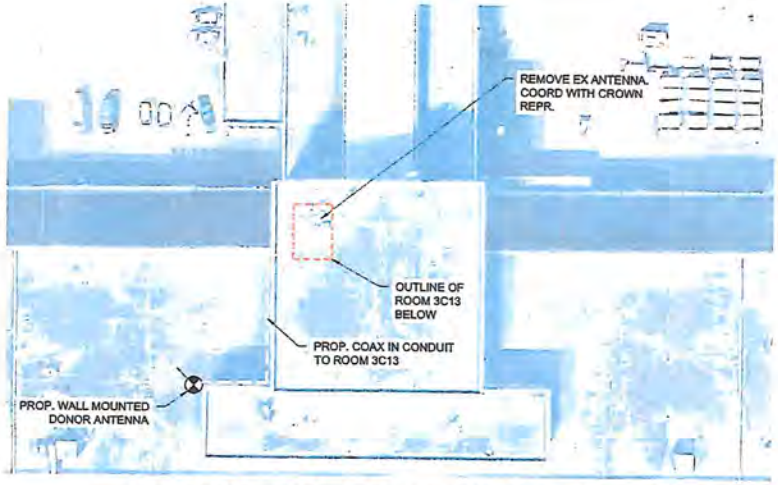
GROUND FLOOR PLAN

C-1.01



EXISTING MECH. MEZZ. (DONOR ANT. COAX ROUTE)

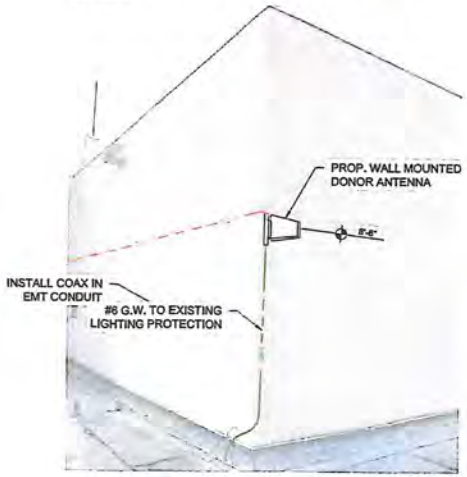
SCALE = 3/8" = 1'-0"



MAIN TERMINAL MEZZANINE ROOFTOP

SCALE = N.T.S.

COORDINATE EXACT ANTENNA PLACEMENT, AZIMUTH, AND DOWNTILT WITH CROWN REPR. UTILIZE EXISTING ROOF PENETRATION- OCCRDINATE WITH CROWN AND AIPPORT MANAGMENT FOR LOCATION. ROUTE COAX DOWN SIDE OF BUILDING AS NECESSARY FROM CURRENT ROOFTOP LOCATION TO NEW LOCATION. INSTALL COAX IN GALV CONDUIT ON SLEEPERS. REMOVE EX. ANTENNA UPON COMPLETION AND COORDINATE WITH CROWN FOR SALVAGE OR DISPOSAL.



ROOF AREA FOR DONOR ANT.

SCALE = N.T.S.

Model:
700-2700 MHz 9 dBi 90° - ZDADI7002700-8LP
700-2700 MHz 11 dBi 75° - ZDADI7002700-11LP

Electrical Specifications

Model	ZDADI7002700-8LP	ZDADI7002700-11LP
Frequency Range	698-960/1710-2700MHz	698-960MHz/1710-2700MHz
Polarization	Vertical	Vertical
VSWR	≤1.5	≤2.0
Gain	9dBi	10dBi
3dB Beamwidth	H: 90° E: 60°	H: 75° E: 45°
F/B Ratio	≥16dB	≥16dB
PIM, C(2×33dBm)	-140dBC	-140dBC
Input Impedance	50Ω	50Ω
Max.Power	50W	50W
Lightning Protection	DC Ground	DC Ground

Mechanical Specifications

Connector	N-female	N-female
Connector Position	With 30cm low loss pigtail	With 30cm low loss pigtail
Mount Type	Mast Mount	Mast Mount
Dimensions	295×210×65mm	455×210×65mm
Antenna weight	0.90kgs	1.1kg
Reflector material	Aluminum	Aluminum
Radome material	ABS	ABS
Operating temperature	-40°C to +70°C	-40°C to +70°C

ANTENNA SPEC

SCALE = N.T.S.

RECEIVED
JAN 26 2018
COMMUNITY DEVELOPMENT

VALENT TELECOM DESIGN GROUP

1-25-2018

CROWN CASTLE

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
11000 TERMINAL ACCESS RD
FORT MYERS, FL 33913

DONOR ANTENNA

C-3.2

ADD 2018-00015

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, the Lee County Port Authority filed an application for an administrative amendment to an Airport Operations Planned Development (AOPD) known as Southwest Florida International Airport AOPD to amend certain conditions of prior zoning approvals, to amend the approved schedule of uses established for the AOPD, and to amend the Master Concept Plan to add 44.3 acres to the non-aviation development area within the AOPD on property generally located near the intersection of Treeline Avenue South and Terminal Access Road; and

WHEREAS, the applicant has indicated that the property's current STRAP number is 19-45-26-00-00002.0000; and

WHEREAS, the subject property is located in the Airport Lands and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned by Resolution Z-00-037 and was subsequently amended by ADD2004-00124, Resolution Z-06-030, ADD2008-00104, ADD2008-00162, ADD2009-00065, ADD2012-00102, ADD2013-00184, Resolution Z-14-030, ADD2016-00026, and ADD2018-00015; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Ordinance No. 19-02 amended certain provisions of the Lee Plan affecting Southwest Florida International Airport and deleted Lee Plan Map 3F (Airport Layout Plan, Southwest Florida International Airport) and Lee Plan Table 5(a) (Southwest Florida International Airport Development Schedule); and

WHEREAS, the airport master plan for Southwest Florida International Airport is maintained by the Lee County Port Authority in accordance with applicable Federal Aviation Administration (FAA) regulations and contains the Airport Layout Plan for Southwest Florida International Airport; and

WHEREAS, Lee Plan Policy 1.1.12, as amended, requires land uses and intensities within the Airport Lands Future Land Use Category to be consistent with the applicable airport master plan and requires development within the Airport Lands Future Land Use Category to be approved through the Airport Operations Planned Development (AOPD) zoning process; and

WHEREAS, Resolution Z-14-030, as amended, approved a Master Concept Plan and a Schedule of Uses for the Southwest Florida International Airport AOPD (see Exhibit "B"); and

WHEREAS, the Development Schedule for Southwest Florida International Airport (formerly Lee Plan Table 5(a)), as amended, has been incorporated herein in accordance with Lee Plan Policy 1.1.12 (see Exhibit "D"); and

WHEREAS, the applicant has filed a request to amend Resolution Z-14-030 to remove references to Lee Plan Table 5(a) (Section A and Condition 2) and to update a reference to Lee Plan Map 3M (Deviation 4) in accordance with the recently adopted amendments to the Lee Plan (see Exhibit "F"); and

WHEREAS, the applicant proposes to amend the Master Concept Plan to remove outdated references to the Lee Plan resulting from the adoption of Ordinance 19-02; to increase the allowable non-aviation development area north of Runway 6-24 (the "North Runway Area") from 300 acres to ±344.3 acres; to identify internal buffer requirements for the expanded development area; to revise the open space calculation for the expanded development area; to depict a minor adjustment to the internal access point for Parcel PD; and to depict adjustments to the boundaries of Parcels PE&F and P9 resulting from a slight shift to the internal alignment of Chamberlin Parkway (see Exhibits "C" and "F"); and

WHEREAS, the addition of 44.3 acres to the non-aviation development area north of Runway 6-24 is intended to facilitate the redevelopment of land that is currently occupied by rental car service facilities with industrial and office uses that are more compatible with established uses in this area of the AOPD (see Exhibit "F"); and

WHEREAS, the applicant proposes an amendment to the Southwest Florida International Airport Development Schedule to eliminate established development intensities for non-aviation-related uses within the North Runway and Midfield Areas and to establish a maximum trip generation threshold of 2,133 PM Peak Hour net new external trips within these development areas (see Exhibit "D"); and

WHEREAS, the proposed maximum trip generation threshold of 2,133 PM Peak Hour trips is based on the PM Peak Hour trip generation of the development intensity within the North Runway and Midfield Areas formerly contained in Lee Plan Table 5(a) (see Exhibit "G"); and

WHEREAS, establishing a maximum trip generation threshold in lieu of development intensity is intended to provide greater flexibility for the development of non-aviation-related uses in the North Runway and Midfield Areas of the AOPD; and

WHEREAS, the applicant also proposes to amend the Schedule of Uses for the AOPD to maintain consistency with the recently adopted amendments to the Lee Plan and Land Development Code (see Exhibit "E"); and

WHEREAS, the amended Schedule of Uses includes the addition of Essential Services, Group III (limited to solar electrical generation) and Food and Kindred Spirits Manufacturing, Group II (limited to microbreweries and microdistilleries) (see Exhibit "E"); and

WHEREAS, the applicant's narrative request indicates that the addition of solar electrical generation (Essential Services, Group III) to the schedule of uses is intended to be responsive to the growth of the clean tech industry in the State of Florida and to provide the opportunity to locate facilities that could support airport operations with clean energy options (see Exhibit "F"); and

WHEREAS, Food and Kindred Spirits Manufacturing, Group II permits the manufacturing of malt beverages, malt, and distilled, rectified, and blended liquors; and

WHEREAS, the applicant's narrative request indicates that the addition of this use to the schedule of uses is intended to be responsive to the growing trend and popularity of microbrewery and microdistillery businesses that are similar in nature to taverns, restaurants, and bars (see Exhibit "F"); and

WHEREAS, restaurants, bars and cocktail lounges, and consumption on premises are currently permitted within the AOPD (see Exhibit "E"); and

WHEREAS, Section 34-942 of the LDC permits uses that are consistent with and support continued operation of public airports within AOPDs provided that (1) the use is approved through the public hearing or administrative approval process; and (2) the use is consistent with the adopted airport master plan and airport layout plan for the public airport in question; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend certain conditions of prior zoning approvals, to amend the approved schedule of uses established for the AOPD, and to amend the Master Concept Plan to add 44.3 acres to the non-aviation development area within the AOPD for the Southwest Florida International Airport Operations Planned Development (AOPD) is **APPROVED subject to the following conditions:**

1. **Section A. of Resolution Z-14-030 is hereby amended as follows:**

   The applicant filed a request to amend the existing AOPD to designate an additional 200± acres for non-aviation development north of Runway 6-24. The designation would allow the future development of office, industrial, retail and hotel uses provided for in the Schedule of Uses attached hereto as Exhibit "E" and subject to Condition 5 herein ~~Lee Plan Table 5(a)~~. Maximum heights are 95 feet for buildings and 250 feet

for aviation facility towers. Development will connect to public potable water and sanitary sewer service. No development blasting is requested.

The property is located in the Airport and Wetlands Future Land Use Categories and is legally described in attached Exhibit "A~~.~~" of Resolution Z-14-030. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C of Resolution Z-14-030, as amended, ADD2008-00162, ADD2012-00102, ADD2013-00184, and the conditions herein~~below~~.

2. **Condition 2 of Resolution Z-14-030 is hereby amended as follows:**

Master Concept Plan/Development Parameters

Development must be substantially consistent with the 4-page Master Concept Plan (MCP) entitled "Southwest Florida International Airport AOPD, Lee County Port Authority," last revised January 2019, ~~02/2015, date-stamped "RECEIVED MAR 18 2015 COMMUNITY DEVELOPMENT," and~~ attached hereto as Exhibit "C.~~," except as modified by the conditions below.~~ The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.

Development must comply with the LDC at time of local development order approval, except as approved by deviation or variance~~ in this zoning resolution~~. Subsequent changes to the MCP will require further development approvals.

~~Development intensity is limited to the development intensities set forth in Lee Plan Table 5(a).~~

3. **Deviation 4 of Resolution Z-14-030 is hereby amended as follows:**

Deviation (4) seeks relief from the §10-415(b) requirement that 50% of required open space, or 657.3 acres, consisting of the on-site preservation of existing indigenous vegetation, allow use of the preserved indigenous vegetation at mitigation park (identified in Lee Plan Map 1, Page 4 ~~3M~~) totaling 4,928.0 acres as depicted on the exhibit titled "Indigenous Preservation at Airport Mitigation Park," attached to Resolution Z-14-030 ~~hereto~~ as Exhibit "G," to meet this requirement for development within the Airport AOPD. This deviation is APPROVED, SUBJECT TO Condition 5 of Resolution Z-14-030~~herein~~.

4. **Development must be in compliance with the Schedule of Uses attached hereto as Exhibit "E".**

5. **Development of non-aviation-related uses north of Runway 6-24 and on the Midfield non-aviation support parcels is limited to a cumulative maximum of 2,133 calculated trips during the PM Peak Hour of the adjacent street in accordance with the Southwest Florida International Airport Development Schedule attached hereto as Exhibit "D" subject to the following:**

   a. **The non-aviation area north of Runway 6-24 is permitted a maximum**

development intensity with respect to new trip generation during the PM peak hour of the adjacent street not to exceed 1,741 calculated trips.

b. The Midfield non-aviation support parcels are permitted to be developed with any combination of uses that does not exceed the equivalent of (a) a convenience food and beverage store with a maximum of 24 fuel pumps; and (b) a maximum development intensity with respect to new trip generation during the PM peak hour of the adjacent street not to exceed 392 calculated trips.

6. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 8/21/2019

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits
Exhibit A: STRAP Numbers
Exhibit B: Resolution Z-14-030
Exhibit C: Master Concept Plan
Exhibit D: Southwest Florida International Airport Development Schedule
Exhibit E: Schedule of Uses
Exhibit F: Request Narrative
Exhibit G: Trip Generation Conversion Analysis for Non-Aviation Related Land Uses

EXHIBIT A

CASE NUMBER: ADD2019-00027

STRAP NUMBER

19-45-26-00-00002.0000

REVIEWED
ADD2019-00027
Daniel Munt, Planner
Lee County DCD
3/18/2019

RESOLUTION NUMBER Z-14-030

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Lee County Port Authority, to amend the existing Airport Operations Planned Development (AOPD) zoning approvals to designate an additional 200± acres for non-aviation development north of Runway 6-24, in reference to RSW Non-Aviation AOPD Amendment; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on November 6, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00021 and recommended approval, subject to conditions and deviations, of the Request; and

WHEREAS, a second public hearing was advertised and held on February 18, 2015 before the Lee County Board of County Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing AOPD to designate an additional 200± acres for non-aviation development north of Runway 6-24. The designation would allow the future development of office, industrial, retail and hotel uses provided for in Lee Plan Table 5(a). Maximum heights are 95 feet for buildings and 250 feet for aviation facility towers. Development will connect to public potable water and sanitary sewer service. No development blasting is requested.

The property is located in the Airport and Wetlands Future Land Use Categories and is legally described in attached Exhibit "A." The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

02-18-15 Z

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

The following set of Conditions and Deviations represents a codification of previously approved Lee County Zoning Resolution No. Z-06-030:

1. The Conditions and Deviations approved in Zoning Resolution Z-06-030 are replaced by the conditions and deviations in this zoning approval.

   The following Administrative Amendments remain in effect:

   ADD2008-00162, approved 06/02/2009, amending Table 5 in Condition 3 of Z-06-030, to add "Animal Clinic" as a permitted use in Parcel H, and to increase the total permitted number of fuel pumps from 12 to 24;

   ADD2012-00102, approved 10/25/2012, adding "Automobile Service Station" as a permitted us on Parcel 1; and

   ADD2013-00184, approved 01/14/2014, adding "Restaurant, fast food," "Restaurant, Group II" and "Drive-through Facility.

   Copies of the foregoing are attached hereto as composite Exhibit "F."

2. Master Concept Plan/Development Parameters

   Development must be substantially consistent with the 4-page Master Concept Plan (MCP) entitled "Southwest Florida International Airport AOPD, Lee County Port Authority," last revised 02/2015, date-stamped "RECEIVED MAR 18 2015 COMMUNITY DEVELOPMENT," and attached hereto as Exhibit "C," except as modified by the conditions below.

   Development must comply with the LDC at time of local development order approval, except as approved by deviation or variance in this zoning resolution. Subsequent changes to the MCP will require further development approvals.

   Development intensity is limited to the development intensities set forth in Lee Plan Table 5(a).

3. Uses and Site Development Regulations

a. Schedule of Uses

The Schedule of Uses is set forth in attached Exhibit "D."

Accessory uses must be located on the same premises as the principal use and customarily incidental and subordinate to the principal use of the structure or premises.

b. Property Development Regulations

Refer to attached Exhibit "E."

Development perimeter setbacks must comply with §34-935(b)(1).

Buildings exceeding 95 feet in height must be authorized by deviation from §34-935(f)(3).

Where there are two or more principal buildings on a development tract, the buildings must be separated in accordance with §34-935(e)(4).

4. Open Space

Development order plans must depict open space in substantial compliance with the approved Open Space Calculations Table on Sheet 4 of the MCP.

5. Airport Park

The Port Authority must manage the 6,900 acre Airport Mitigation Park to provide habitat for Lee County, State and Federally listed species. The location of the habitat must be consistent with Lee County Development Order No. LDO2002-00101 - Airport Mitigation Park, approved on July 26, 2002, the terms of which are incorporated herein by reference. The development order plans for the 300-acre non-aviation area must identify the previously approved offsite indigenous mitigation and include a copy of the approved management plan for the mitigation area. Inclusion of this information in the first local development order application will satisfy the indigenous requirements of §10-415(b) for the entire AOPD.

6. Common Landscape Theme for Non-Aviation Lands North of Runway 6-24

The development of the property non-aviation lands north of Runway 6-24 must reflect a common landscaping theme. The landscaping theme must be reviewed and approved by the Lee County Department of Community Development prior to approval of each development order for a non-aviation use north of Runway 6-24.

7. Buffers and Daniels Parkway Buffer

A. Landscape plans accompanying development order applications for non-aviation use areas abutting Daniels Parkway must include an enhanced 25-foot-wide (15 feet wide adjacent to parcels 11a and 11b) Type "D" buffer along Daniels Parkway.

B. The buffer must include: 7 trees per 100 linear feet with a maximum 50% palm use, a double hedge row, and 33 ground covers per 100 linear feet. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority, the terms of which are incorporated herein by reference.

C. The landscape plans for non-aviation use areas must demonstrate internal buffering in compliance with Sheet 3 of the MCP.

8. Indigo Snake

A. Prior to initiating clearing activity, the developer must erect posters on the protection of eastern indigo snakes. The developer must submit a copy of the poster to Lee County Department of Environmental Sciences (DES) staff prior to local development order approval.

B. The poster must include the following information:

1. A photo of the eastern indigo snake,

2. A description of the snake,

3. The life history and listing status of the species, and

4. Instructions to contact a qualified biologist if the species is encountered.

C. If the developer encounters an eastern indigo snake, construction activities must cease and the snake allowed sufficient time to move away from the site or be relocated by the biologist. Construction may resume after the eastern indigo snake has vacated the area or has been relocated by the biologist. The developer must submit a report to DES staff indicating the number of eastern indigo snakes found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

9. American Alligators

The developer must allow American alligators located within wetland areas slated to be filled to move out of harm's way to another location on-site outside of the development area. In the alternative, American alligators must be relocated by a licensed wildlife trapper to another wetland on-site or to the Mitigation Park. If the developer encounters alligators during the filling of the wetlands, the developer must submit a report to DES staff indicating the number of alligators found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

10. Big Cypress Fox Squirrel

The developer must submit a Big Cypress Fox Squirrel survey for stick nests with all applications for development order approval. If potential nests/daybeds are located, the developer must conduct a five day Big Cypress Fox Squirrel survey to determine if the species is actively nesting. If Big Cypress Fox Squirrel are determined to be actively nesting, clearing or construction activity may not occur within 125 feet of the nest tree, or the distance approved by the latest Florida Fish and Wildlife Conservation Commission (FWC) guidelines, until the nesting is deemed completed and approved by FWC or Lee County staff.

11. Daniels Parkway Access

An access may not be constructed to Daniels Parkway unless authorized by the terms of the Controlled Access Resolution. The MCP may be amended administratively to add an access to Daniels Parkway opposite Commonwealth Drive, but only if the access is approved by the Board of County Commissioners through an amendment to the Daniels Parkway Controlled Access Resolution. The developer must obtain a County right-of-way permit to construct the access.

12. Fort Myers Petroleum Storage Terminal DRI (GATX DRI)

A. The Fort Myers Petroleum Storage Terminal must submit an annual monitoring report providing a record of the vehicular traffic measured at the Fort Myers Petroleum Storage Terminal entrances/exits at Fuel Farm Road to the Lee County Departments of Transportation and Community Development.

B. If the GATX site is used for purposes other than those approved in the Fort Myers Petroleum Storage Terminal DRI, the DRI must be abandoned prior to the issuance of a local development order.

C. In order to develop within the area encompassed by the GATX DRI, the MCP must be amended to depict and identify uses and proposed development.

13. Tall Structures

Development is subject to §34-1008, "Permit for Tall Structures." Depending on the height and location of proposed structures, the developer may need to submit an application to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine the airspace impacts of proposed permanent buildings, wireless communication facilities, and temporary construction equipment (cranes).

14. Vehicular/Pedestrian Impacts

Zoning approvals do not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

15. Lee Plan Consistency

Zoning approvals do not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as the remainder of the Lee Plan.

16. Concurrency

This zoning resolution does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan. The developer must demonstrate compliance with the concurrency requirements of the Lee Plan prior to local development order approval.

17. Solid Waste.

Development order plans for vertical development must comply with §10-261 and Lee County Solid Waste Ordinance No. 11-27 for the pick-up/disposal of solid waste and recyclables.

18. Development Permits.

Issuance of a Lee County development permit does not grant the right to obtain permits from State or Federal agencies. A Lee County development order does not render the County liable for the applicant's subsequent failure to obtain State or Federal agency approvals or to fulfill obligations imposed by those agencies. Further, the County is not liable for actions by the developer that are in violation of State or Federal laws.

19. Conflicts Between Regulations

In the event of a conflict between the provisions of the LDC and the Federal Aviation Administration's (FAA), Federal Air Regulations (FAR) or other FAA policies, advisories, and regulations applicable to this airport, then such FAA policies, advisories and regulations will control.

20. Design for Transit

The developer must amend the MCP to reflect the conceptual location of transit facilities in anticipation of future transit service to non-aviation land areas. Given the non-aviation land area consists of 300 acres, the MCP must reflect a minimum of three conceptual locations for transit facilities. Site plans submitted with development order applications in non-aviation development areas south of Daniels Parkway must be designed with consideration for the likelihood of future transit service to the area. When transit service is available to non-aviation land areas, all development order applications must include the transit facilities required under the LDC.

SECTION C. DEVIATIONS:

1. Excavations – Depth

Deviation (1) seeks relief from the §10-329(d)3.b. requirement to provide excavation for water retention to a maximum depth of 20 feet, to allow a depth of 25 feet. This deviation is APPROVED, SUBJECT TO the following conditions:

A. A water retention pond may be dug to a maximum depth of 25 feet or the confining layer, whichever comes first; and this deviation applies only to the aviation areas as depicted on the attached MCP.

B. A post-construction bathymetric survey, sealed by a licensed Florida Professional Surveyor and Mapper (PSM), must be submitted prior to issuance of a Certificate of Compliance. The Lee County Port Authority must maintain the water quality of the deep lake in perpetuity.

C. The trees required per §10-329(e)(3)(a)(2) are not required due the potential of attracting hazardous wildlife to the airport.

2. Excavations – Bank Slope

Deviation (2) seeks relief from the §10-329(d)4 requirement that slopes for lake excavation be 6:1, to allow a lake slope of 2:1. This deviation is APPROVED.

3. Surface Water Management Systems

Deviation (3) seeks relief from the §10-418 requirement that surface water management system designs must be sinuous, planted with littoral shelves, herbaceous plants, and include no more than 20% hardening of the lake shoreline, to allow fewer plantings and hardening of 100% of the lake shoreline. This deviation is APPROVED, SUBJECT to the following conditions:

A. Aviation Area

The ponds/excavations, where this deviation will be utilized, are shown on the local development order plans and the planting plans are approved by the DES staff prior to local development order issuance.

B. Non-Aviation Area

As part of local development order approval for the non-aviation use areas, the landscape plans must provide an alternative littoral planting design consistent with the following steps:

1. The square footage of the required littoral shelf must be calculated by multiplying the linear feet of shoreline by 25% followed by the required 20-foot width;

2. The square footage of the required compensatory littoral shelf must be calculated by multiplying the linear feet of hardened shoreline by the required 5-foot width;

3. The results of above steps (1) and (2) must be summed to provide an overall square footage of required littoral shelf;

4. Canopy trees must be calculated 20' on-center and shrubs must be calculated 3' on-center. These plantings must meet the standards of §§10-420(c) and (d);

5. The canopy trees and shrubs must be dispersed around the lakes in minimum 1,000 square foot planting beds outside the lake maintenance area; and

6. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority.

4. Open Space

Deviation (4) seeks relief from the §10-415(b) requirement that 50% of required open space, or 657.3 acres, consisting of the on-site preservation of existing indigenous vegetation, allow use of the preserved indigenous vegetation at mitigation park (identified in Lee Plan Map 3M) totaling 4,928.0 acres as depicted on the exhibit titled "Indigenous Preservation at Airport Mitigation Park," attached hereto as Exhibit "G," to meet this requirement for development within the Airport AOPD. This deviation is APPROVED, SUBJECT TO Condition 5 herein.

5. Landscape Standards

Deviation (5) seeks relief from the §10-416(a)(4) requirement that one tree be provided for each 3,500 square feet of development area to eliminate this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:

A. The trees are to be installed in areas that do not affect the safe operation of aircraft; and

B. This deviation applies only to Aviation Areas.

6. Excavations

Deviation (6) seeks relief from the §10-329(d)(1)a.2. requirement that no excavations are allowed within 50 feet measured from the control elevation to an existing or proposed right-of-way line or easement for a collector or arterial street unless granted an administrative deviation in accordance with §10-104, to allow setbacks of less than 50 feet for two lakes. This deviation is APPROVED, along Skyplex Boulevard to zero (0) feet and along Daniels Parkway to 30 feet. The Development Services Director may require protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as part of the local development order process.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Schedule of Uses
Exhibit E: Property Development Regulations
Exhibit F: Composite exhibit of 3 Administrative Amendments still in effect
Exhibit G: Indigenous Preservation at Airport Mitigation Park

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

c. is compatible with existing or planned uses in the surrounding area;

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location;

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Larry Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of February, 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: Theresa King
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

John J. Fredyma
Senior Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
TK
2015 MAR 30 AM 11:19

Case No. DCI2013-00021

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
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FAX (941) 334-3661
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FORT MYERS, FLORIDA
33902-1550

EARL E. JOHNSON
1914-1994

Applicant's Legal Checked
by [illegible]

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.54 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.92 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
FORREST H. BANKS
PRESIDENT
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CHRIS D. HAGAN
KENTON R. KEILING
PATRICIA K. NEWTON
W. BRITT POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER
ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked
by [illegible] 6/23/2004

EXHIBIT A

Z-06-030

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve, having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

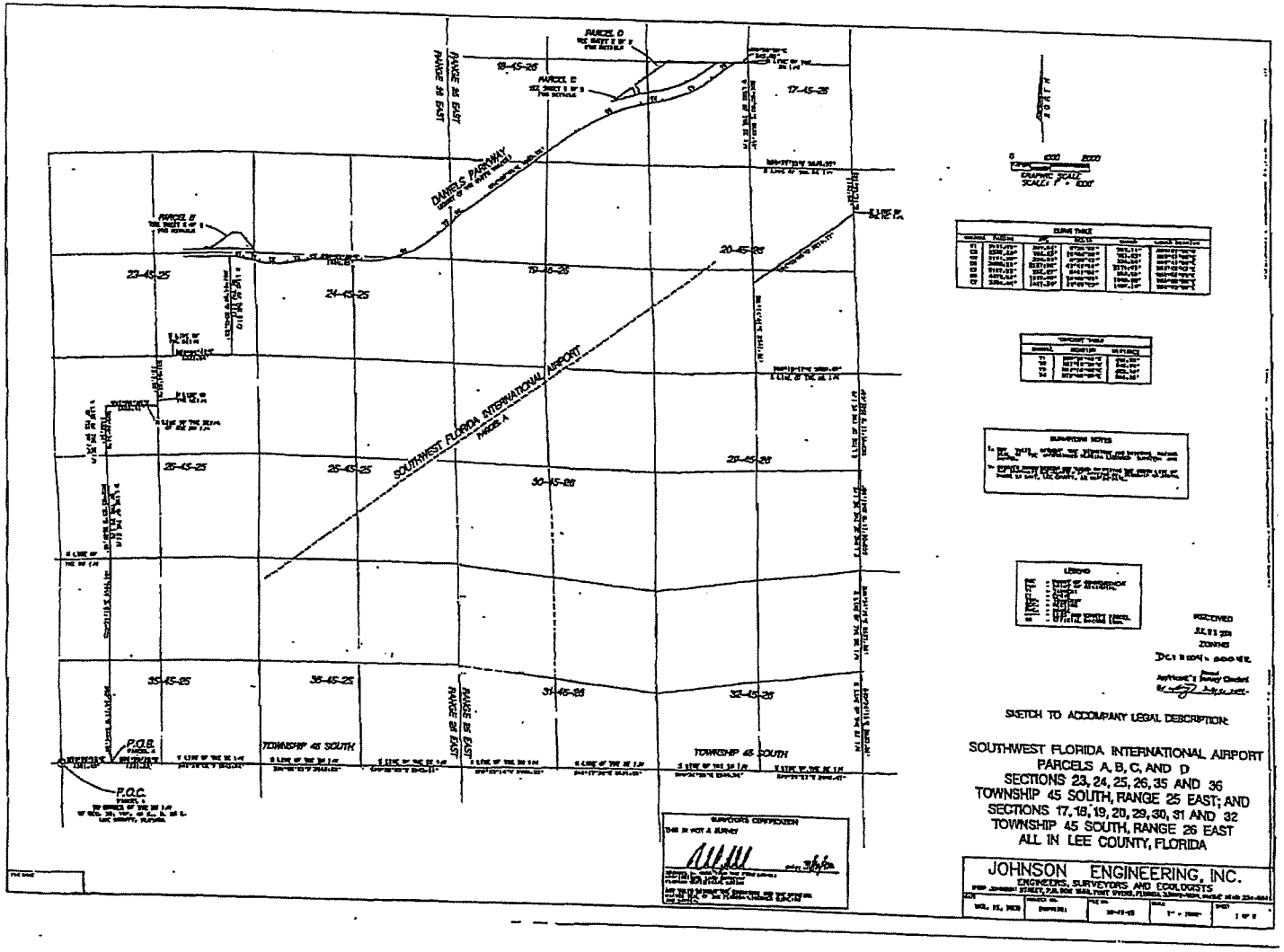
From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

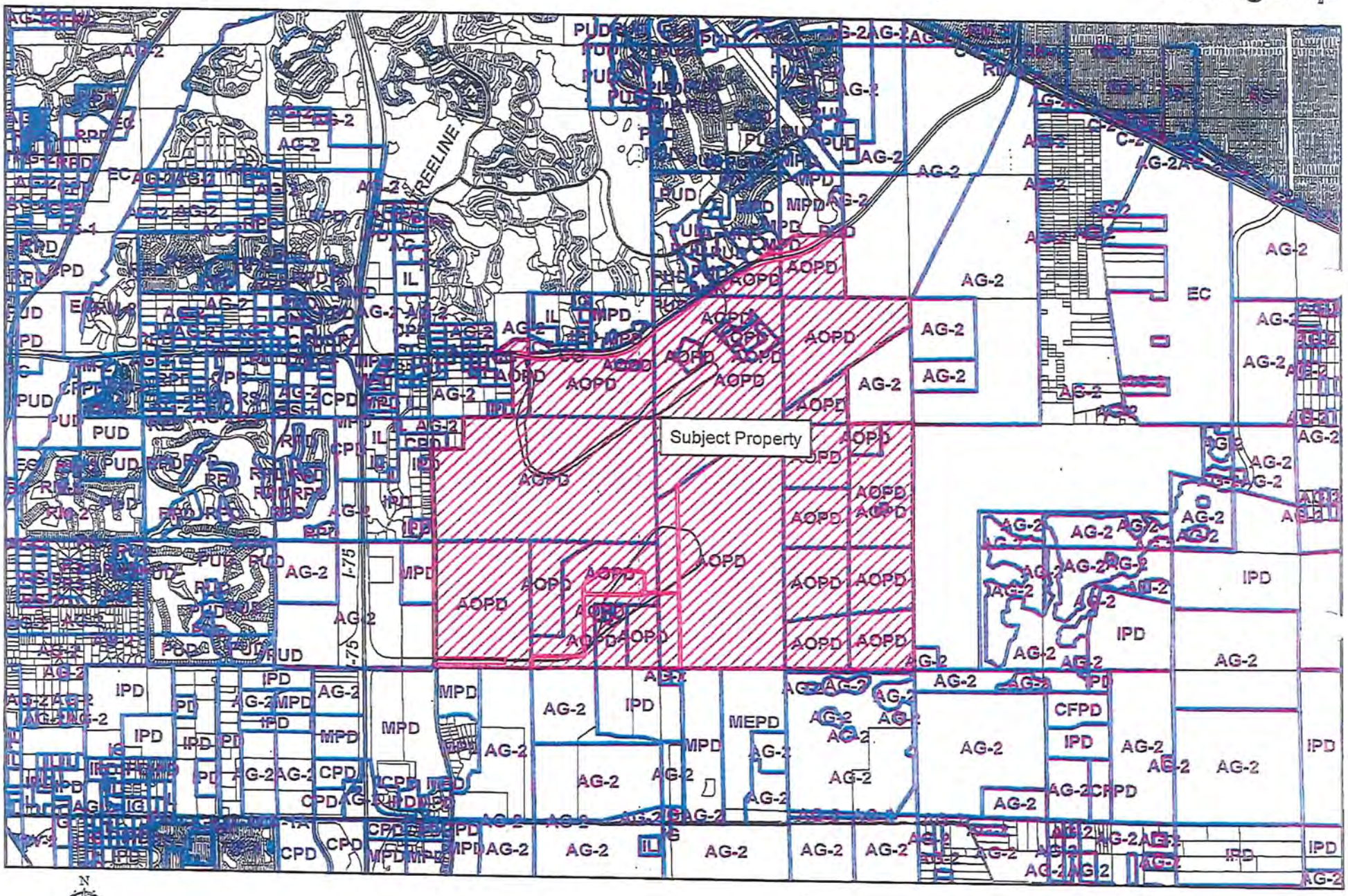
Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683


DANIELS PARKWAY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
RANGE 25 EAST
RANGE 26 EAST
TOWNSHIP 45 SOUTH
P.O.B.
P.O.C.
SURVEYOR'S CERTIFICATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION:
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C, AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

DCI2013-00021

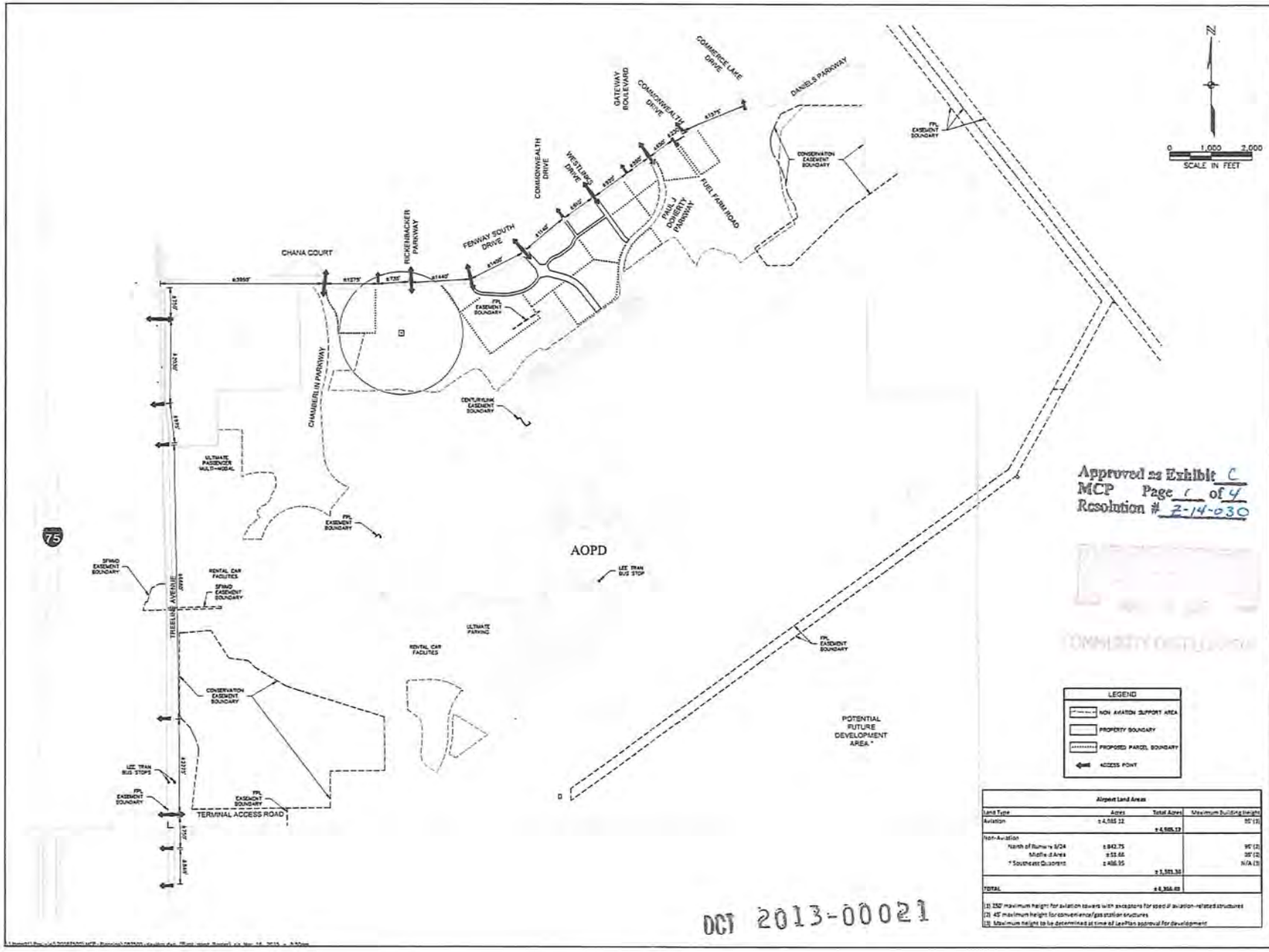
Zoning Map



N
W E

0 0.5 1 Miles

EXHIBIT B



Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-14-030

Airport Land Areas			
Land Type	Acres	Total Acres	Maximum Building Height
Aviation	± 4,585.12		50' (1)
		± 4,585.12	
Non-Aviation			
North of Runway 6/24	± 842.75		95' (2)
Middle Area	± 53.66		35' (2)
* Southeast Quadrant	± 466.95		N/A (3)
		± 1,363.36	
TOTAL		± 5,948.48	

(1) 150' maximum height for aviation towers with exceptions for specific aviation-related structures
(2) 45' maximum height for convenience/gas station structures
(3) Maximum height to be determined at time of LeePlan approval for development

DCT 2013-00021

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1586
FORT MYERS, FLORIDA 33902-1586
PHONE (239) 334-2488
FAX (239) 334-3453
E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

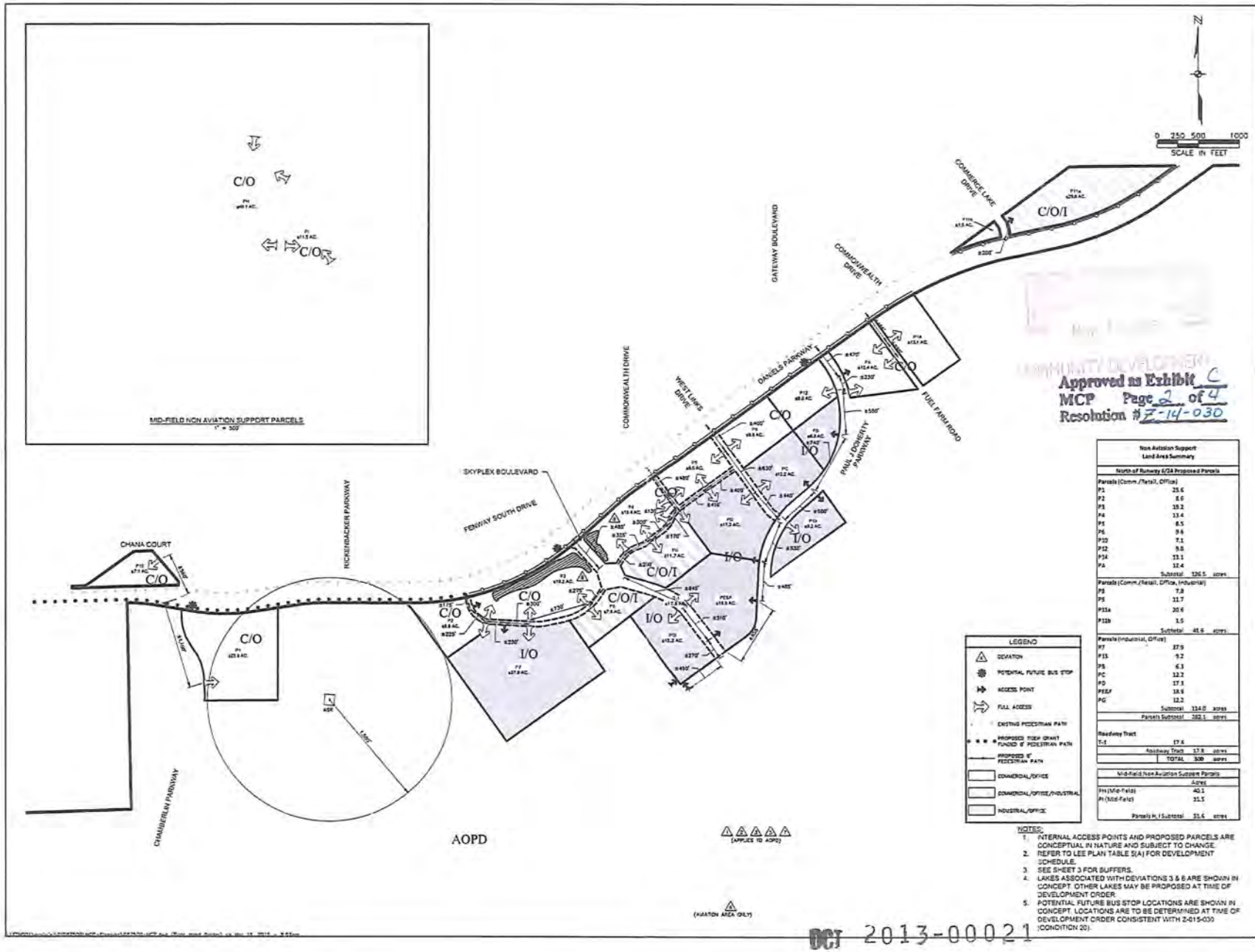
REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	04/09/14
2	RESPONSE TO COUNTY COMMENTS	08/01/14
3	FAA ALIGNMENT	10/07/14
4	BOUG PLANS REV	04/07/15

DATE: DECEMBER 2013
PROJECT NO. 20087500-070
FILE NO. 13-4529
SCALE: 1" = 1,000'

KEY MAP

SHEET NUMBER
1



Approved as Exhibit C
MCP Page 2 of 4
Resolution # Z-14-030

Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	25.6	
P2	8.6	
P3	18.2	
P4	13.4	
P5	8.5	
P6	9.6	
P12	7.1	
P12	9.8	
P14	11.1	
P4	12.4	
Subtotal	126.5	acres
Parcels (Comm./Retail, Office, Industrial)		
P8	7.8	
P5	11.7	
P13a	20.6	
P13b	1.5	
Subtotal	41.6	acres
Parcels (Industrial, Office)		
P7	27.9	
P13	9.2	
P9	6.3	
PC	12.2	
PD	17.3	
PEEF	18.9	
PG	12.2	
Subtotal	114.0	acres
Parcels Subtotal	282.1	acres
Roadway Tract		
T-1	17.8	
Roadway Tract	17.8	acres
TOTAL	300	acres

Mid-Field Non Aviation Support Parcels		
	Acres	
PH (Mid-Field)	40.1	
PI (Mid-Field)	31.5	
Parcels H, I Subtotal	31.6	acres

LEGEND
- DEVIATION
- POTENTIAL FUTURE BUS STOP
- ACCESS POINT
- FULL ACCESS
- EXISTING PEDESTRIAN PATH
- PROPOSED TIGER GRANT FUNDED 8' PEDESTRIAN PATH
- PROPOSED 8' PEDESTRIAN PATH
- COMMERCIAL/OFFICE
- COMMERCIAL/OFFICE/INDUSTRIAL
- INDUSTRIAL/OFFICE

NOTES:
1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. REFER TO LEE PLAN TABLE 5(A) FOR DEVELOPMENT SCHEDULE.
3. SEE SHEET 3 FOR BUFFERS.
4. LAKES ASSOCIATED WITH DEVIATIONS 3 & 6 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
5. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-015-030 (CONDITION 20).

DCI 2013-00021

JOHNSON ENGINEERING

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

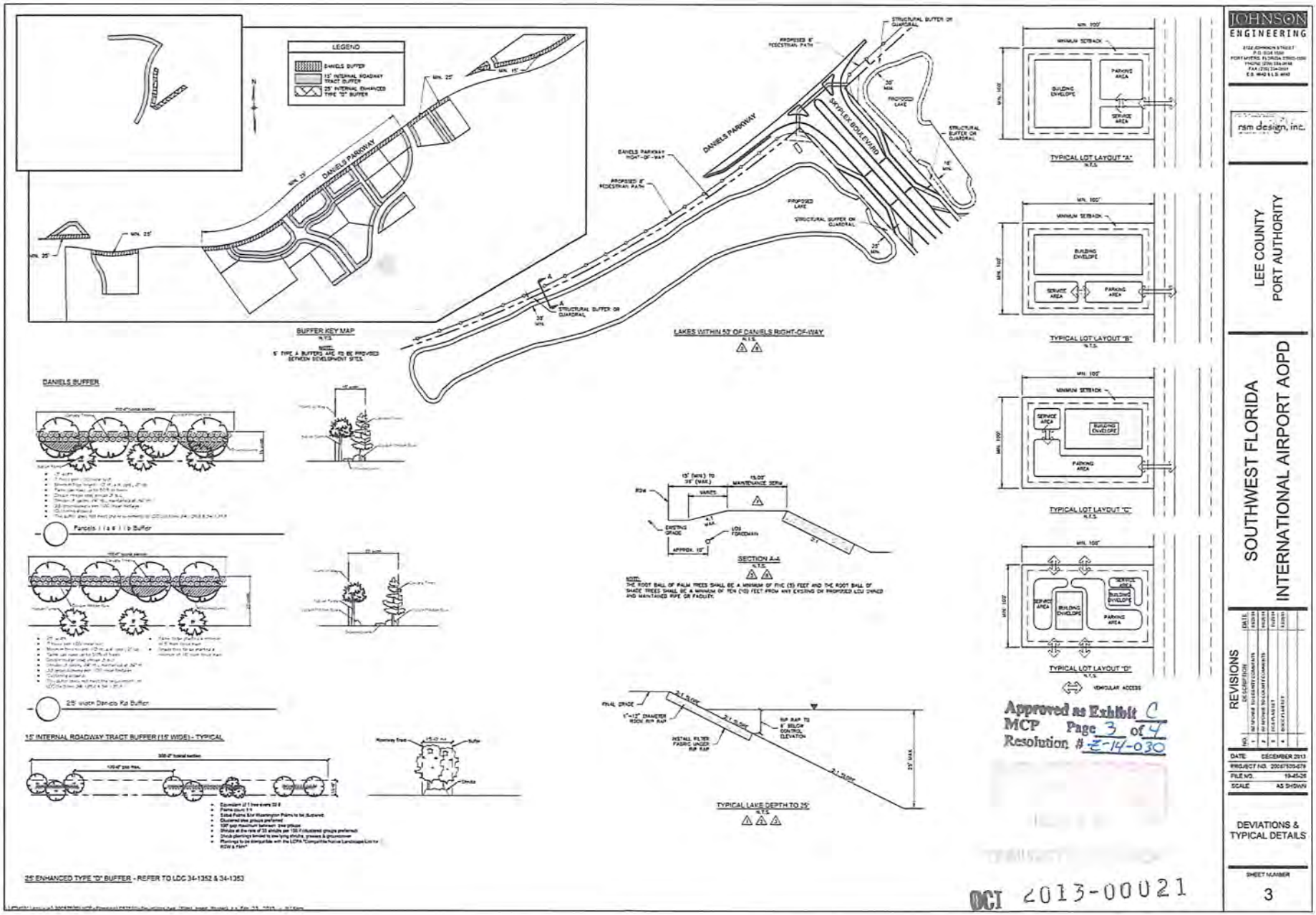
REVISIONS

NO	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	04/11/13
2	RESPONSE TO COUNTY COMMENTS	06/17/13
3	MCP PLAN SET	12/12/13
4	ROCKEFELLER SET	12/20/13

DATE: DECEMBER 2013
PROJECT NO: 2000/7000-079
FILE NO: 19-45-24
SCALE: AS SHOWN

MASTER CONCEPT PLAN

SHEET NUMBER
2


LEGEND
SHIELD BUFFER
15' INTERNAL ROADWAY TRACT BUFFER
25' INTERNAL ENHANCED TYPE "D" BUFFER
DANIELS PARKWAY
MIN. 25'
BUFFER KEY MAP
N.T.S.
NOTE:
6' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.
DANIELS PARKWAY RIGHT-OF-WAY
PROPOSED 6' PEDESTRIAN PATH
STRUCTURAL BUFFER OR GUARDRAIL
PROPOSED LAKE
SKYFLEX BOULEVARD
LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
DANIELS BUFFER
Parcels 1 (a & b) Buffer
25' Width Daniels Rd Buffer
15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL
25' ENHANCED TYPE "D" BUFFER - REFER TO LDC 34-1352 & 34-1353
SECTION A-A
N.T.S.
NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU SWALE AND MAINTAINED PIPE OR FACILITY.
TYPICAL LAKE DEPTH TO 25'
N.T.S.
TYPICAL LOT LAYOUT "A"
N.T.S.
TYPICAL LOT LAYOUT "B"
N.T.S.
TYPICAL LOT LAYOUT "C"
N.T.S.
TYPICAL LOT LAYOUT "D"
N.T.S.
MINIMUM SETBACK
BUILDING ENVELOPE
PARKING AREA
SERVICE AREA
VEHICULAR ACCESS
Approved as Exhibit C
MCP Page 3 of 4
Resolution # Z-14-030
DCI 2013-00021
JOHNSON ENGINEERING
rsm design, inc.
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
REVISIONS
DATE DECEMBER 2013
PROJECT NO. 2006T029-079
FILE NO. 19-85-26
SCALE AS SHOWN
DEVIATIONS & TYPICAL DETAILS
SHEET NUMBER
3

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total S.I.: 6,568.49 acres

Open Space for Aviation Land Development Areas: Open Space requirement is 20% (industrial - large projects)
Open Space is calculated based upon non-movement areas of airport, so the area excluded for open space does not include runways, taxiways, taxilanes and aprons.

	Acres		Open Space Requirement		Min. Open Space Required	Open Space Provided: General (on site)	Open Space Provided: Indigenous (Off site*)
Runways, Taxiways, Taxilanes & Aprons	484.1 ac		n/a		n/a	n/a	n/a
Aviation Land Development Areas	4,601.0 ac	@	20%	=	920.2 ac	2,209.2 ac	
Non-Aviation Support Areas							
North of Runway 6/24 (subject to AOPD Amendment)	200.6 ac	@	30%	=	60.0 ac	30.0 ac (10%*)	
Other Non-Aviation North of Runway 6/24 (future)	542.8 ac	@	30%	=	162.8 ac	54.3 ac (10%*)	
Midfield (subject to AOPD Amendment)	51.7 ac	@	30%	=	15.5 ac	5.2 ac (10%*)	
Southeast Quadrant (future)	487.0 ac	@	30%	=	146.1 ac	73.0 ac	
Subtotal						2,371.7 ac (37%)	4,928.0 ac
Totals	6,306.9 ac				1,314.6 ac	7,299.7 ac	

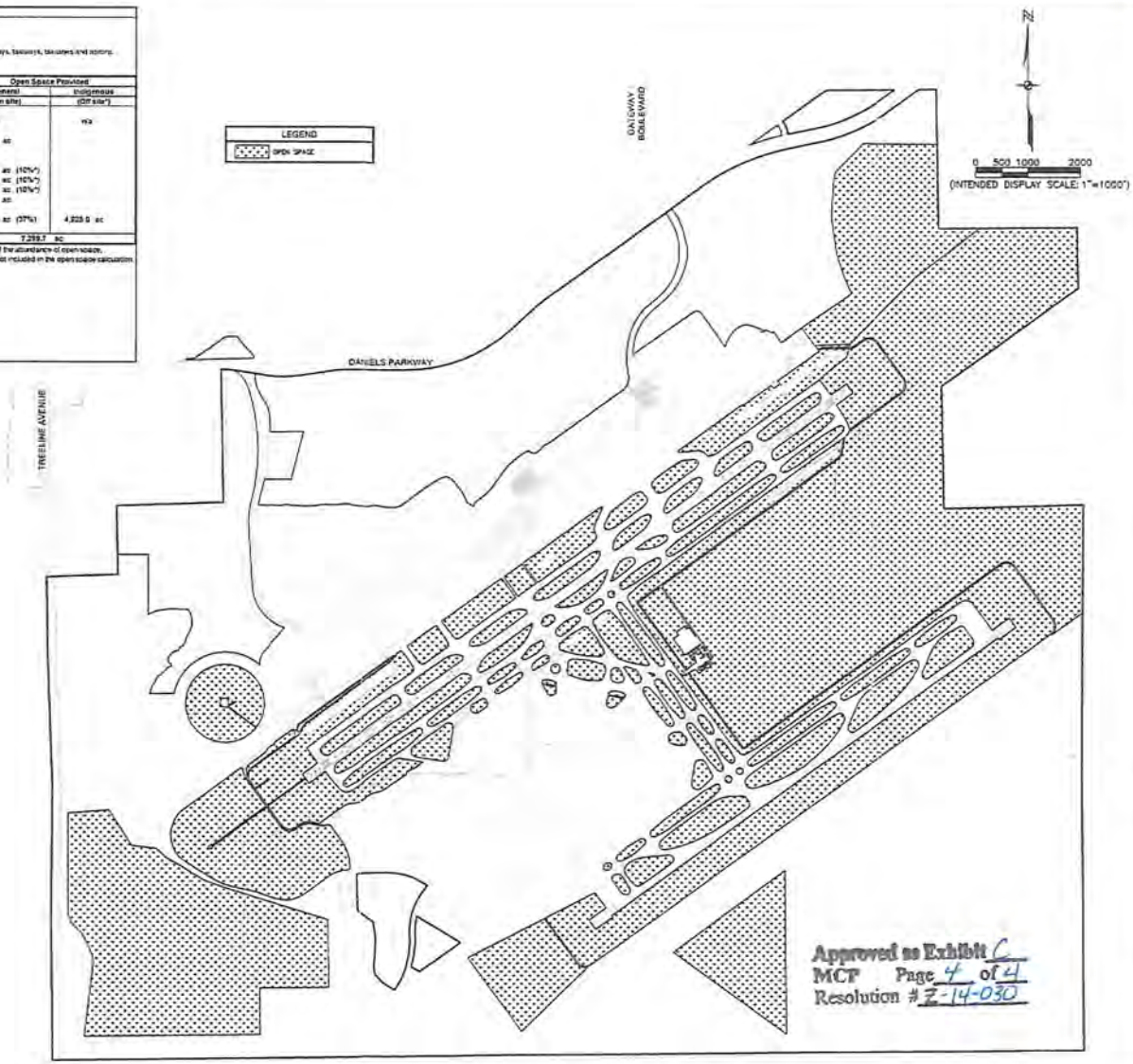
Because of the abundance of open space, areas are not included in the open space calculation.

Indigenous Vegetation requirement is 50% of required open space.

1,314.61 acres x 50% = 657.3 acres Indigenous Open Space required
657.3 acres General Open Space required
Total Open Space required: 1,314.6 acres

* Indigenous Vegetation requirements to be provided offsite at Airport Mitigation Park at ratio of 3:1.
657.3 acres x 3 = 1,971.9 acres Indigenous Open Space offsite required
Indigenous Vegetation requirement is allowed to be met offsite at a 3:1 ratio for this AOPD.
Preservation of Indigenous Vegetation is not precluded onsite where possible.

* Individual lots shall provide 10% open space per LDC Section 34-414(b).



Approved as Exhibit C
MCP Page 4 of 4
Resolution # Z-14-030

DCT 2013-00021

JOHNSON ENGINEERING

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	REVISION	DATE	INITIALS	REQUIRED
2	REVISED DEVELOPMENT CONDITIONS			
1	REVISED			
	INITIAL ISSUE			

DATE: DECEMBER 2013
PROJECT NO: 2003T50407B
FILE NO: 1-946-06
SCALE: 1" = 1,000'

OPEN SPACE EXHIBIT

SHEET NUMBER
4

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 34-2141 et seq., 34-3106	P	P	P	P	P	P
Administrative offices	Note (1)	P	P	P	P	P	---
Agricultural services: office/base operations		---	---	---	---	---	---
Agricultural uses and agricultural accessory uses		---	---	---	---	---	P
Aircraft food services and catering		P	---	---	P	P	---
Aircraft landing facilities, private	34-1231 et seq.	P	---	---	---	---	---
Airport operations facilities		P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	34-1175	Refer to 34-1 for regulations					
Animals:							
Clinic or kennel	34-1321 et seq.	---	P	P	P	P	---
Control center (including Humane Society)		---	---	P	P	P	---
ATM (automatic teller machine)		P	P	P	P	P	---
Auto parts store	34-1353	---	P	P	---	P	---
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353	---	P	P	---	P	---
Automobile service station	34-1351, 34-1353	---	P	P	---	P	---
Bait and tackle shop	Note (49)	---	---	P	---	P	---
Banks and financial establishments (34-622(c)(3)):							
Group I		---	P	P	P	P	---
Group II		---	P	P	P	P	---
Bar or cocktail lounge	34-1261 et seq.	P (in Terminal only)	P	P	---	P	---
Boats:							
Boat parts store		---	---	P	---	P	---
Boat rental		---	---	P	---	P	---
Boat repair and service	34-1352, 34-3001 et seq.	---	---	---	P	P	---
Boat sales		---	---	P	P	P	---
Boat storage, dry		---	---	---	P	P	---
Broadcast studio, commercial radio and television	34-1441 et seq.	---	---	P	P	P	---
Building material sales (34-622(c)(4))	34-3001 et seq.	---	---	P	P	P	---
Business services (34-622(c)(5)):							
Group I		P	P	P	P	P	---
Group II		P	P	P	P	P	---
Bus station/depot	34-1381 et seq.	P	---	---	---	---	---
Car wash	34-1353	P	P	P	---	P	---
Cleaning and maintenance services (34-622(c)(7))		P	P	P	P	P	---
Clothing stores, general (34-622(c)(8))		P (in Terminal only)	P	P	---	P	---
Clubs:							
Commercial		---	---	P	P	P	---
Fraternal, membership organization	34-2111	P	---	P	P	P	---
Private	34-2111	---	P	P	P	P	---
Cold storage, pre-cooling, warehouse and processing plant		P	---	---	P	P	---
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.					
Computer and data processing services		P	P	P	P	P	---
Consumption on premises	34-1261 et seq., Note (49)	P (in Terminal only)	P	P	---	P	---

EXHIBIT D

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Contractors and builders (34-622(c)(9)), all groups	34-1352 34-3001 et seq.	---	---	P	P	P	---
Convenience food and beverage store	34-1353	P	P	P	---	P	---
Cultural facilities (34-622(c)(10))		---	---	P	---	P	---
Department store		---	---	P	---	P	---
Drive-through facility for any permitted use		P	P	P	P	P	---
Drugstore, pharmacy		P	P	P	---	P	---
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	---
Emergency operations center		P	P	P	P	P	---
EMS, fire or sheriff's station		P	P	P	P	P	---
Essential services	Note (1), 34-1611 et seq., 34-1741 et seq.	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):							
Group I	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	P	P	P	P	P
Group II	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	---	---	P	P	P
Excavation:							
Water retention	34-1651	P	P	P	P	P	P
Excess spoil removal	subject to Sec. 10-329	P	P	P	P	P	P
Factory outlets (point of manufacture only)		---	---	P	P	P	---
Farm equipment, sales, storage, rental or service		---	---	P	P	P	---
Fences, walls	Note (1), 34-1741 et seq.	P	P	P	P	P	P
Food and beverage service, limited	Note (1)	P	P	P	P	P	---
Food stores (34-622(c)(16)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	---	P	---
Freight and cargo handling establishments (34-622(c)(17))		P	---	---	P	P	---
Gasoline dispensing system, special		P	---	---	P	P	---
Gift and souvenir shop	Note (49)	P	P	P	---	P	---
Hardware store		---	---	P	---	P	---
Health care facilities (34-622(c)(20)):							
Group III		---	P	P	P	P	---
Heliport or helistop		P	---	---	P	P	---
Hobby, toy and game shops (34-622(c)(21))		P	P	P	---	P	---
Hotel/motel	34-1801 et seq., Note (36)	---	P	P	---	P	---
Household and office furnishings (34-622(c)(22)), all groups		---	---	P	---	P	---
Impound yard (34-1831 et seq., 34-2443)		P	---	---	---	P	---
Insurance companies (34-622(c)(23))		---	---	P	P	P	---
Laundry or dry cleaning (34-622(c)(24)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	P	P	---
Lawn and garden supply stores	34-2081	---	---	P	---	P	---
Library	Note (28)	---	---	P	P	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Maintenance facility (Government)		P	P	---	P	P	---
Manufacturing of:							
Apparel products (34-622(c)(1))	Note (5)	---	---	P	P	P	---
Boats	Note (5)	---	---	---	P	P	---
Chemical and allied products (34-622(c)(6))							
Group I	Note (5)	---	---	P	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Electrical machinery and equipment (34-622(c)(11))	Note (5)	---	---	P	P	P	---
Fabricated metal products (34-622(c)(14)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Food and kindred products (34-622(c)(15)):							
Group III	Note (5)	---	---	P	P	P	---
Furniture and fixtures (34-622(c)(18))	Note (5)	---	---	P	P	P	---
Leather products (34-622(c)(25)):							
Group II	Note (5)	---	---	---	P	P	---
Lumber and wood products (34-622(c)(26)):							
Groups I, III, IV, V and VI	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Machinery (34-622(c)(27)), all groups	Note (5)	---	---	P	P	P	---
Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (5)	---	---	P	P	P	---
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups	Note (5)	---	---	P	P	P	---
Paper and allied products (34-622(c)(31))							
Group II	Note (5)	---	---	P	P	P	---
Group III	Note (5)	---	---	P	P	P	---
Rubber and plastic products (34-622(c)(44)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Stone, clay, glass and concrete products (34-622(c)(48))							
Group I	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Group IV	Note (5)	---	---	---	P	P	---
Textile mill products (34-622(c)(50)), all groups	Note (5)	---	---	---	P	P	---
Transportation equipment (34-622(c)(52)):							
Group I	Note (5)	P	---	P	P	P	---
Groups II, III and IV	Note (5)	---	---	---	P	P	---
Medical office		P	---	P	P	P	---
Mobile home dealers	34-1352	---	---	P	P	P	---
Motion picture production studio		---	---	P	P	P	---
Nightclubs	34-1261 et seq.	P	P	P	---	P	---
Nonstore retailers (34-622(c)(30)), all groups		---	---	P	---	P	---
Parcel and express services		P	P	P	P	P	---
Package store	34-1261 et seq.	---	---	P	---	P	---
Paint, glass and wallpaper		---	---	P	P	P	---
Parks (34-622(c)(32)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Airfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Non-Aviation Area: Future Development Area
Parking lot:							
Accessory		P	P	P	P	P	---
Commercial		P	P	P	P	P	---
Garage, public parking		P	P	P	P	P	---
Temporary	34-2022	P	P	P	P	P	---
Personal services (34-622(c)(33)):							
Group I	34-3021	P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Pet services		P	P	P	---	P	---
Pet shop		---	---	P	---	P	---
Pharmacy		P	P	P	---	P	---
Photofinishing laboratory	Note (5)	---	P	P	P	P	---
Place of worship	Note (28), 34-2051 et seq.	P	P	P	P	P	---
Post office		P	---	P	P	P	---
Printing and publishing (34-622(c)(36))	Note (5)	---	---	P	P	P	---
Processing or packaging of agricultural or fish products	Note (5)	P	---	---	P	P	---
Processing and warehousing		P	---	---	P	P	---
Real estate sales office	34-1951 et seq., 34-3021	P	P	P	P	P	---
Recreation facilities:							
Commercial (34-622(c)(38)) Groups I, IV		P	P	P	P	P	---
Commercial (34-622(c)(38)) Group III		---	P	P	P	P	---
Group V		---	---	P	P	P	---
Recycling facility		P	---	---	P	P	---
Religious facilities	Note (28), 34-2051 et seq.	P	---	P	---	P	---
Rental or leasing establishment (34-622(c)(39)):							
Group I	34-1352, 34-3001 Note (49)	P	P	P	---	P	---
Group II	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	P	---	P	---
Group III	34-1352, 34-3001 et seq.	P	---	P	P	P	---
Group IV	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	---	P	P	---
Repair shops (34-622(c)(40)):							
Group I		---	---	P	P	P	---
Groups II, III, IV		---	---	---	P	P	---
Group V		---	---	---	P	P	---
Research and development laboratories (34-622(c)(41)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	P	P	---
Group III		---	---	---	P	P	---
Group IV		---	---	P	P	P	---
Restaurant, fast food	34-1353	P	P	P	---	P	---
Restaurants (34-622(c)(43)):	Note (49)						
Groups I and III		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group IV		---	P	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Medfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P	P	P	P	---
Schools:							
Commercial (34-622(c)(45))	34-2381	P	P	P	P	P	---
Self-service fuel pumps	Note (24)	P	P	---	P	P	---
Signs in accordance with chapter 30	Note (1)	P	P	P	P	P	P
Social services (34-622(c)(46)):							
Group I		---	---	P	---	P	---
Group II		---	---	P	---	P	---
Group III	Note (28) & (47)	---	---	P	---	P	---
Group IV	Note (28) & (47)	---	---	P	---	P	---
Specialty retail shops (34-622(c)(47)):							
Group I		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Storage:							
Indoor only	Note (1), 34-3001 et seq.	P	P	P	P	P	---
Storage, open	Note (5), 34-3001 et seq. 34-1352	P	---	---	P	P	---
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	P	---	---	---	---	---
Studios (34-622(c)(49))		---	P	P	P	P	---
Tactical training (dt)	34-2471	P	---	---	---	---	P
Temporary uses	Note (1), 34-3041 et seq.	P	P	P	P	P	P
Theater, indoor	34-2471 et seq.	---	---	P	---	P	---
Transportation services (34-622(c)(53)):							
Group II		P	---	---	P	P	---
Group III		P	---	---	P	P	---
Group IV		P	---	---	P	P	---
Truck stop, trucking terminal		P	---	---	P	P	---
Used merchandise stores (34-622(c)(54)):							
Group I		---	---	P	---	P	---
Groups II, III and IV		---	---	P	---	P	---
Variety store		P	P	P	---	P	---
Vehicle and equipment dealers (34-622(c)(55)):							
Groups I, II, and III	34-1352	---	---	P	---	P	---
Group IV	34-1352	---	---	P	P	P	---
Group V	34-1352	P	---	---	P	---	---
Warehouse:							
High cube		P	---	---	P	P	---
Mini-warehouse		---	---	---	P	P	---
Private		P	---	---	P	P	---
Public		P	---	---	P	P	---
Cold storage only		P	---	---	P	P	---
Wholesale establishments (34-622(c)(56)):							
Groups I, III and IV		---	---	---	P	P	---

Notes:

(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.

(5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.

(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(28) Not permitted in Airport Noise Zone B.
(36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-435(b)(5)a.
(49) See section 34-3152

Property Development Regulations
DCI2013-00021 – RSW – Non-Aviation AOPD Amendment

Non-Aviation Areas

Commercial or Office Development Regulations

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet, however buildings may be set back 0 feet at bulkheaded locations, subject to Lee County development order review and approval.
Maximum Lot Coverage:	60%
Minimum Building Separation:	20 feet

Industrial Development Regulations

Minimum Lot Area:	30,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	150 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet

Aviation Area (including Terminal)

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Setbacks	
Internal Street:	20 feet
Side:	25 feet
Rear:	10 feet
Waterbody:	20 feet
Maximum Lot Coverage:	55%
Minimum Building Separation:	20 feet

Maximum Building Height

95 feet for building heights
250 feet for aviation facility towers

There may be exceptions to the maximum building height regulations for special aviation related structures such as the air traffic control tower and other aviation related structures specifically required by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT)

Development Perimeter Setbacks

In compliance with LDC 34-935(b)(1).

EXHIBIT E

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee County Port Authority filed an application for administrative approval to a Airport Operations Planned Development on a project known as Southwest Florida International Airport to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

on property located at 11000 Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See legal description attached hereto as Exhibit A

WHEREAS, the property was originally rezoned in case number Z-92-012 (with subsequent amendments in case number DCI2004-00042; Z-06-030 supersedes all prior resolutions); and

WHEREAS, the subject property is located in the Airport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant is requesting to modify Exhibit E of Lee County Zoning Resolution to reflect the changes made to Table 5 of the Lee Plan in this Administrative Action; and

WHEREAS, Condition 3 of Lee County Zoning Resolution Z-06-030 requires the development to be in compliance with Table 5 of the Lee Plan; and

WHEREAS, Table 5 of the Lee Plan was attached as Exhibit E of Lee County Zoning Resolution Z-06-030; and

WHEREAS, subsequent to the signing of Lee County Zoning Resolution Z-06-030 Table 5 of the Lee Plan has been amended in Comprehensive Plan Amendments CPA2005-00010 and CPA2007-00057; and

WHEREAS, Comprehensive Plan Amendment CPA2005-00010 amended Lee Plan Table 5 to increase the overall number of permitted fuel pumps from 12 to 24; and

EXHIBIT F

WHEREAS, Comprehensive Plan Amendment CPA2007-00057 renamed Table 5 to Table 5(a) of the Lee Plan and modified the development parameters and schedule to consolidate the future development plans for Southwest Florida International Airport; and

WHEREAS, the revisions to Lee Plan Table 5 included in CPA2007-00057 also permitted a maximum of 40,000 square-feet of non-aviation related Commercial and Service uses and included a square-footage conversion option for the Light Manufacturing and Warehouse uses; and

WHEREAS, Animal Kennel and Clinic uses were included in the revised Lee Plan Table 5(a) under Commercial and Service uses; and

WHEREAS, the applicant is requesting to include Animal Kennel and Clinic in the list of approved uses within Parcel H of the Master Concept Plan; and

WHEREAS, the proposed administrative action will bring the zoning approved in Lee County Zoning Resolution Z-06-030 into compliance with the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

is **APPROVED, subject to the following conditions.**

1. **The Development must be in compliance with the amended Table 5 of the Lee Plan attached hereto as Attachment A. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

2. **Final Plan Approval is required prior to issuance for a local Development Order for non-aviation related commercial uses.**

3. **Animal Kennel and Clinic is a permitted use in Non-Aviation Use Area Parcel H.**

4. **Any future changes to Table 5 of the Lee Plan will require additional zoning approvals prior to Development Order approval.**

DULY SIGNED this 2nd day of June, A.D., 2009.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

CARL E. JOHNSON
1914-1998

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

RECEIVED
DEC 11 2008
COMMUNITY DEVELOPMENT

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
FORREST H. BANKS
PRESIDENT
STEVEN K. MORRISON
PARTNERS
GARY R. BULL
DAN W. DICKEY
JOSEPH W. EBNER
ARCHIE T. GRANT, JR.
CHRIS D. HAGAN
KENTON R. KEILING
PATRICIA H. NEWTON
W. BRITT POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER
ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked
by 6/29/2004

Applicant's Legal Checked
by 12-15-08

ADD 2008-00162

Exhibit AA-3.C.1

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve; having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

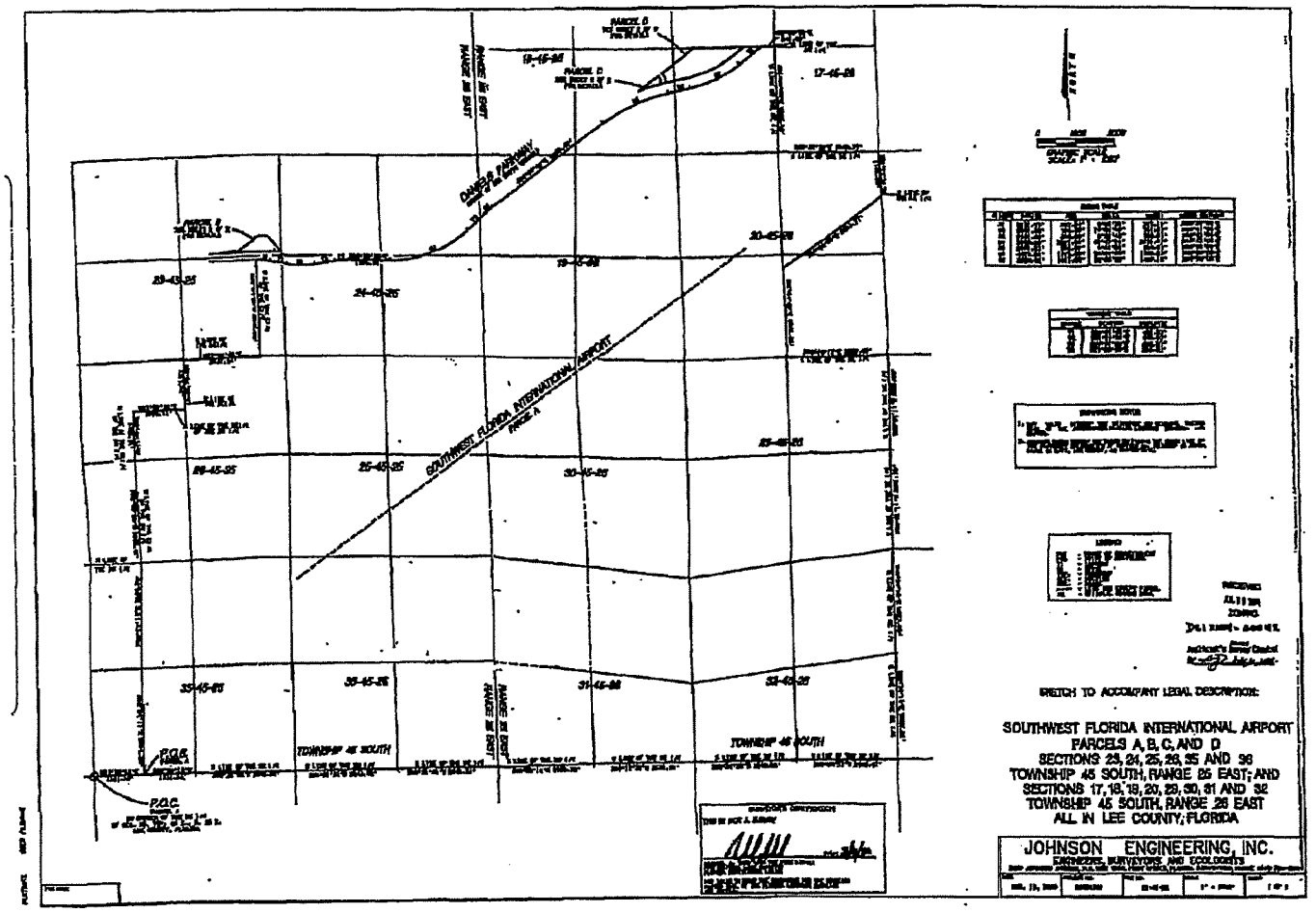
From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683



Page 6 of 6

Exhibit AA-3.C.2

Applicant's Legal Checked by CB 12-15-08

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC., filed an application for administrative approval to the Airport Operations Planned Development (AOPD) zoning on a project known as Airport Plaza at SWFIA for to amend the AOPD to add the use of "Automobile Service Station" as a permitted use to Parcel I on property located at south on Treeline Blvd. to Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI900136 (with subsequent amendments in case numbers DCI2004-00042(Z-06-030), ADD2008-00162); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein. There is no specific change made to the adopted Master Concept Plan for this planned development.**

2. **The only change granted as part of this amendment is to Condition 2.a (Exhibit D) of Resolution Number Z-06-030, adding the use of "Automobile Service Station" to Tract I**

DULY SIGNED this 25th day of October, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Description

SUBJECT PARCEL DESCRIPTION:

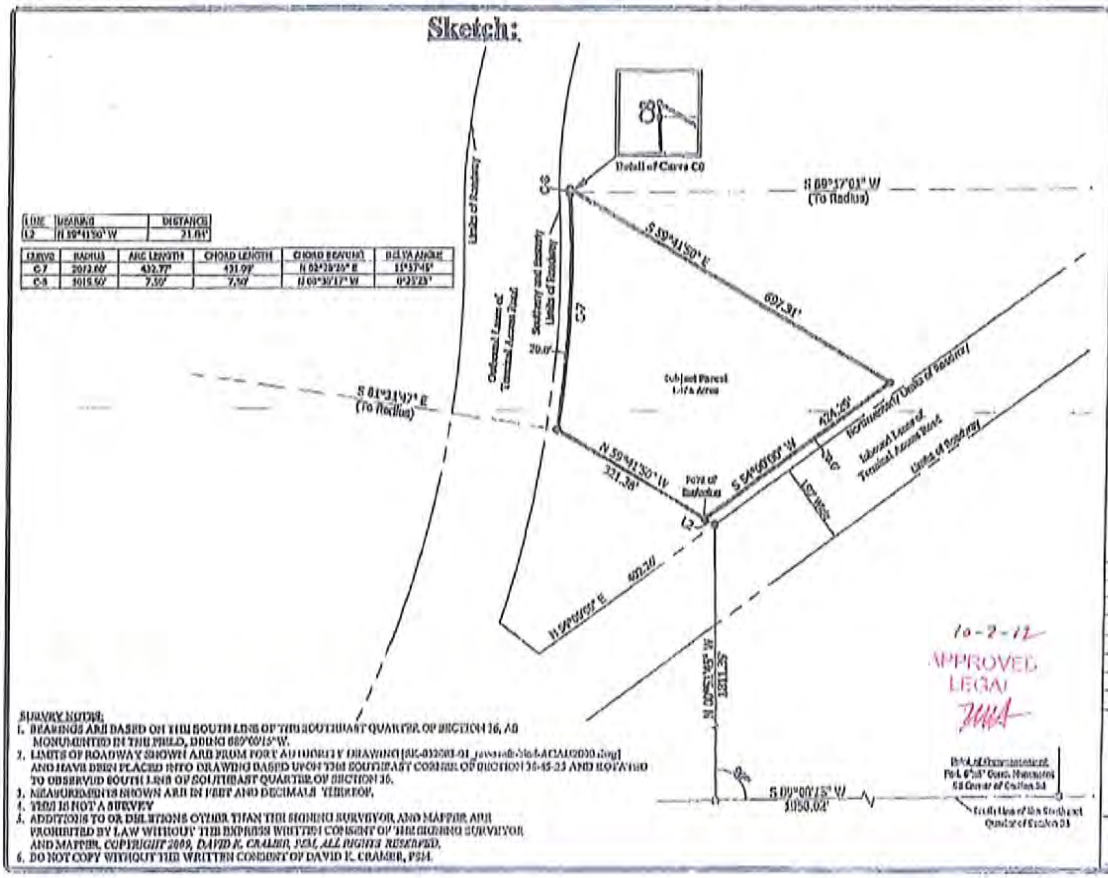
PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	10-2-12 APPROVED LEGAL
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER FSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 2012, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal*
2010-10-1105 PREPARED FOR: TF Design Consultants SECTIONS 36, TOWNSHIP 45S, RANGE 25E		DENNIS MARTIN CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6655 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT A

Sketch:



LINE	BEARING	DISTANCE
L2	N 89°41'50" W	21.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	2012.00'	432.77'	431.99'	N 02°28'25" E	12°37'45"
C8	1015.00'	7.59'	7.59'	N 00°30'17" W	0°25'25"

10-2-12
APPROVED
LEGAL
JMA

SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MONUMENTED IN THE FIELD, BEING S89°00'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM FORT AUTHORITY DRAWING [illegible] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND ROTATED TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER LB# 6653
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 549-8556 Fax: (239) 540-4710
www.cramersurveying.com

JOB # 10-1106	PREPARED FOR: TF Design Consultants
SECTION 36, TOWNSHIP 45S, RANGE 25E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 4th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO 6455
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00184

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC filed an application for administrative approval to a Airport Operations Planned Development (AOPD) on a project known as Airport Plaza at SWFIA **to add the uses of "Restaurant, fast food", "Restaurant, Group II", and Drive-through facility to the Schedule of Uses for Parcel I** for property located at Southwest Florida International Airport (RSW Airport) Inbound Access Road – (Parcel I), described more particularly as:

LEGAL DESCRIPTION: In Section 189, Township 45 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-00-037 (with subsequent amendments in Resolution Z-06-030, and Case Numbers ADD2004-00124, ADD2008-00162, and ADD2012-00102); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Category as designated by the Future Land Use Map of the Lee County Comprehensive Plan; and

WHEREAS, the Lee County Land Development Code (LDC) provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, Parcel I is located interior to the existing planned development; and

WHEREAS, the two additional uses are found to be similar in nature to other allowed uses within the planned development and are not expected to generate any additional traffic than considered through the previous public hearing processes; and

WHEREAS, LDC §34-1353 provides regulations for certain uses applying to location, design, operation, landscaping, and related activities for the protection of the health, safety, and welfare of the public; and

WHEREAS, the proposed development already includes such uses and is being developed in accordance with the LDC; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended herein.**

2. **The approved Schedule of Uses for Parcel I within this planned development is hereby amended to include the following permitted uses:**

   Drive-through facility – limited solely to the use of Restaurant, fast food and Restaurants, Group II
   Restaurant, fast food
   Restaurants, Group II

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY PASSED AND ADOPTED ON 1/14/2014

BY: Pam Houck

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Description

APPROVED
ADD2013-00184
Chick Jakacki, Planner
Lee Co Division of Zoning
1/2/2014

SUBJECT PARCEL DESCRIPTION:

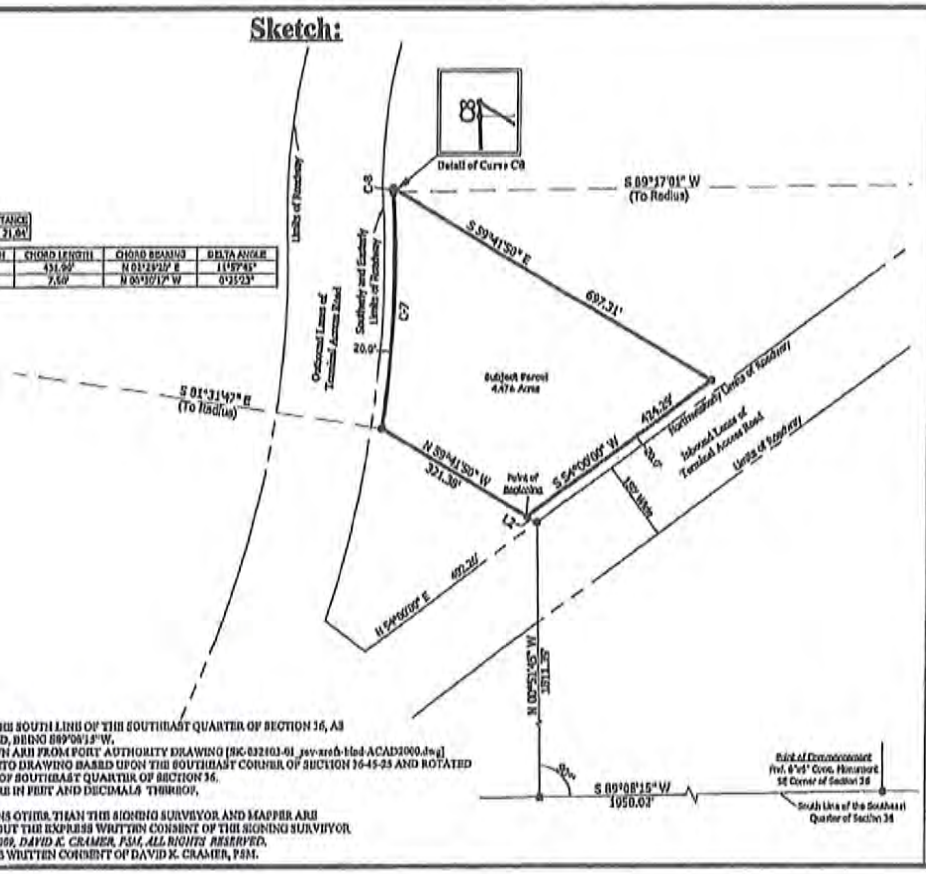
PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER LSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 19th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal*
JOB # 10-1106 PREPARED FOR: TF Design Consultants		DAVID KEITH CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SECTIONS 36, TOWNSHIP 45S, RANGE 25E		

DD2013-00184 Lee County ePlan

Sketch:



LINE	BEARING	DISTANCE
L2	N 89°41'00" W	21.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7	2072.60'	432.77'	431.90'	N 01°24'25" E	11°57'43"
C-8	1015.60'	7.50'	7.50'	N 00°30'12" W	0°25'23"

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MONUMENTED IN THE FIELD, BEING S89°08'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM FORT AUTHORITY DRAWING [SK-032103-01_rev-xref-bind-ACAD2000.dwg] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND ROTATED TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.*
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER FSM4633
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 540-0516 Fax: (239) 540-4750
www.cramersurveying.com

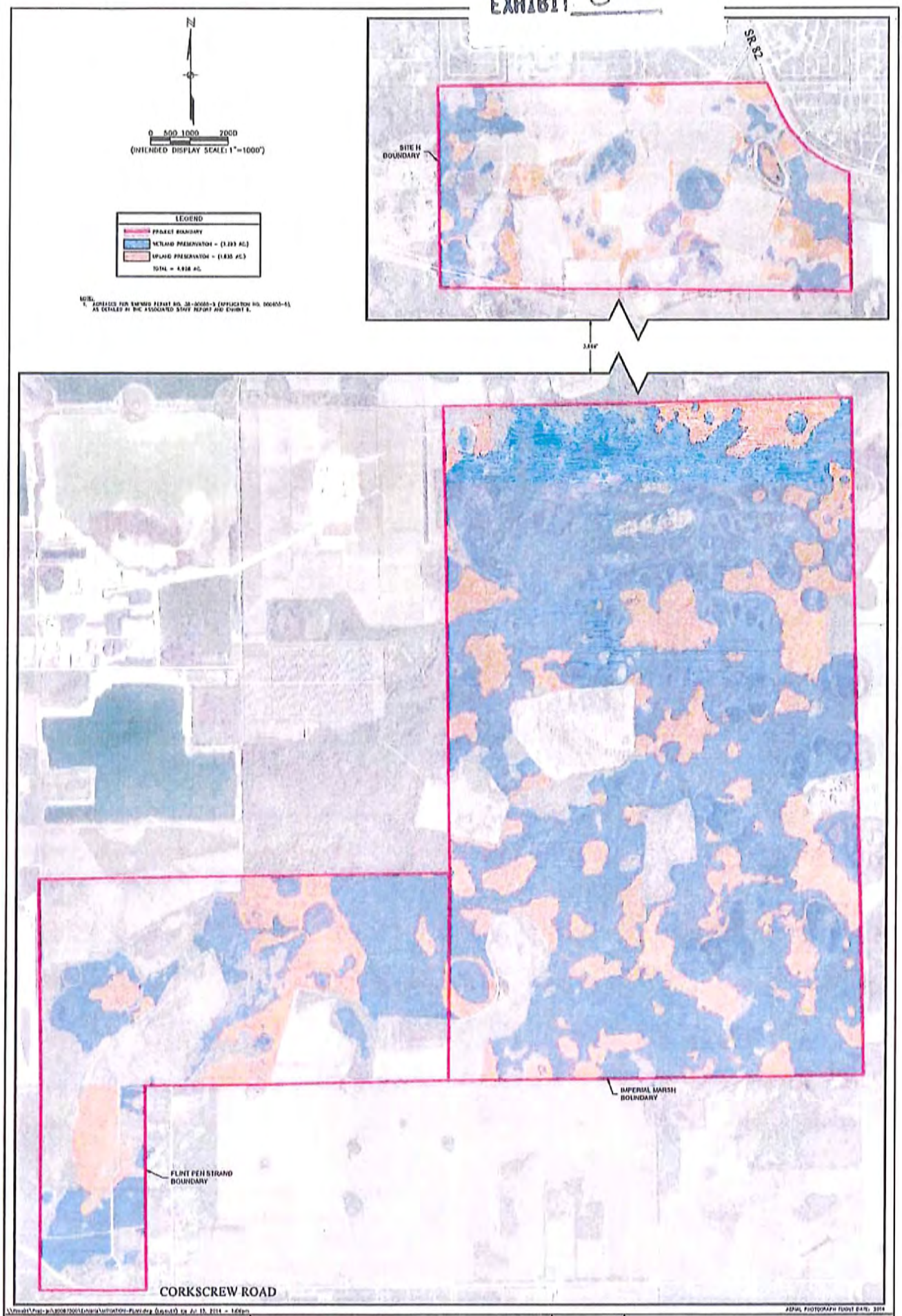
JOB # 10-1108	PREPARED FOR: TP Design Consultants
SECTION 36, TOWNSHIP 45, RANGE 25E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 19th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #0-4633
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT G



LEE COUNTY PORT AUTHORITY
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

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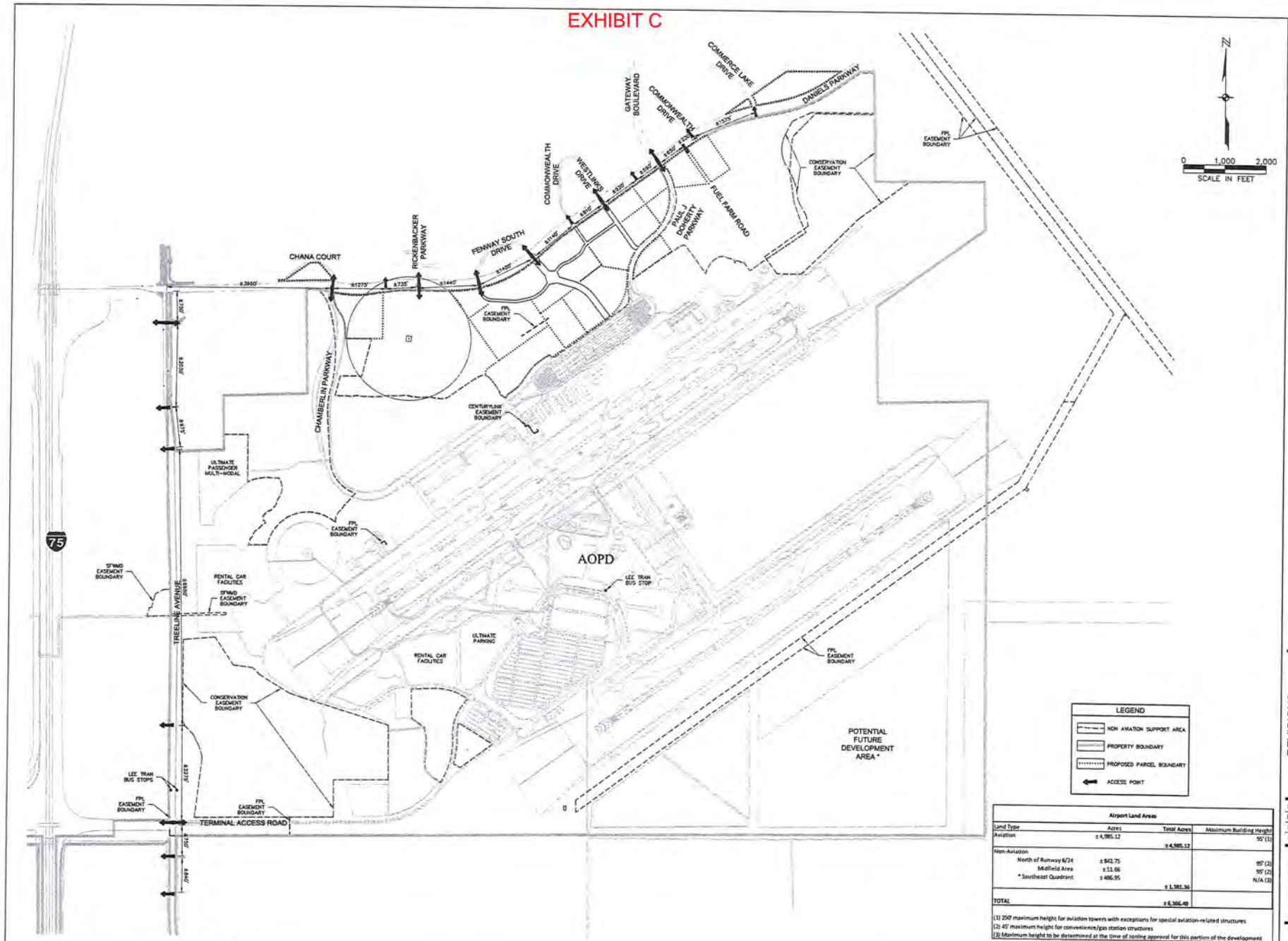
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

INDIGENOUS PRESERVATION
AT AIRPORT MITIGATION PARK

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2014	20087500	07-16-27	1" = 1,000'	1 OF 1

EXHIBIT C



Airport Land Areas

Land Type	Acres	Total Acres	Maximum Building Height
Aviation	± 4,985.12		55' (1)
		± 4,985.12	
Non-Aviation			
North of Runway 6/24	± 842.75		55' (2)
Midfield Area	± 51.66		55' (2)
* Southeast Quadrant	± 486.95		N/A (3)
		± 1,381.36	
TOTAL		± 6,366.48	

(1) 250' maximum height for aviation towers with exceptions for special aviation-related structures
(2) 45' maximum height for convenience/gas station structures
(3) Maximum height to be determined at the time of zoning approval for this portion of the development

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LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

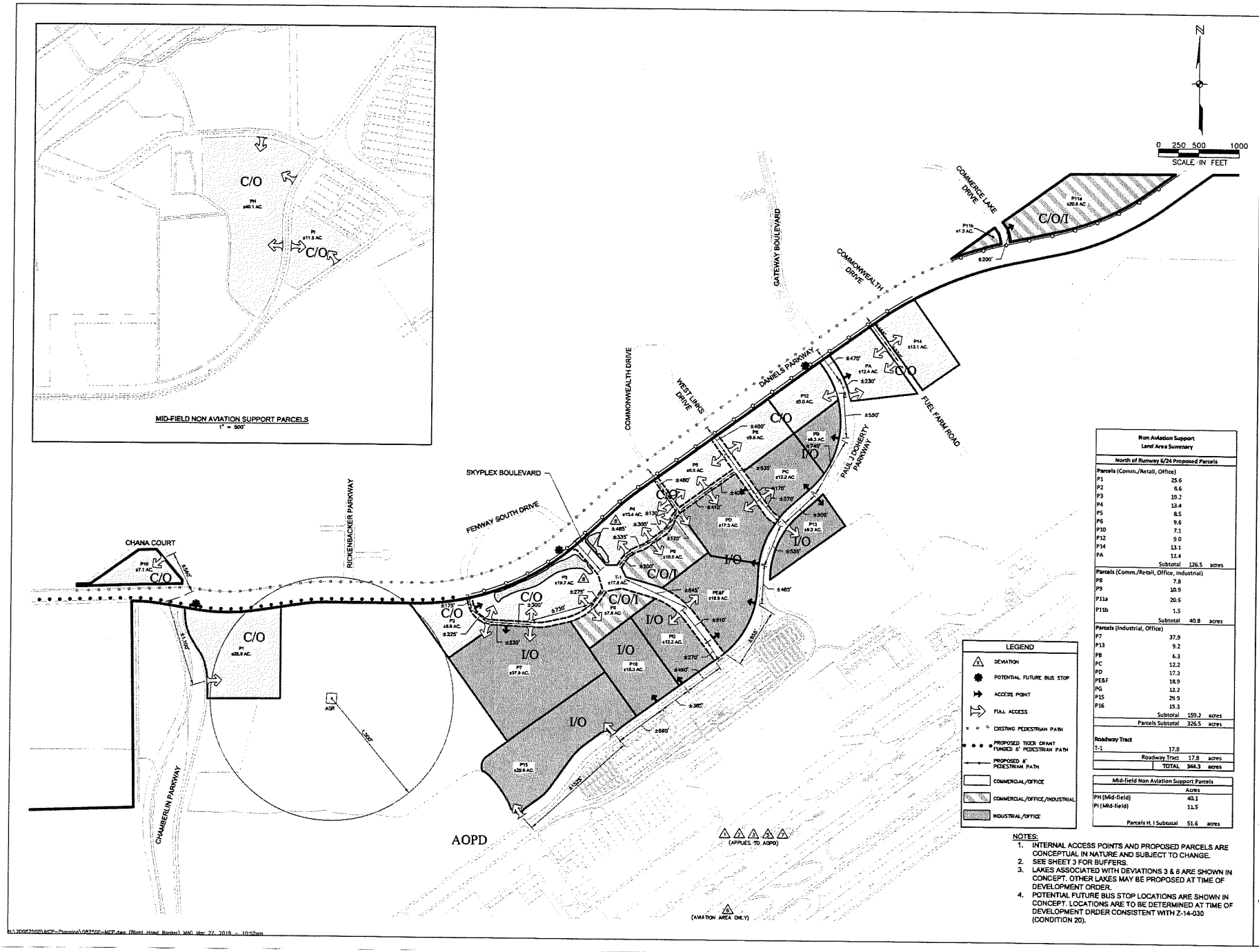
REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	04/2014
2	RESPONSE TO COUNTY COMMENTS	08/2014
3	100% PLAN SET	10/2014
4	BOCC PLAN SET	10/2015
5	ADD AMENDMENT	01/2019

DATE: DECEMBER 2013
PROJECT NO. 20087500-079
FILE NO. 19-45-26
SCALE: 1" = 1,000'

KEY MAP

SHEET NUMBER
1



Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	25.6	
P2	8.6	
P3	19.2	
P4	13.4	
P5	8.5	
P6	9.6	
P10	7.1	
P12	9.0	
P14	13.1	
PA	12.4	
Subtotal	126.5	acres
Parcels (Comm./Retail, Office, Industrial)		
P8	7.8	
P9	10.9	
P11a	20.6	
P11b	1.5	
Subtotal	40.8	acres
Parcels (Industrial, Office)		
P7	37.9	
P13	9.2	
PB	6.3	
PC	12.2	
PD	17.3	
PE&F	18.9	
PG	12.2	
P15	29.9	
P16	15.3	
Subtotal	159.2	acres
Parcels Subtotal	326.5	acres
Roadway Tract		
T-1	17.8	
Roadway Tract	17.8	acres
TOTAL	344.3	acres

Mid-field Non Aviation Support Parcels		
	Acres	
PH (Mid-field)	40.1	
PI (Mid-field)	11.5	
Parcels H, I Subtotal	51.6	acres

LEGEND

- DEVIATION
- POTENTIAL FUTURE BUS STOP
- ACCESS POINT
- FULL ACCESS
- EXISTING PEDESTRIAN PATH
- PROPOSED TIGER GRANT FUNDED 8' PEDESTRIAN PATH
- PROPOSED 8' PEDESTRIAN PATH
- COMMERCIAL/OFFICE
- COMMERCIAL/OFFICE/INDUSTRIAL
- INDUSTRIAL/OFFICE

NOTES:

1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. SEE SHEET 3 FOR BUFFERS.
3. LAKES ASSOCIATED WITH DEVIATIONS 3 & 8 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
4. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-14-030 (CONDITION 20).

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LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

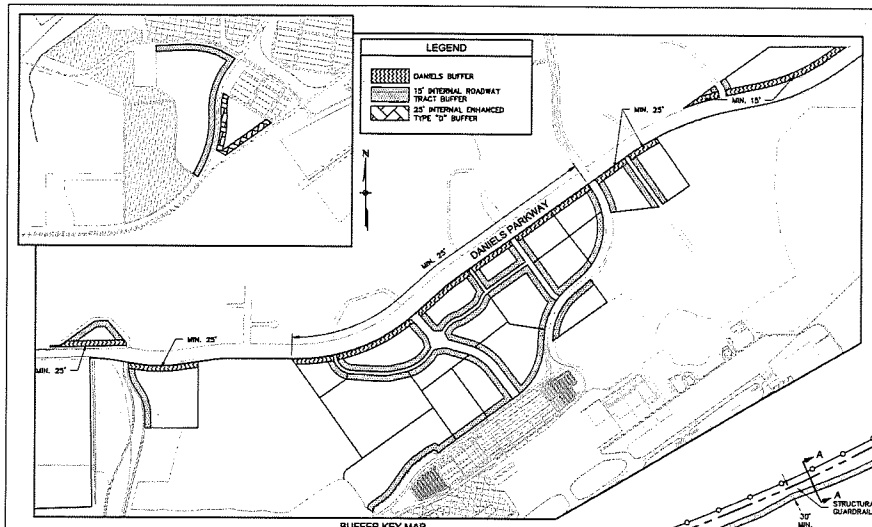
REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	10/30/14
2	RESPONSE TO COUNTY COMMENTS	02/02/14
3	HEX PLAN SET	11/20/14
4	BOCC PLAN SET	02/20/15
5	ADD AMENDMENT	01/28/19

DATE: DECEMBER 2013
PROJECT NO. 20087500-079
FILE NO. 19-45-28
SCALE: AS SHOWN

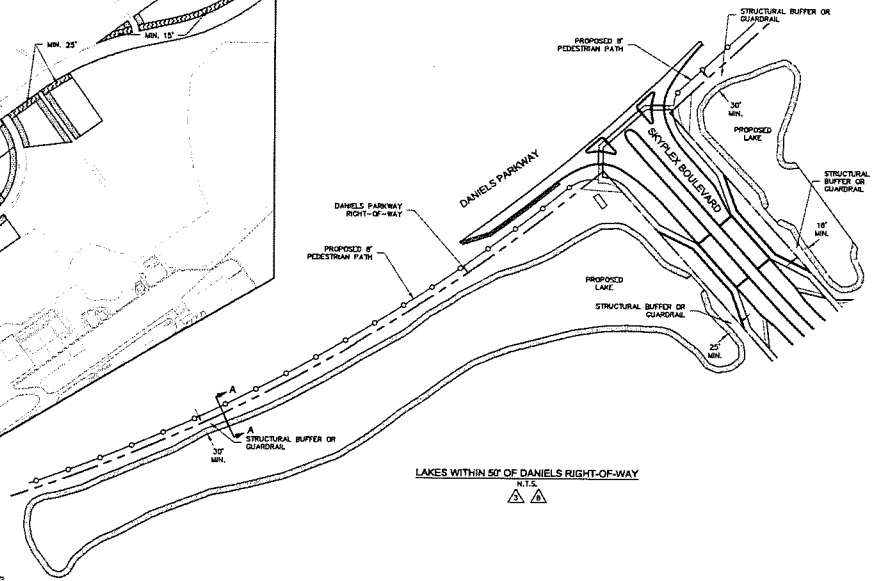
MASTER CONCEPT PLAN

SHEET NUMBER
2

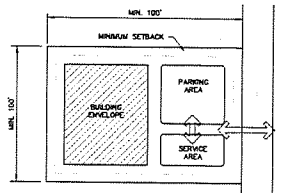


BUFFER KEY MAP
N.T.S.

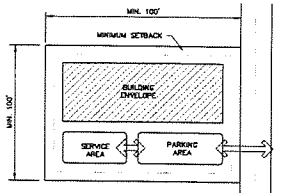
NOTE:
5' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.



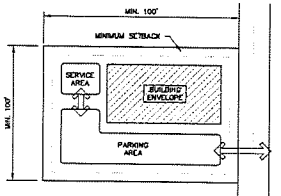
LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
N.T.S.
3 4



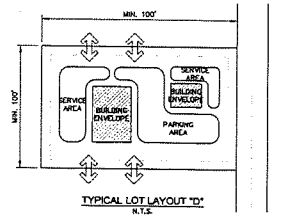
TYPICAL LOT LAYOUT "A"
N.T.S.



TYPICAL LOT LAYOUT "B"
N.T.S.



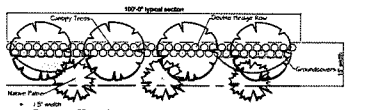
TYPICAL LOT LAYOUT "C"
N.T.S.



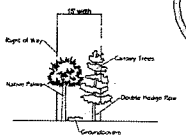
TYPICAL LOT LAYOUT "D"
N.T.S.

VEHICULAR ACCESS

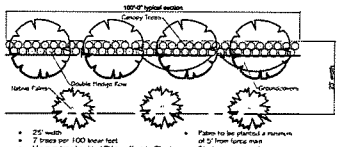
DANIELS BUFFER



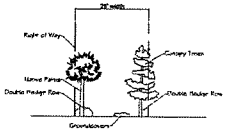
- 15' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353



Parcels 11a & 11b Buffer

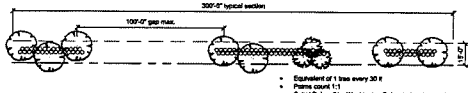


- 25' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353
- Palms to be planted a minimum of 5' from lamp; min
- Shade trees to be planted a minimum of 10' from force main

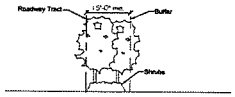


25' width Daniels Rd Buffer

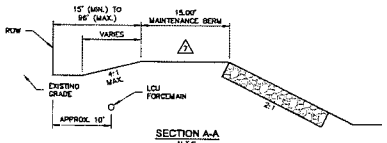
15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL



- Equivalent of 1 tree every 30 ft
- Palms count 1:1
- Sabal Palms &/or Washington Palms to be clustered
- Clustered tree groups preferred
- 100' gap maximum between tree groups
- Shrubs at the rate of 33 shrubs per 100 ft (clustered groups preferred)
- Shrub plantings limited to low lying shrubs, grasses & groundcover
- Plantings to be compatible with the LCPA "Compatible Native Landscape List for RSW & FWM"

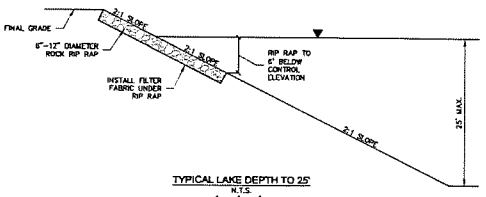


25' ENHANCED TYPE "D" BUFFER - REFER TO LDC 34-1352 & 34-1353



SECTION A-A
N.T.S.
3 4

NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.



TYPICAL LAKE DEPTH TO 25'
N.T.S.
1 2 3

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rsm design, inc.

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	04/30/14
2	RESPONSE TO COUNTY COMMENTS	09/29/14
3	HEX PLAN SET	11/07/14
4	BOCC PLAN SET	02/27/15
5	ADD AMENDMENT	01/30/18

DATE: DECEMBER 2013
PROJECT NO. 20087500-079
FILE NO. 19-45-26
SCALE: AS SHOWN

DEVIATIONS & TYPICAL DETAILS

SHEET NUMBER
3

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total Site: 6,366.48 acres

Open Space for Aviation Land Development Areas: Open Space requirement is 20% (Industrial - large project).
Open Space is calculated based upon non-movement areas of airport, so the area calculated for open space does not include runways, taxiways, taxilanes and aprons.

	Acres		Open Space Requirement		Min. Open Space Required	Open Space Provided: General (on site)	Open Space Provided: Indigenous (Off site*)
Runways, Taxiways, Taxilanes & Aprons	484.1 ac		n/a		n/a	n/a	n/a
Aviation Land Development Areas	4,501.0 ac	@	20%	=	900.2 ac	2,209.2 ac	
Non-Aviation Support Areas							
North of Runway 6/24 (subject to AOPD Amendment)	344.3 ac	@	30%	=	103.3 ac	34.4 ac (10%^)	
Other Non-Aviation North of Runway 6/24 (future)	498.5 ac	@	30%	=	149.6 ac	49.9 ac (10%^)	
Midfield (subject to AOPD Amendment)	51.7 ac	@	30%	=	15.5 ac	5.2 ac (10%^)	
Southeast Quadrant (future)	487.0 ac	@	30%	=	146.1 ac	73.0 ac	
Subtotal						2,371.7 ac (37%)	4,928.0 ac
Totals	6,366.5 ac				1,314.6 ac	7,299.7 ac	

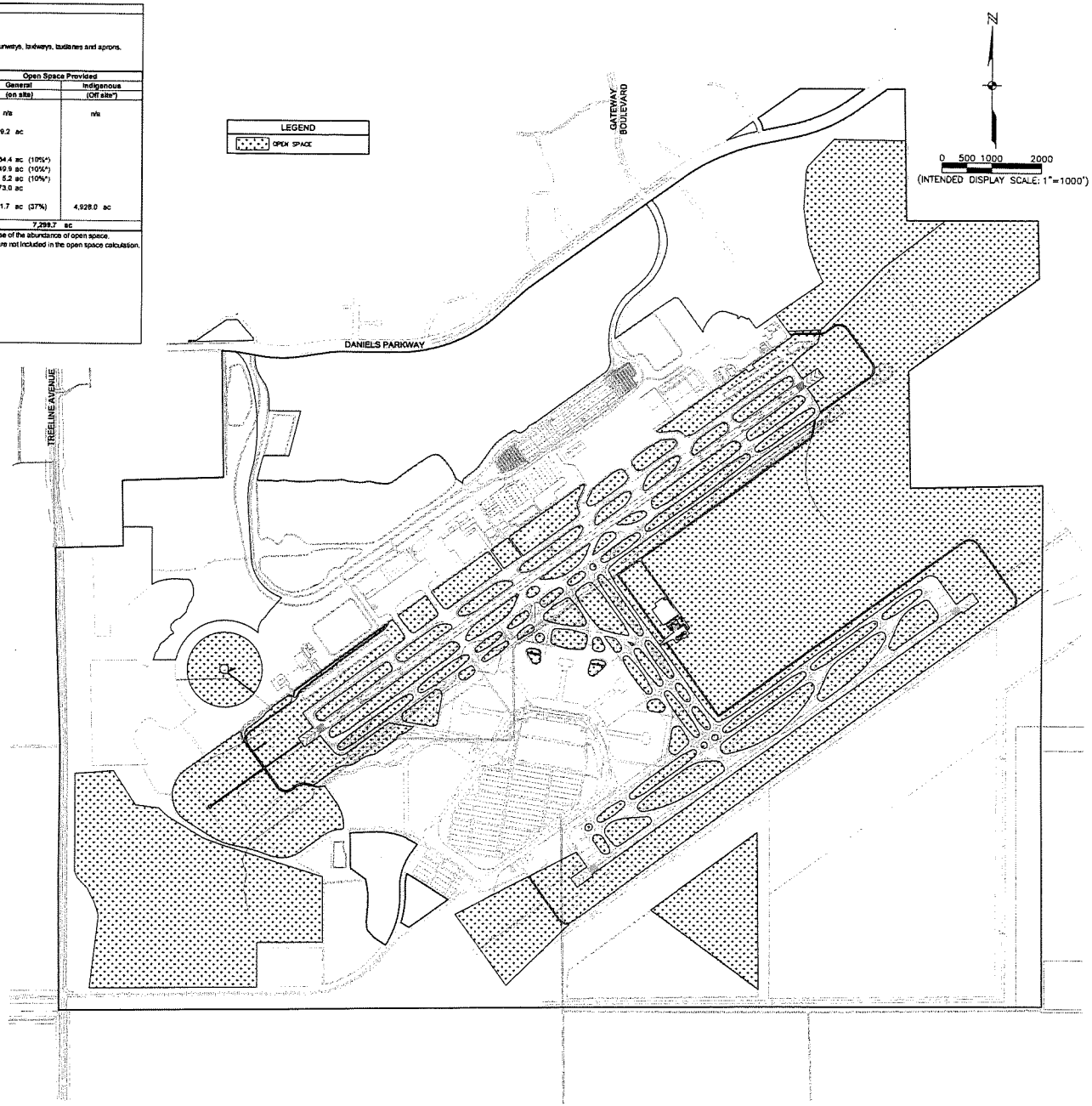
Because of the abundance of open space, lakes are not included in the open space calculation.

Indigenous Vegetation requirement is 50% of required open space.

1,314.61 acres x 50% = 657.3 acres Indigenous Open Space required
657.3 acres General Open Space required
Total Open Space required 1,314.6 acres

* Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1.
657.3 acres x 3 = 1,971.9 acres Indigenous Open Space offsite required
Indigenous Vegetation requirement is allowed to be met off-site at a 3:1 ratio for this AOPD.
Preservation of Indigenous Vegetation is not precluded onsite where possible.

^ Individual lots shall provide 10% open space per LDC Section 34-414(c).



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LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
2	RESPONSE TO COUNTY COMMENTS	06/2014
3	NEW PLAN SET	12/2014
4	BOCC PLAN SET	02/2015
5	AOD AMENDMENT	01/2019

DATE: DECEMBER 2013
PROJECT NO. 20087500-073
FILE NO. 19-45-26
SCALE: 1" = 1,000'

OPEN SPACE EXHIBIT

SHEET NUMBER
4

EXHIBIT D

TABLE 5(a)
Southwest Florida International Airport Development Schedule

Development	Existing (2015)	Through 2030
LANDSIDE		
Midfield Terminal Complex	28 gates; 798,000 SF as-built	Expand from 28 gates to 47 gates; 1,278,900 SF
Auto Access	Entrances at the intersections of Daniels Parkway at Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road (located east of Doherty Parkway). Access also from Daniels via Treeline Ave. & Alico Road via Ben Hill Griffin Parkway to Terminal Access Road & I-75 Connector. Air Cargo Lane improvements from Chamberlin Pkwy. - including a realigned Perimeter Road segment allowing freight transfer within the security fenced, airside/aviation area.	Rehab perimeter service and fuel farm roads. Expand Terminal Access Road entrance to 6 lanes. Connector road for maintenance facilities. New perimeter roads and midfield ATCT and ARFF access roads as part of parallel runway project. Construct Skyplex Boulevard. Miscellaneous roadway improvements.
Airport maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)
Parking	14,399 total existing spaces	
Passenger	11,461 spaces	
- Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces
- Daily	8,942 spaces	Ultimately 9,342 total daily spaces
Employee	1,288 spaces	Total 2,088 employee spaces in 2020
Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo spaces
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces
Cell Phone Lot	100 spaces	
Airport Training & Conference Center	16,000 SF	
Gun Range	8,500 SF	
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield.
AIRSIDE		
Existing Runway 6-24	12,000 ft. x 150 ft. runway	No improvements planned
Parallel Runway 6R-24L	Under design	Construct 9,100 x 150 ft. Parallel Runway 6R-24L
Taxiways	Taxiway A-parallel taxiway to Runway 6-24; 12,000 ft. long x 75 ft. wide. Taxilane B-apron taxilane that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft. 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. x 75 ft. wide). If new large Aircraft (NLA), then 100 ft. wide. Hold bay & by-pass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways. (Approx. 4,215 ft. long x 75 ft. wide). If NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.
Terminal Apron	165,000 S.Y. at former terminal site; 332,900 S.Y. at midfield as-built	Add 130,000 S.Y. at midfield for total midfield 462,900 S.Y.
Air Cargo	Total 39,500 SF cargo buildings; 69,000 S.Y. apron area	Expand cargo building facilities to 58,314 SF
Airline Freight Forwarding (Belly Cargo)	15,000 SF	New freight forwarding (belly cargo) facility of 15,000 SF in midfield
General Aviation	8,000 SF FBO and hangar facility; 26,180 SF hangar space; 48,650 S.Y. apron area	Infrastructure for second FBO. Construct multi-use hangars (129,000 SF). Expand GA apron to 49,700 S.Y.
Aircraft Maintenance - General Aviation & Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary. Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.

Development	Existing (2015)	Through 2030
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF - plus Midfield ARFF facility	
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.	
Airline Catering	25,000 SF	
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.
Rental Car Expansion		Rental car fuel farm.

NON-AVIATION RELATED LAND USES

North of Runway 6-24 and Midfield Area

Non-aviation related uses are permitted per the Southwest Florida International Airport (RSW) Schedule of Uses in any combination that does not exceed 2,133 PM Peak Hour net new external trips.

1. This table is for general phasing and major development items only. More specific details is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.
2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-415 and Wetland impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance. This Development includes 10% retail.
3. Development within the "Potential Future Development Area" will require amendment of the zoning approval prior to development.

EXHIBIT E

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (Includes Terminal)	Non-Aviation Area: Midfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 34-2141 et seq., 34-3106	P	P	P	P	P	P
Administrative offices	Note (1)	P	P	P	P	P	---
Agricultural services: office/base operations		---	---	---	---	---	---
Agricultural uses and agricultural accessory uses		---	---	---	---	---	P
Aircraft food services and catering		P	---	---	P	P	---
Aircraft landing facilities, private	34-1231 et seq.	P	---	---	---	---	---
Airport operations facilities		P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	34-1175	Refer to 34-1 for regulations					
Animals:							
Clinic or kennel	34-1321 et seq.	---	P	P	P	P	---
Control center (including Humane Society)		---	---	P	P	P	---
ATM (automatic teller machine)		P	P	P	P	P	---
Auto parts store	34-1353	---	P	P	---	P	---
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353	---	P	P	---	P	---
Automobile service station	34-1351, 34-1353	---	P	P	---	P	---
Bait and tackle shop	Note (49)	---	---	P	---	P	---
Banks and financial establishments (34-622(c)(3)):							
Group I		---	P	P	P	P	---
Group II		---	P	P	P	P	---
Bar or cocktail lounge	34-1261 et seq.	P (in Terminal only)	P	P	---	P	---
Boats:							
Boat parts store		---	---	P	---	P	---
Boat rental		---	---	P	---	P	---
Boat repair and service	34-1352, 34-3001 et seq.	---	---	---	P	P	---
Boat sales		---	---	P	P	P	---
Boat storage, dry		---	---	---	P	P	---
Broadcast studio, commercial radio and television	34-1441 et seq.	---	---	P	P	P	---
Building material sales (34-622(c)(4))	34-3001 et seq.	---	---	P	P	P	---
Business services (34-622(c)(5)):							
Group I		P	P	P	P	P	---
Group II		P	P	P	P	P	---
Bus station/depot	34-1381 et seq.	P	---	---	---	---	---
Car wash	34-1353	P	P	P	---	P	---
Cleaning and maintenance services (34-622(c)(7))		P	P	P	P	P	---
Clothing stores, general (34-622(c)(8))		P (in Terminal only)	P	P	---	P	---
Clubs:							
Commercial		---	---	P	P	P	---
Fraternal, membership organization	34-2111	P	---	P	P	P	---
Private	34-2111	---	P	P	P	P	---
Cold storage, pre-cooling, warehouse and processing plant		P	---	---	P	P	---
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.					
Computer and data processing services		P	P	P	P	P	---
Consumption on premises	34-1261 et seq., Note (49)	P (in Terminal only)	P	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Contractors and builders (34-622(c)(9)), all groups	34-1352 34-3001 et seq.	---	---	P	P	P	---
Convenience food and beverage store	34-1353	P	P	P	---	P	---
Cultural facilities (34-622(c)(10))		---	---	P	---	P	---
Department store		---	---	P	---	P	---
Drive-through facility for any permitted use		P	P	P	P	P	---
Drugstore, pharmacy		P	P	P	---	P	---
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	---
Emergency operations center		P	P	P	P	P	---
EMS, fire or sheriff's station		P	P	P	P	P	---
Essential services	Note (1), 34-1611 et seq., 34-1741 et seq.	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):							
Group I	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	P	P	P	P	P
Group II	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	---	---	P	P	P
Group III (Limited to solar electrical generation only)	Note (1), 34-1611 et seq., 34-2142 et seq.	P	P	P	P	P	P
Water retention	34-1651	P	P	P	P	P	P
Excess spoil removal	subject to Sec. 10-329	P	P	P	P	P	P
Factory outlets (point of manufacture only)		---	---	P	P	P	---
Farm equipment, sales, storage, rental or service		---	---	P	P	P	---
Fences, walls	Note (1), 34-1741 et seq.	P	P	P	P	P	P
Food and beverage service, limited	Note (1)	P	P	P	P	P	---
Food stores (34-622(c)(16)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	---	P	---
Freight and cargo handling establishments (34-622(c)(17))		P	---	---	P	P	---
Gasoline dispensing system, special		P	---	---	P	P	---
Gift and souvenir shop	Note (49)	P	P	P	---	P	---
Hardware store		---	---	P	---	P	---
Health care facilities (34-622(c)(20)):							
Group III		---	P	P	P	P	---
Heliport or helistop		P	---	---	P	P	---
Hobby, toy and game shops (34-622(c)(21))		P	P	P	---	P	---
Hotel/motel	34-1801 et seq., Note (36)	---	P	P	---	P	---
Household and office furnishings (34-622(c)(22)), all groups		---	---	P	---	P	---
Impound yard (34-1831 et seq., 34-2443)		P	---	---	---	P	---
Insurance companies (34-622(c)(23))		---	---	P	P	P	---
Laundry or dry cleaning (34-622(c)(24)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	P	P	---
Lawn and garden supply stores	34-2081	---	---	P	---	P	---
Library	Note (28)	---	---	P	P	P	---
Maintenance facility (Government)		P	P	---	P	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
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SCHEDULE OF USES

			Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Manufacturing of:									
	Apparel products (34-622(c)(1))		Note (5)	---	---	P	P	P	---
	Boats		Note (5)	---	---	---	P	P	---
	Chemical and allied products (34-622(c)(6))								
		Group I	Note (5)	---	---	P	P	P	---
		Group II	Note (5)	---	---	---	P	P	---
	Electrical machinery and equipment (34-622(c)(11))		Note (5)	---	---	P	P	P	---
	Fabricated metal products (34-622(c)(14)):								
		Group I	Note (5)	---	---	---	P	P	---
		Group II	Note (5)	---	---	---	P	P	---
		Group III	Note (5)	---	---	---	P	P	---
	Food and kindred products (34-622(c)(15)):								
		Group II	Note (5)	---	P Limited to microbreweries or microdistilleries only	P Limited to microbreweries or microdistilleries only	P	P	---
		Group III	Note (5)	---	---	P	P	P	---
	Furniture and fixtures (34-622(c)(18))		Note (5)	---	---	P	P	P	---
	Leather products (34-622(c)(25)):								
		Group II	Note (5)	---	---	---	P	P	---
	Lumber and wood products (34-622(c)(26)):								
		Groups I, III, IV, V and VI	Note (5)	---	---	---	P	P	---
		Group II	Note (5)	---	---	---	P	P	---
	Machinery (34-622(c)(27)), all groups		Note (5)	---	---	P	P	P	---
	Measuring, analyzing and controlling instruments (34-622(c)(28))		Note (5)	---	---	P	P	P	---
	Novelties, jewelry, toys and signs (34-622(c)(29)), all groups		Note (5)	---	---	P	P	P	---
	Paper and allied products (34-622(c)(31))								
		Group II	Note (5)	---	---	P	P	P	---
		Group III	Note (5)	---	---	P	P	P	---
	Rubber and plastic products (34-622(c)(44)):								
		Group I	Note (5)	---	---	---	P	P	---
		Group II	Note (5)	---	---	---	P	P	---
	Stone, clay, glass and concrete products (34-622(c)(48))								
		Group I	Note (5)	---	---	---	P	P	---
		Group III	Note (5)	---	---	---	P	P	---
		Group IV	Note (5)	---	---	---	P	P	---
	Textile mill products (34-622(c)(50)), all groups		Note (5)	---	---	---	P	P	---
	Transportation equipment (34-622(c)(52)):								
		Group I	Note (5)	P	---	P	P	P	---
		Groups II, III and IV	Note (5)	---	---	---	P	P	---
Medical office				P	---	P	P	P	---
Mobile home dealers			34-1352	---	---	P	P	P	---
Motion picture production studio				---	---	P	P	P	---
Nightclubs			34-1261 et seq.	P	P	P	---	P	---
Nonstore retailers (34-622(c)(30)), all groups				---	---	P	---	P	---
Parcel and express services				P	P	P	P	P	---
Package store			34-1261 et seq.	---	---	P	---	P	---
Paint, glass and wallpaper				---	---	P	P	P	---
Parks (34-622(c)(32)):									
	Group I			---	---	P	P	P	---
	Group II			---	---	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
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SCHEDULE OF USES

		Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Parking lot:								
	Accessory		P	P	P	P	P	---
	Commercial		P	P	P	P	P	---
	Garage, public parking		P	P	P	P	P	---
	Temporary	34-2022	P	P	P	P	P	---
Personal services (34-622(c)(33)):								
	Group I	34-3021	P	P	P	---	P	---
	Group II		P	P	P	---	P	---
	Group III		---	---	P	---	P	---
	Group IV		---	---	P	---	P	---
Pet services			P	P	P	---	P	---
Pet shop			---	---	P	---	P	---
Pharmacy			P	P	P	---	P	---
Photofinishing laboratory		Note (5)	---	P	P	P	P	---
Place of worship		Note (28), 34-2051 et seq.	P	P	P	P	P	---
Post office			P	---	P	P	P	---
Printing and publishing (34-622(c)(36))		Note (5)	---	---	P	P	P	---
Processing or packaging of agricultural or fish products		Note (5)	P	---	---	P	P	---
Processing and warehousing			P	---	---	P	P	---
Real estate sales office		34-1951 et seq., 34-3021	P	P	P	P	P	---
Recreation facilities:								
	Commercial (34-622(c)(38)) Groups I, IV		P	P	P	P	P	---
	Commercial (34-622(c)(38)) Group III		---	P	P	P	P	---
	Group V		---	---	P	P	P	---
Recycling facility			P	---	---	P	P	---
Religious facilities		Note (28), 34-2051 et seq.	P	---	P	---	P	---
Rental or leasing establishment (34-622(c)(39)):								
	Group I	34-1352, 34-3001 et seq. Note (49)	P	P	P	---	P	---
	Group II	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	P	---	P	---
	Group III	34-1352, 34-3001 et seq.	P	---	P	P	P	---
	Group IV	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	---	P	34-1951 et seq., 34-3021	---
Repair shops (34-622(c)(40)):								
	Group I		---	---	P	P	P	---
	Groups II, III, IV		---	---	---	P	P	---
	Group V		---	---	---	P	P	---
Research and development laboratories (34-622(c)(41)):								
	Group I		---	---	P	P	P	---
	Group II		---	---	P	P	P	---
	Group III		---	---	---	P	P	---
	Group IV		---	---	P	P	P	---
Restaurant, fast food		34-1353	P	P	P	---	P	---
Restaurants (34-622(c)(43)):		Note (49)						
	Groups I and III		P	P	P	---	P	---
	Group II		P	P	P	---	P	---
	Group IV		---	P	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P	P	P	P	---
Schools:							
Commercial (34-622(c)(45))	34-2381	P	P	P	P	P	---
Self-service fuel pumps	Note (24)	P	P	---	P	P	---
Signs in accordance with chapter 30	Note (1)	P	P	P	P	P	P
Social services (34-622(c)(46)):							
Group I		---	---	P	---	P	---
Group II		---	---	P	---	P	---
Group III	Note (28) & (47)	---	---	P	---	P	---
Group IV	Note (28) & (47)	---	---	P	---	P	---
Specialty retail shops (34-622(c)(47)):							
Group I		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Storage:							
Indoor only	Note (1), 34-3001 et seq.	P	P	P	P	P	---
Storage, open	Note (5), 34-3001 et seq. 34-1352	P	---	---	P	P	---
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	P	---	---	---	---	---
Studios (34-622(c)(49))		---	P	P	P	P	---
Tactical training (df)	34-2471	P	---	---	---	---	P
Temporary uses	Note (1), 34-3041 et seq.	P	P	P	P	P	P
Theater, indoor	34-2471 et seq.	---	---	P	---	P	---
Transportation services (34-622(c)(53)):							
Group II		P	---	---	P	P	---
Group III		P	---	---	P	P	---
Group IV		P	---	---	P	P	---
Truck stop, trucking terminal		P	---	---	P	P	---
Used merchandise stores (34-622(c)(54)):							
Group I		---	---	P	---	P	---
Groups II, III and IV		---	---	P	---	P	---
Variety store		P	P	P	---	P	---
Vehicle and equipment dealers (34-622(c)(55)):							
Groups I, II, and III	34-1352	---	---	P	---	P	---
Group IV	34-1352	---	---	P	P	P	---
Group V	34-1352	P	---	---	P	---	---
Warehouse:							
High cube		P	---	---	P	P	---
Mini-warehouse		---	---	---	P	P	---
Private		P	---	---	P	P	---
Public		P	---	---	P	P	---
Cold storage only		P	---	---	P	P	---
Wholesale establishments (34-622(c)(56)):							
Groups I, III and IV		---	---	---	P	P	---

Notes:

(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.

(5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.

(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(28) Not permitted in Airport Noise Zone B.
(36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.
(49) See section 34-3152

EXHIBIT F

NARRATIVE

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD Administrative Amendment

Narrative of Request

Request

Lee County Port Authority is requesting an administrative amendment to the Southwest Florida International Airport AOPD for the purpose of making the zoning approval consistent with changes proposed under Lee Plan Amendment CPA2018-10009. The Lee Plan Amendment is an update to the Airport Lands Future Land Use designation and airport related policies in the Lee Plan to reference FAA approved Airport Master Plans in conformance with Florida Statute Section 163.3177. The plan amendment, which was transmitted to the State of Florida per Board of County Commissioner action on December 5, 2018, includes provisions for deleting Map 3F Southwest Florida International Airport Layout Plan and Table 5(a)-Southwest Florida International Airport Development Schedule from the Lee Plan, moves the depiction of Airport Mitigation Lands Overlay from Map 3M to Map 1, Page 4: Special Treatment Areas, and provides for approval of development on Airport Lands through the AOPD zoning process.

This administrative amendment makes modifications and corrections to the conditions of zoning approval and Schedule of Uses, incorporates Table 5(a), and revises the Master Concept Plan. Specifically, the proposed amendment:

- Deletes the language in Zoning Resolution Z-14-030 and notations on the Master Concept Plan which reference Lee Plan Table 5(a) and Map 3F. Replaces reference to Map 3M with reference to Map 1, Page 4: Special Treatment Areas in Section C.4 of the Zoning Resolution.
- Incorporates Table 5(a) as an attachment where it is currently referenced in the Zoning Resolution under Section A and Section B.2, and adds a condition that non-aviation related uses are permitted in any combination that does not exceed 2,143 p.m. peak hour net new external trips. The basis for the trip generation rates is provided in the attached Trip Generation Conversion Analysis.
- Adds the following to the Schedule of Uses: Essential service facilities – Group III (solar electrical generation only); Manufacturing of food and kindred products - Group II in the Industrial/Office and Commercial/Office/Industrial areas; and Manufacturing of food and kindred products - Group II limited to microbrewery or microdistillery in the Commercial/Office areas. Proposed changes to the Schedule of Uses are provided in strikethrough/underline format with gray highlighting.
- Revises the Master Concept Plan: Note #3 on Sheet 1 and Note #2 on Sheet 2 to remove references to Lee Plan Table 5(a).
- Revises the Master Concept Plan to reflect an increased allowable non-aviation development area from 300 acres to ±344.3 acres north of Runway 6-24, with no change to maximum development intensity. Revises Sheet 3 to identify the internal buffer requirement on Parcel P15. Revises Sheet 4 to reflect the ±344.3 acre allowable non-aviation development area in the open space tabulation.
- Revises the Master Concept Plan for minor adjustments to internal access for Parcel PD and adjustment to the boundaries of Parcels PE&F and P9 as a result of a slight shifting of the internal Chamberlin Parkway alignment.

All proposed revisions mentioned above are highlighted on the attached copy of the current Master Concept Plan per Z-14-030 (unchanged by ADD2016-00026).

The increase in allowable non-aviation development area on the Master Concept Plan will allow for redevelopment of ±44.3 acres that is currently occupied with rental car service facilities. Industrial or Office uses are proposed as a redevelopment opportunity in this location, which would result in a more compatible condition for this area. The area is internal to the site near the intersection of Skyplex Boulevard and Chamberlin Parkway. No increases to the maximum non-aviation development intensity are proposed; this only allows for additional location options for the already allowed potential industrial or office development.

Proposed modifications to the Schedule of Uses will allow Essential service facilities - Group III (solar electrical generation only) and Manufacturing of food and kindred products - Group II with some limitations in the non-aviation designated areas, described further below.

- Essential service facilities - Group III (solar electrical generation only) are requested as a permitted use in order to be responsive to the growth of the cleantech industry, which is identified by Enterprise Florida as a target industry and promoted by the Southwest Florida Economic Development Alliance to help diversify businesses in the region. Enterprise Florida identifies solar technologies and electronics as an area of excellence for the state's economy, and identifies solar energy as an abundant natural resource that elevates the state's ability to accommodate industry leaders in solar energy related activities. Allowing essential services specific to solar electrical generation facilities on airport property will allow for the potential location of facilities that could support airport operations with clean energy options, or support the distribution of electric service offsite, in accordance with these statewide and regional economic and clean energy initiatives.

- Manufacturing of food and kindred products - Group II is requested as a permitted use in order to be responsive to the growing trend and popularity of brewery and distillery businesses, including microbreweries and microdistilleries. This amendment proposes to limit the manufacturing to microbrewery or microdistillery in the Commercial/Office designated non-aviation areas, and allow the manufacturing without limitation in the Industrial/Office and Commercial/Office/Industrial designated non-aviation areas. Because general manufacturing uses are already allowed in the Industrial/Office and Commercial/Office/Industrial designated areas of the SWFIA AOPD, manufacturing of food and kindred products – Group II is a compatible use in those areas without limitation.

  Based on review of material from the American Planning Association Planners Advisory Service, microbrewery or microdistillery uses are generally local business that typically locate in urbanized areas and in transitional industrial/commercial areas in similar fashion to more conventional restaurants, taverns, and bars. Restaurants and bars are currently permitted uses in the SWFIA AOPD non-aviation areas designated Commercial/Office (C/O) and Commercial/Industrial/Office (C/I/O). Because there is no definition in the Lee

County Land Development Code for microbrewery or microdistellery, the following definitions are provided by the applicant based on references obtained from the American Planning Association Planners Advisory Service:

Microbrewery or microdistillery: an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages that takes place wholly inside a building. This use is distinct from a brewery or distillery because it includes the on-site retail sale or tasting of the alcoholic beverages and is smaller in scale, producing up to 15,000 barrels or 35,000 gallons per year.

For reference, Fort Myers Brewing Co. is one example of a brewing operation in Lee County. In a Fort Myers News-Press article published on February 21, 2018, it was reported that the company began in 2013 with capacity to produce 500 barrels of beer per year. The article indicates the company has evolved to a capacity of producing 12,000 barrels of beer per year as of February 2018. By the definition proposed, this operation would be a microbrewery. If operations grow over 25% to production of over 15,000 barrels of beer per year, the operation would be larger than a microbrewery, and would therefore be a brewery within the standard definition of manufacturing of food and kindred products - Group II.

In support of this request, please note that this amendment is primarily intended to be corrective by deleting references to the Lee Plan that are no longer applicable, and to allow SWFIA to continue to develop in accordance with the same intensities previously allowed by the Lee Plan and approved under the adopted zoning resolution. No changes are being proposed to the approved intensities. The proposed modifications to the existing approval will not result in any external impacts and the additional uses will be compatible with the other commercial and industrial uses currently allowed within the AOPD. In addition, the amendment will meet all of the following criteria for granting administrative zoning approvals pursuant to LDC Section 34-380(b):

- The proposed changes will not result in an increase of the approved intensity or building height.
- The proposed changes will not result in an overall reduction of open space for the proposed development.
- The proposed changes will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.
- The proposed changes will not result in the reduction of any approved buffering requirements and will not create any adverse impacts on surrounding land uses.

Project History

Southwest Florida International Airport consists of 6,366± acres located approximately one-half mile east of Interstate 75. The property is bordered by Daniels Parkway to the north and Treeline Avenue to the west and is identified by STRAP number 19-45-26-00-00002.0000. The airport originally received AOPD zoning approval on April 6, 1992 pursuant to the adoption of Zoning Resolution Z-92-012. At that time, the property consisted of 3,431 total acres and included the existing airport and support facilities that had been constructed under previous zoning and development approvals dating back to the original DRI Development Order approval in 1976. Since then, the zoning approval has been amended numerous times. A complete list of all zoning resolutions and approvals for RSW is provided as Exhibit A of the administrative amendment application. Major changes were adopted under Zoning Resolution Z-00-037 which added 2,935± acres to the airport property, Zoning Resolution Z-06-030 which approved a new Master Concept Plan, and Zoning Resolution Z-14-030 which identified 300± acres for non-aviation development north of Runway 6-24.

The current four-page Master Concept Plan for the airport was adopted under Zoning Resolution Z-14-030 (unchanged by ADD2016-00026). The MCP is based on the Airport Layout Plan (Map 3F) and provides the general location of aviation and non-aviation uses. Through zoning approval, 300 acres within the non-aviation support designated lands are allowed for development as depicted on page two of the Master Concept Plan. These non-aviation development areas are more specifically designated for commercial, office and industrial development with corresponding uses allowed according to the Schedule of Uses. The current zoning approval refers to the development schedule found in Table 5(a) of the Lee Plan for maximum square footages for non-aviation development.

EXHIBIT G

SOUTHWEST FLORIDA INTERNATIOAL AIRPORT (RSW)

AIRPORT OPERATION PLANNED DEVELOPMENT (AOPD)

TRIP GENERATION CONVERSION ANALYSIS

FOR NON-AVIATION RELATED LAND USES

~~**JANUARY 2019**~~
APRIL 2019

Yellow highlight indicates changes from March 26, 2019 Lee County Comments

Prepared for:

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20180001-010

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Table 2-2 Trip Generation Midfield Area Non-Aviation Related Land Uses

Table 2-3 Trip Generation North of Runway 6-24 and Midfield Area Non-Aviation Related Land Uses

LIST OF ATTACHMENTS

Attachment 1 The Lee Plan 2017 Codification Table 5(a)

Attachment 2 ITE Trip Generation (10th Edition) North of Runway 6-24 Non-Aviation Related Land Uses - Option 1

Attachment 3 ITE Trip Generation (10th Edition) North of Runway 6-24 Non-Aviation Related Land Uses - Option 2

Attachment 4 ITE Trip Generation (10th Edition) Midfield Area Non-Aviation Related Land Uses - Option 1 And Option 2

1.0 INTRODUCTION

In 2002, Lee County incorporated the Airport Master Plan for Southwest Florida International Airport (RSW) into the Lee County Comprehensive Plan ("Lee Plan"). This incorporation included the adoption of the RSW airport layout as Map 3F and development schedule as Table 5(a). The schedule outlines the existing and proposed improvements regarding the building parameters which proves difficult to maintain and carry out due to the specificity, requiring amendments to the comprehensive plan which can be time consuming.

In order to achieve greater flexibility for non-aviation development due to changing circumstances and demands, Lee County Planning Staff and the Lee County Port Authority (LCPA) determined updates to the Lee Plan are necessary. Comprehensive Plan Amendment CPA 2018-10009 removes the airport development schedules and layout plans and references the FAA-approved Airport Master Plans with descriptions of the allowable developments and uses within the airport lands future land use designations. The intent of this analysis is to establish the non-aviation total maximum allowable external net new peak hour trips that would be consistent with the intensity of non-aviation permitted uses specified in Lee Plan Table 5(a).

2.0 RSW NON-AVIATION TRIP GENERATION CONVERSTION

Lee Plan Table 5(a) coincides with the report titled *Southwest Florida International Airport (RSW) Non-Aviation Development Rezoning Traffic Impact Study* prepared by RS&H dated March 2014. The development parameters from this report were used as a baseline for the trip generation and distribution of development traffic. Table 5a has been further broken down to include the non-aviation development north of Runway 6-24 and the non-aviation development at the Midfield Area. The updated trip generation for non-aviation development potential outlined in Table 5(a) was estimated using *ITE Trip Generation 10th Edition*. The analysis was broken down between Option 1 and Option 2 in accordance with Table 5(a). Option 1 includes 191,800 square feet of Manufacturing/Assembly and 429,200 square feet of Warehouse/Distribution, while Option 2 includes 247,500 square feet of Manufacturing/Assembly and 390,000 square feet of Warehouse/Distribution. The trip generation tables are provided on the following pages.

Table 2-1: Trip Generation North of Runway 6-24 Non-Aviation Related Land Uses

North of Runway 6-24 Non-Aviation Related Land Uses																
Land Uses			Option 1[2]							Option 2[2]						
			A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily
Land Use[1]	Square Feet	Units	In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total	
Shopping Center (LUC 820)	248,750		171	105	276	512	555	1067	11,172	171	105	276	512	555	1067	11,172
Pass-By/Internal Capture Trips			51	32	83	154	167	321	3,352	51	32	83	154	167	321	3,352
Super Convenience Market/Gas Station (LUC 960)		24 (Pumps)	337	337	674	275	276	551	5,532	337	337	674	275	276	551	5,532
Pass-By/Internal Capture Trips			222	222	444	182	182	364	3,651	222	222	444	182	182	364	3,651
Hotel (LUC 310)		187 (Rooms)	52	36	88	58	56	114	1,684	52	36	88	58	56	114	1,684
General Office Building (LUC 710)	437,500		377	61	438	74	389	463	4,441	377	61	438	74	389	463	4,441
General Light Industrial (LUC 110)	191,800		118	16	134	16	105	121	951	-	-	-	-	-	-	-
General Light Industrial (LUC 110)	247,500		-	-	-	-	-	-	-	152	21	173	20	136	156	1,228
Warehousing (LUC 150) - Option 1	429,200		59	18	77	21	58	79	724	-	-	-	-	-	-	-
Warehousing (LUC 150) - Option 2	390,000		-	-	-	-	-	-	-	55	17	72	20	55	75	662
Total Trips without Pass-By/Internal Capture			1,114	573	1,687	956	1,439	2,395	24,504	1,144	577	1,721	959	1,467	2,426	24,719
Non-Aviation North of Runway 6-24 Total Trips			**841**	**319**	**1,160**	**620**	**1,090**	**1,710**	**17,501**	**871**	**323**	**1,194**	**623**	**1,118**	**1,741**	**17,716**

Footnotes:
(1) Obtained from ITE Trip Generation Manual 10th Edition
(2) Options provided from Lee County Lee Plan Table 5(a)

Table 2-2: Trip Generation Midfield Area Non-Aviation Related Land Uses

Midfield Area Non-Aviation Related Land Uses																
LAND USES			OPTION 1[2]							OPTION 2[2]						
Land Use[1]	Square Feet	Units	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily
			In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total	
Shopping Center (LUC 820)	40,000		107	65	172	132	144	276	3,224	107	65	172	132	144	276	3,224
Pass-by/Internal Capture Trips			32	20	52	40	43	83	967	32	20	52	40	43	83	967
		Total	75	45	120	92	101	193	2257	75	45	120	92	101	193	2257
Hotel (LUC 310)		300 (Rooms)	86	59	145	101	98	199	2,960	86	59	145	101	98	199	2,960
Super Convenience Market/Gas Station(LUC 960)		24 (Pumps)	337	337	674	275	276	551	5,532	337	337	674	275	276	551	5,532
Pass-by/Internal Capture Trips			222	222	444	182	182	364	3651	222	222	444	182	182	364	3651
		Total	115	115	230	93	94	187	1881	115	115	230	93	94	187	1881
Total Trips without Pass-by/Internal Capture			530	461	991	508	518	1,026	11,716	530	461	991	508	518	1,026	11,716
		Total	**276**	**219**	**495**	**286**	**293**	**579**	**7,098**	**276**	**219**	**495**	**286**	**293**	**579**	**7,098**

Footnotes:
(1) Obtained from ITE Trip Generation Manual 10th Edition
(2) Options provided from Lee County Lee Plan Table 5(a)

Table 2-3: Trip Generation North of Runway 6-24 and Midfield Area Non-Aviation Related Land Uses

Description	Option 1[3]							Option 2[3]						
	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total	
Non-Aviation North of Runway 6-24 Sub-Total Trips[1]	841	319	1,160	620	1,090	1,710	17,501	871	323	1,194	623	1,118	1,741	17,716
Non-Aviation Midfield Area Sub-Total Trips[2]	276	219	495	286	293	579	7,098	276	219	495	286	293	579	7,098
Non-Aviation Total Maximum Allowable External Net New Peak Hour Trips	1,117	538	1,655	906	1,383	2,289	24,599	1,147	542	1,689	909	1,411	2,320	24,814

Footnotes:
(1) Obtained from Table 2-1
(2) Obtained from Table 2-2
(3) Options provided from Lee County Lee Plan Table 5(a)

3.0 CONCLUSION

The analysis provided herein established the non-aviation total maximum allowable external net new peak hour trips that correspond with the intensity of non-aviation permitted uses and thresholds specified in Lee Plan Table 5(a). Standard trips generation rates and trip generation equations from The *ITE Trip Generation 10th Edition,* as applicable, served as the basis for the allowable non-aviation land use conversion to net new external peak hour vehicular trips. Option 2 from Table 5(a) was found to have a greater intensity with respect to the peak hour trip generation conversion. The vehicular trip generation conversion from the allowable non-aviation uses and thresholds identified Table 5(a) Option 2 to the calculated external peak hour vehicular trip generation thresholds is 1,689 a.m. and peak hour 2,320 p.m. peak hour net new trips.

ATTACHMENT 1

THE LEE PLAN 2017 CODIFICATION TABLE 5(a)

TABLE 5(a)
Southwest Florida International Airport Development Schedule

Development	Existing (2015)	Through 2030
LANDSIDE		
Midfield Terminal Complex	28 gates; 798,000 SF as-built	Expand from 28 gates to 47 gates; 1,278,900 SF
Auto Access	Entrances at the intersections of Daniels Parkway at Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road (located east of Doherty Parkway). Access also from Daniels via Treeline Ave. & Alico Road via Ben Hill Griffin Parkway to Terminal Access Road & I-75 Connector. Air Cargo Lane improvements from Chamberlin Pkwy. - including a realigned Perimeter Road segment allowing freight transfer within the security fenced, airside/aviation area.	Rehab perimeter service and fuel farm roads. Expand Terminal Access Road entrance to 6 lanes. Connector road for maintenance facilities. New perimeter roads and midfield ATCT and ARFF access roads as part of parallel runway project. Construct Skyplex Boulevard. Miscellaneous roadway improvements.
Airport maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)
Parking	14,399 total existing spaces	
Passenger	11,461 spaces	
- Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces
- Daily	8,942 spaces	Ultimately 9,342 total daily spaces
Employee	1,288 spaces	Total 2,088 employee spaces in 2020
Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo spaces
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces
Cell Phone Lot	100 spaces	
Airport Training & Conference Center	16,000 SF	
Gun Range	8,500 SF	
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield.
AIRSIDE		
Existing Runway 6-24	12,000 ft. x 150 ft. runway	No improvements planned
Parallel Runway 6R-24L	Under design	Construct 9,100 x 150 ft. Parallel Runway 6R-24L
Taxiways	Taxiway A-parallel taxiway to Runway 6-24; 12,000 ft. long x 75 ft. wide. Taxilane B-apron taxilane that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft. 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. x 75 ft. wide). If new large Aircraft (NLA), then 100 ft. wide. Hold bay & by-pass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways. (Approx. 4,215 ft. long x 75 ft. wide). If NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.
Terminal Apron	165,000 S.Y. at former terminal site; 332,900 S.Y. at midfield as-built	Add 130,000 S.Y. at midfield for total midfield 462,900 S.Y.
Air Cargo	Total 39,500 SF cargo buildings; 69,000 S.Y. apron area	Expand cargo building facilities to 58,314 SF
Airline Freight Forwarding (Belly Cargo)	15,000 SF	New freight forwarding (belly cargo) facility of 15,000 SF in midfield
General Aviation	8,000 SF FBO and hangar facility; 26,180 SF hangar space; 48,650 S.Y. apron area	Infrastructure for second FBO. Construct multi-use hangars (129,000 SF). Expand GA apron to 49,700 S.Y.
Aircraft Maintenance - General Aviation & Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary. Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.

Development	Existing (2015)	Through 2030	
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL	
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF - plus Midfield ARFF facility		
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.		
Airline Catering	25,000 SF		
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.	
Rental Car Expansion		Rental car fuel farm.	
NON-AVIATION RELATED LAND USES			
		Option 1	**Option 2**
North of Runway 6-24			
Commercial Retail, Restaurant and Service		248,750 SF	248,750 SF
Gas Station/Convenience Store		5,000 SF w/ 24 pumps	5,000 SF w/ 24 pumps
Hotel		187 rooms	187 rooms
Light Manufacturing/Assembly		191,800 SF	247,500 SF
Warehouse/Distribution		429,200 SF	390,000 SF
Office (This development includes 10 % retail.)		437,500 SF	437,500 SF
Midfield Area			
Commercial Retail, Restaurant and Service		40,000 SF	40,000 SF
Hotel		Construct 300 Rooms	Construct 300 Rooms
Gas Station/Convenience Store	3,500 SF w/ 24 pumps		

1. This table is for general phasing and major development items only. More specific details is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.
2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-415 and Wetland impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance. This Development includes 10% retail.
3. Development within the "Potential Future Development Area" will require amendment of the Lee Plan prior to development.

ATTACHMENT 2

ITE TRIP GENERATION (10th EDITION)
NORTH OF RUNWAY 6-24 NON-AVIATION RELATED LAND USES
OPTION 1

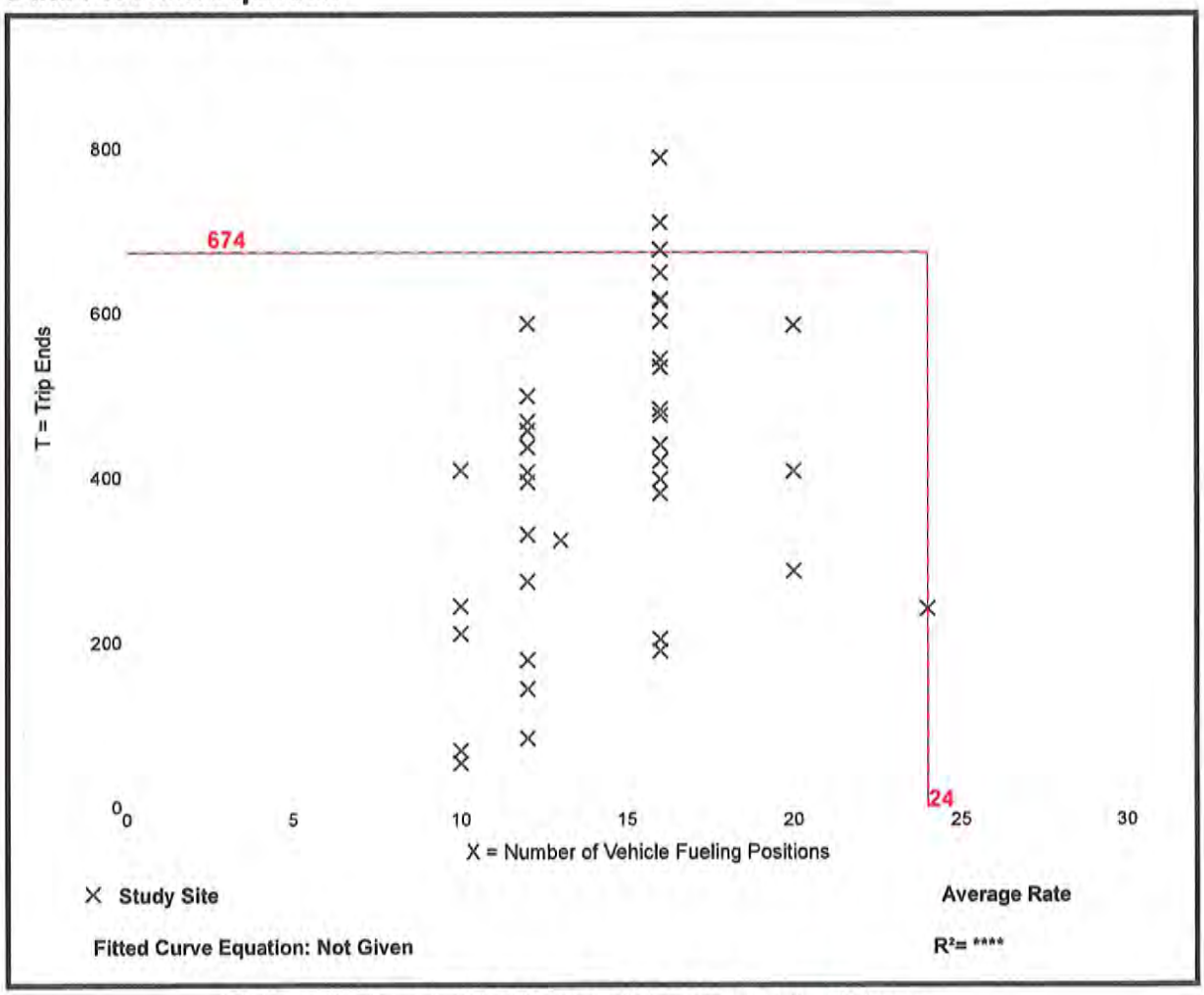
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
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: 39
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
28.08	5.40 - 49.31	11.98

Data Plot and Equation



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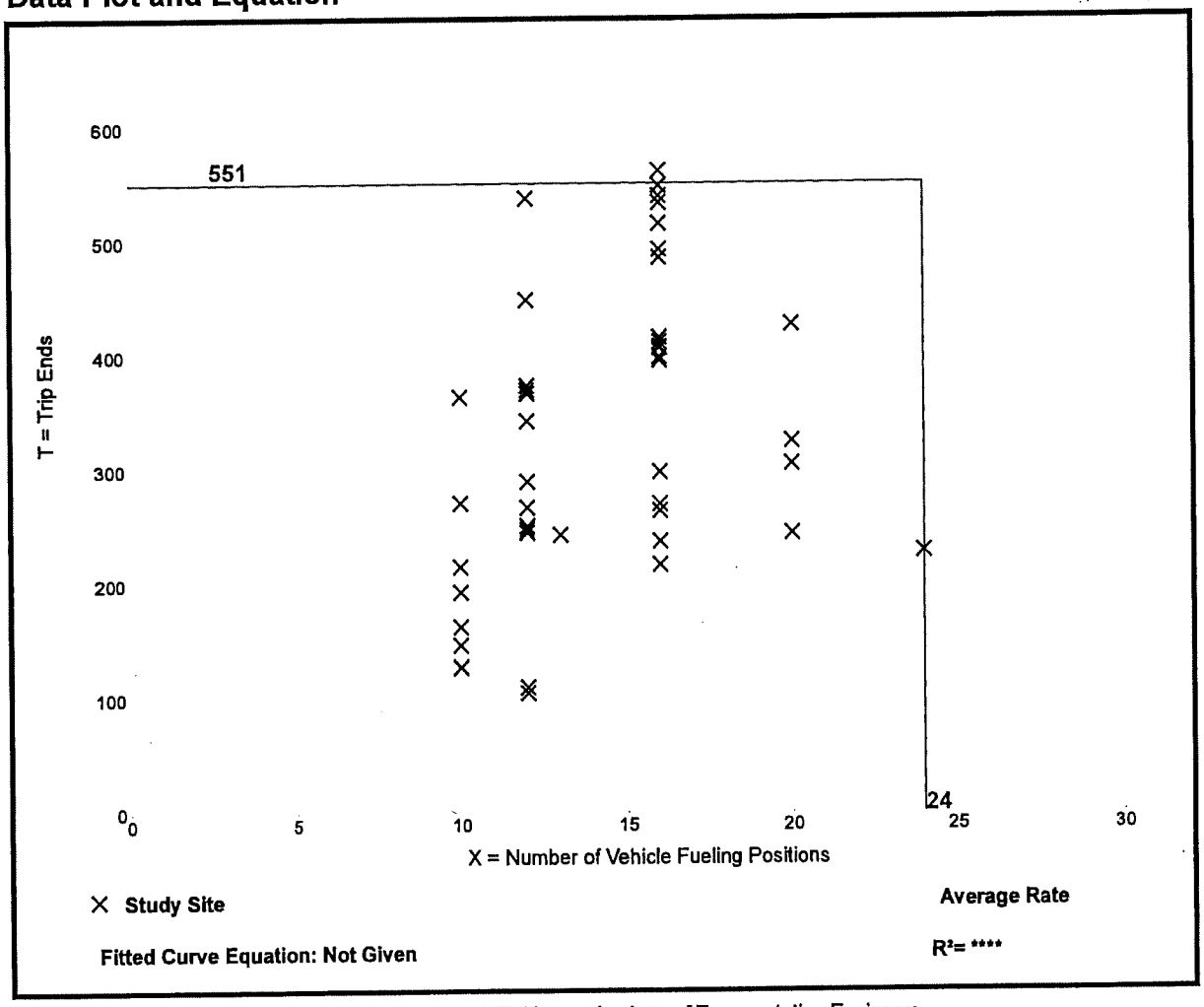
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
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: 48
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.96	8.75 - 44.83	8.34

Data Plot and Equation



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Super Convenience Market/Gas Station
(960)

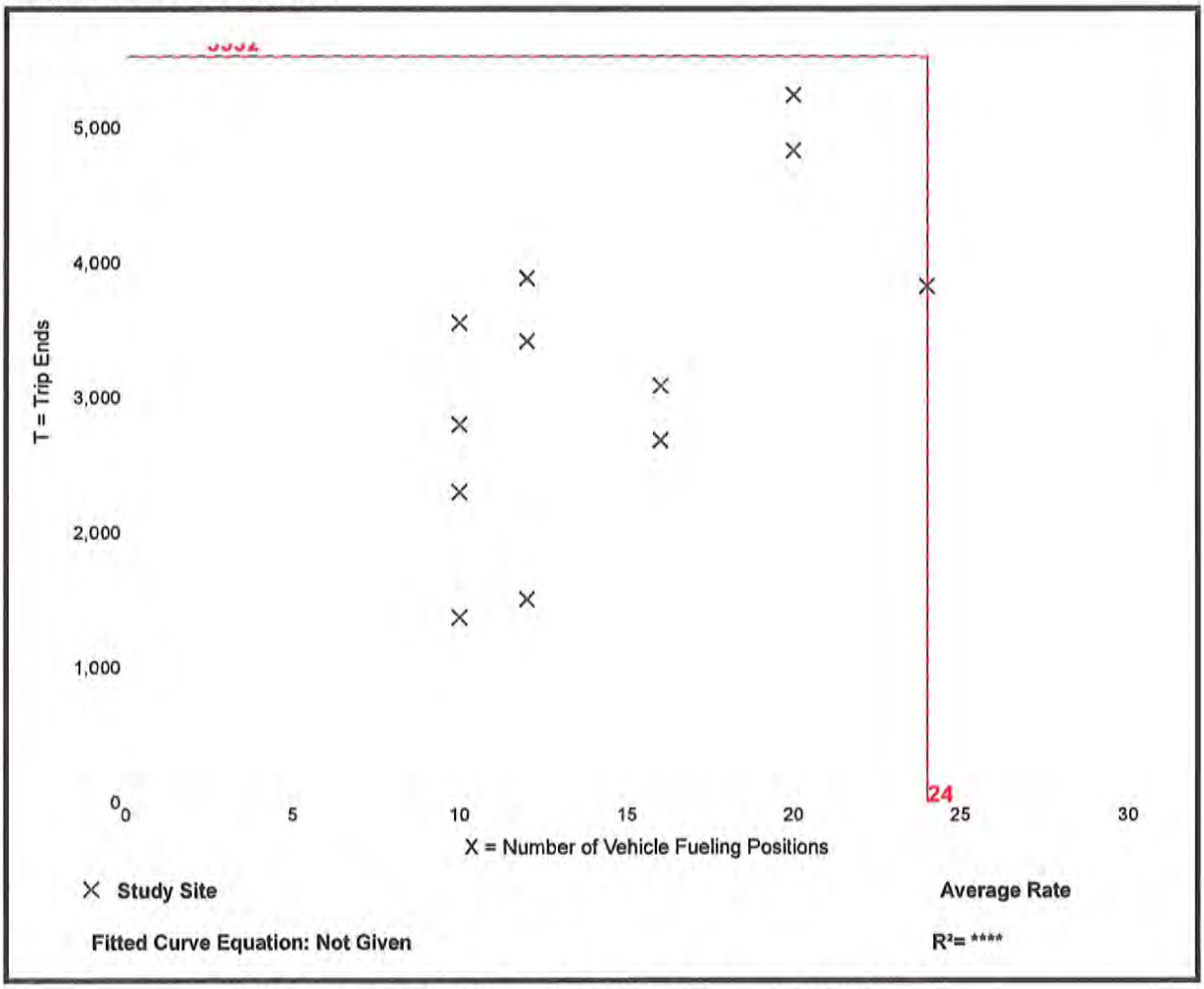
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
230.52	125.67 - 355.60	71.75

Data Plot and Equation



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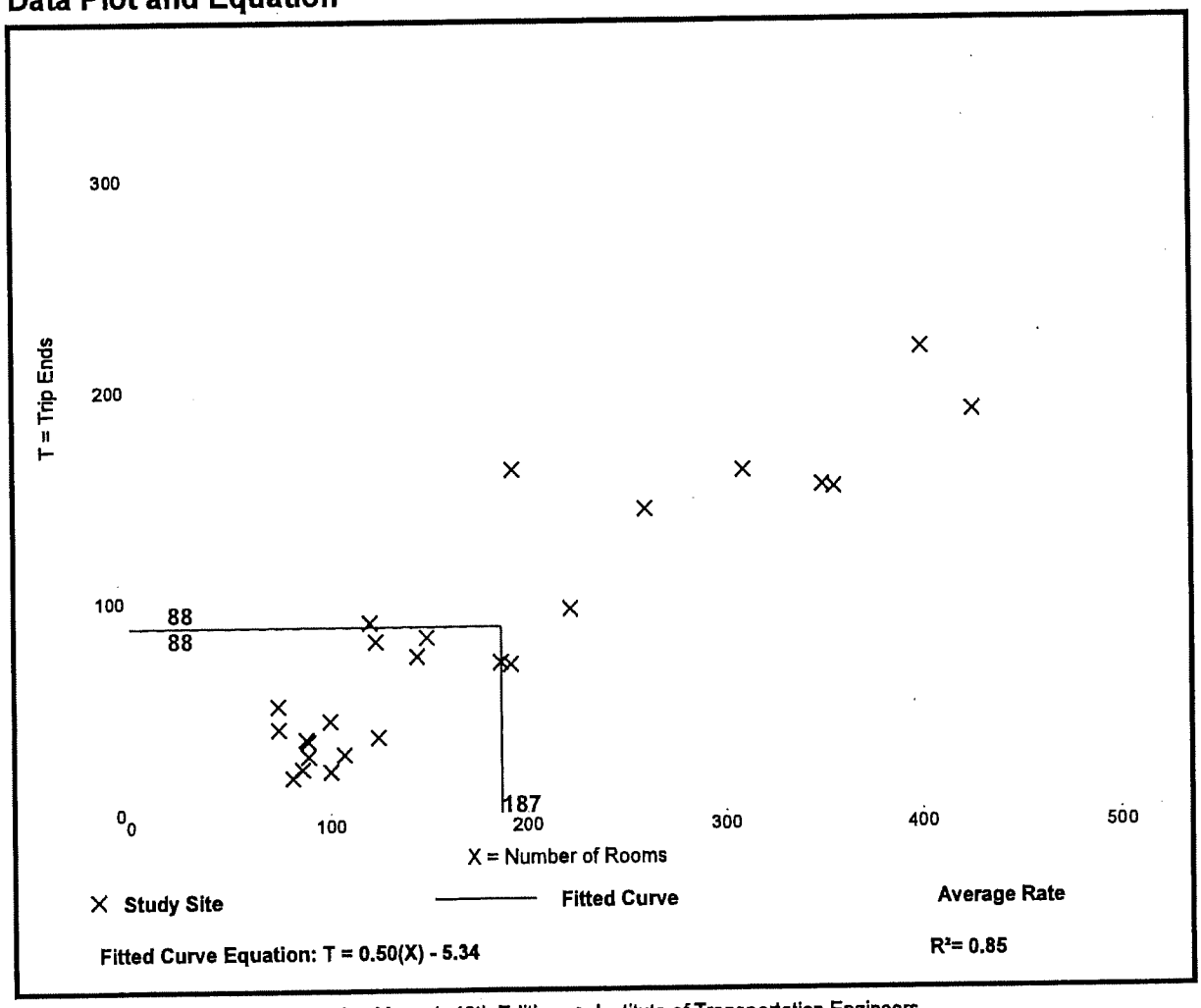
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 25
Avg. Num. of Rooms: 178
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



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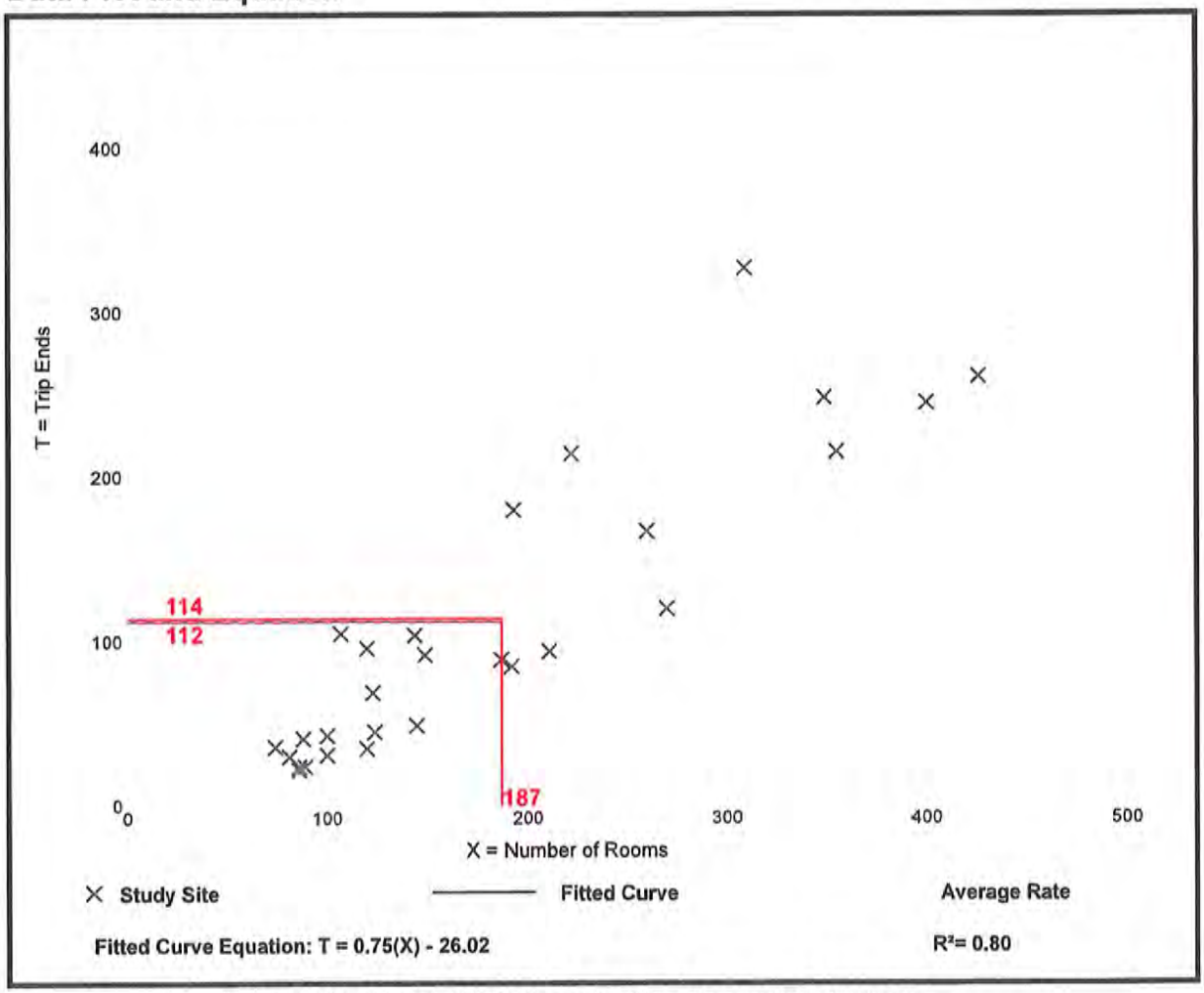
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 28
Avg. Num. of Rooms: 183
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



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Hotel
(310)

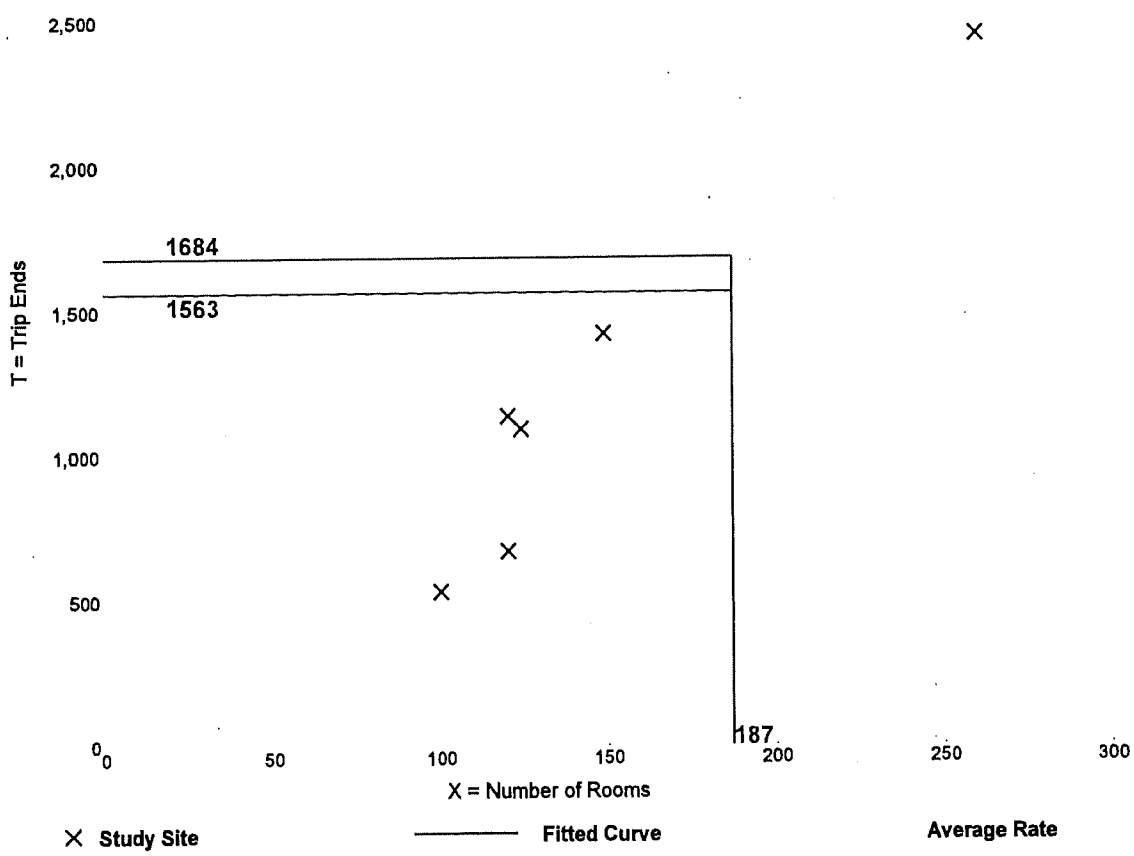
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



Fitted Curve Equation: T = 11.29(X) - 426.97

R^2= 0.92

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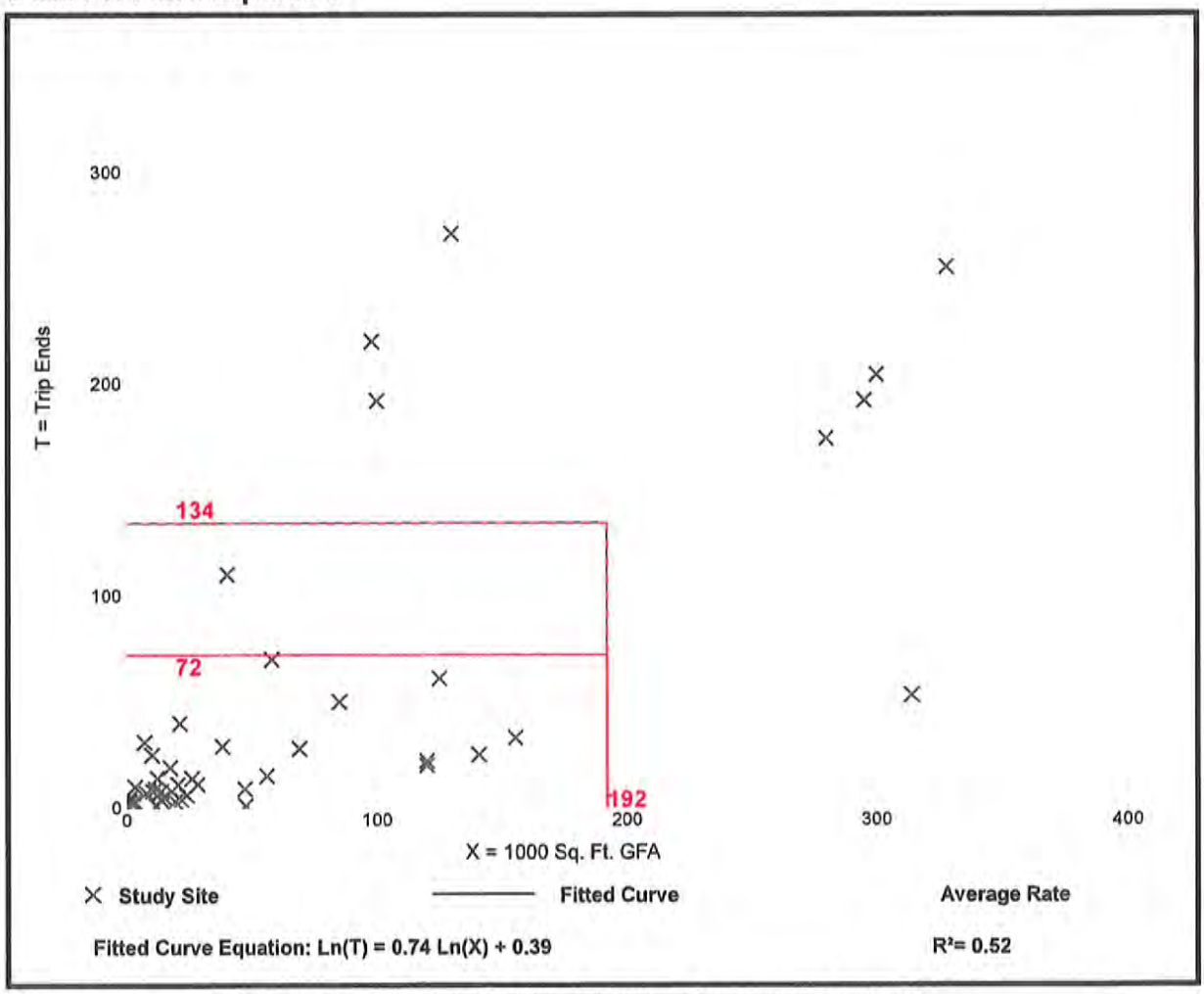
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 45
Avg. 1000 Sq. Ft. GFA: 73
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



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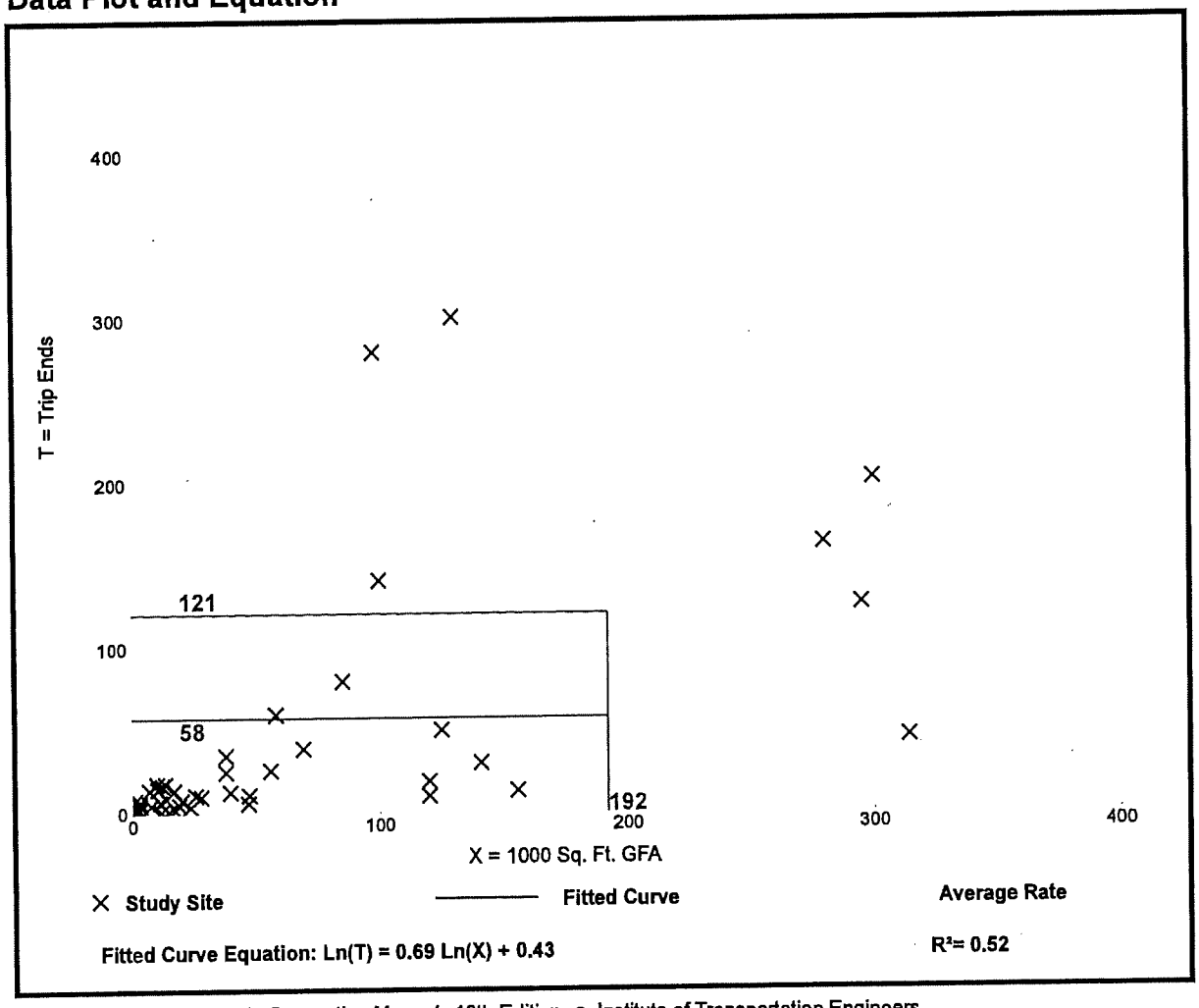
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



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General Light Industrial
(110)

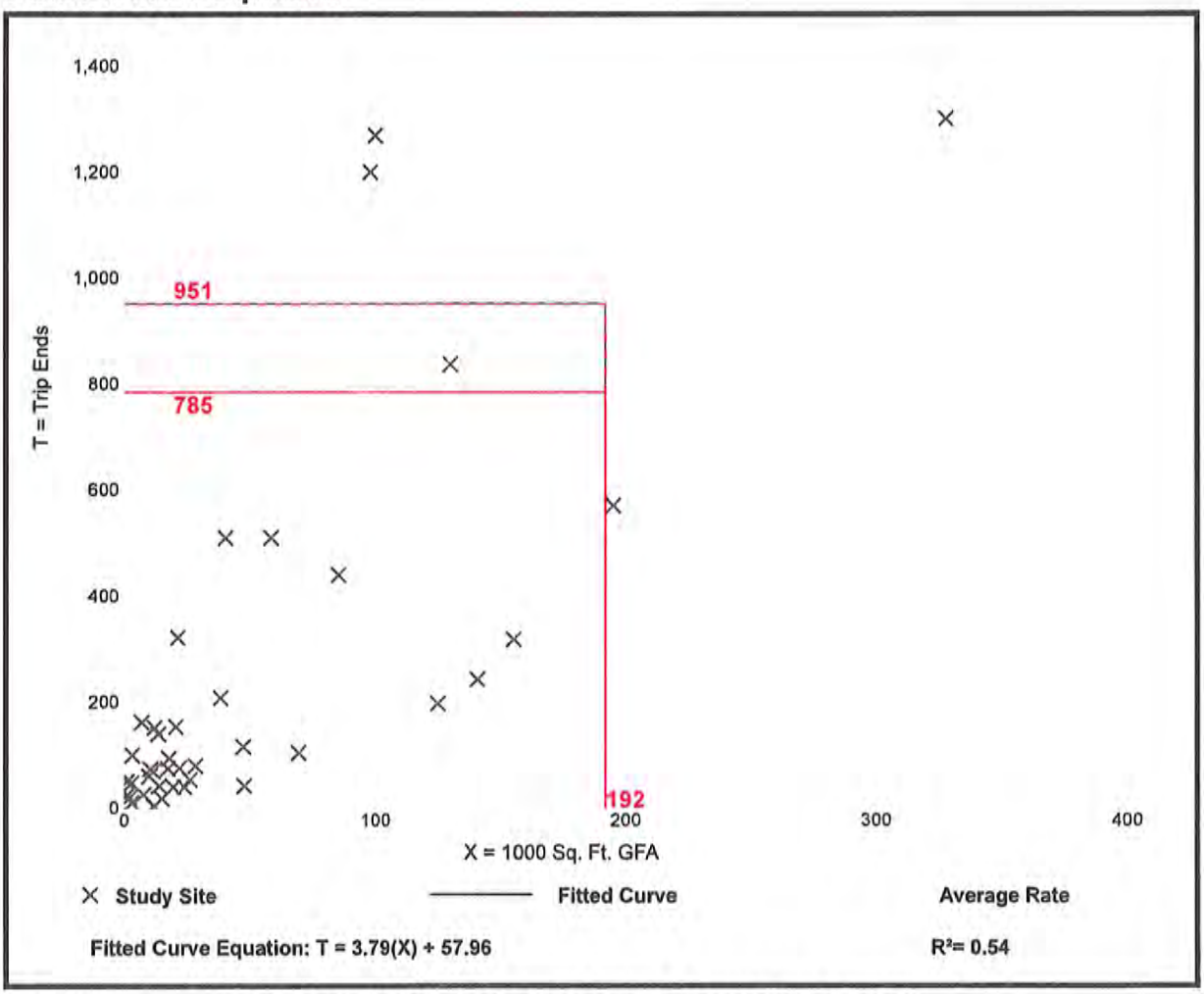
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. 1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



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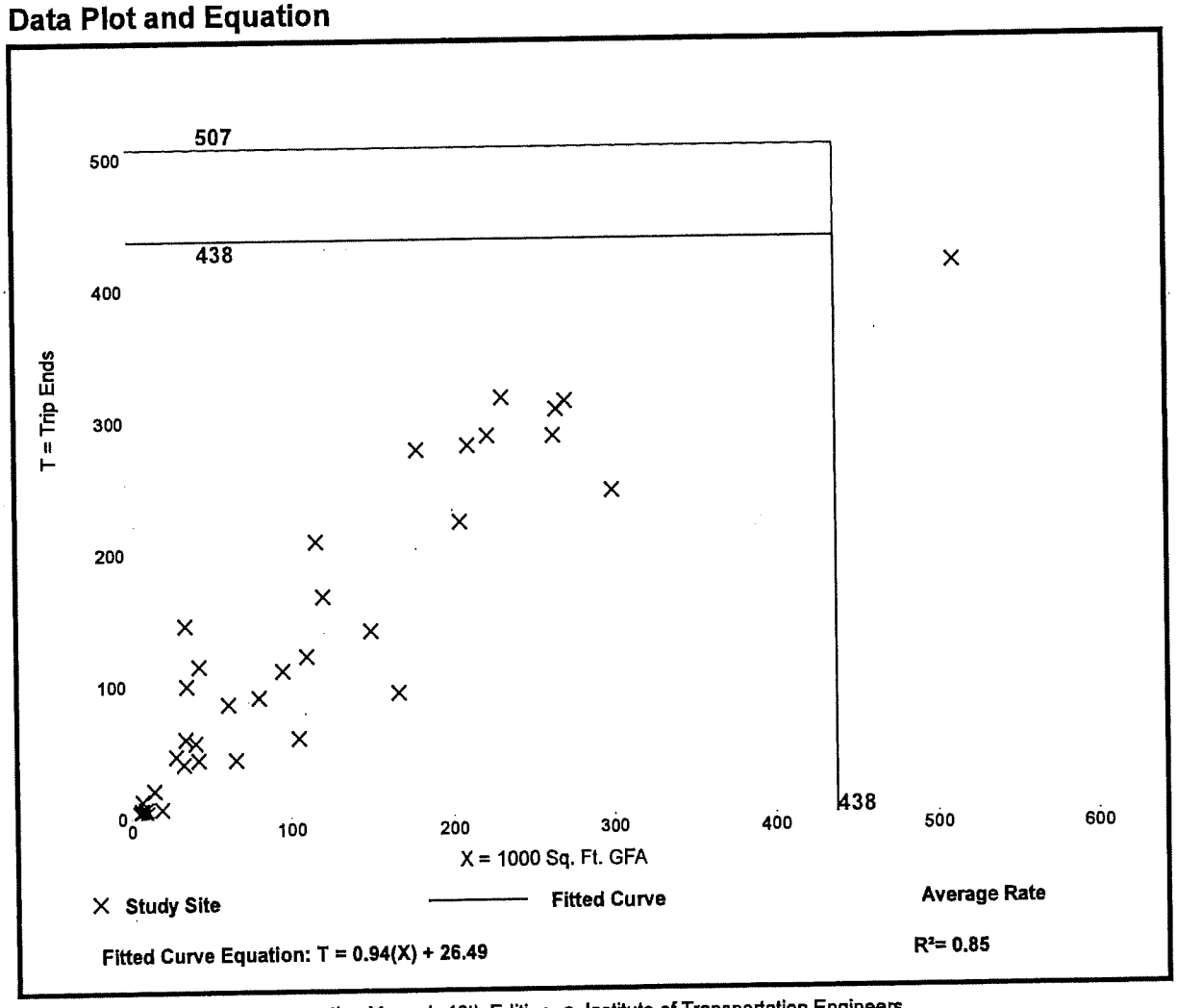
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. 1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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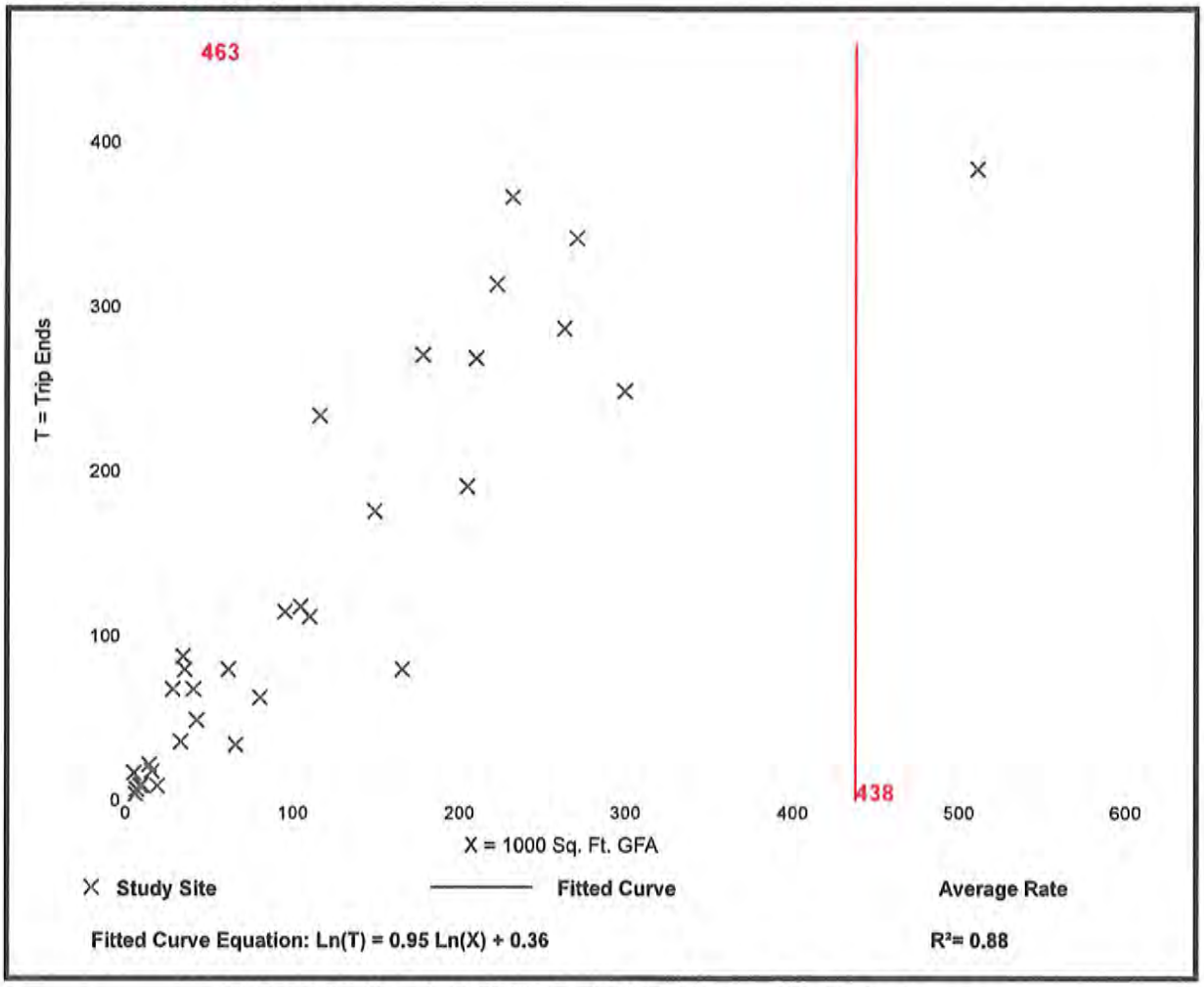
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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General Office Building
(710)

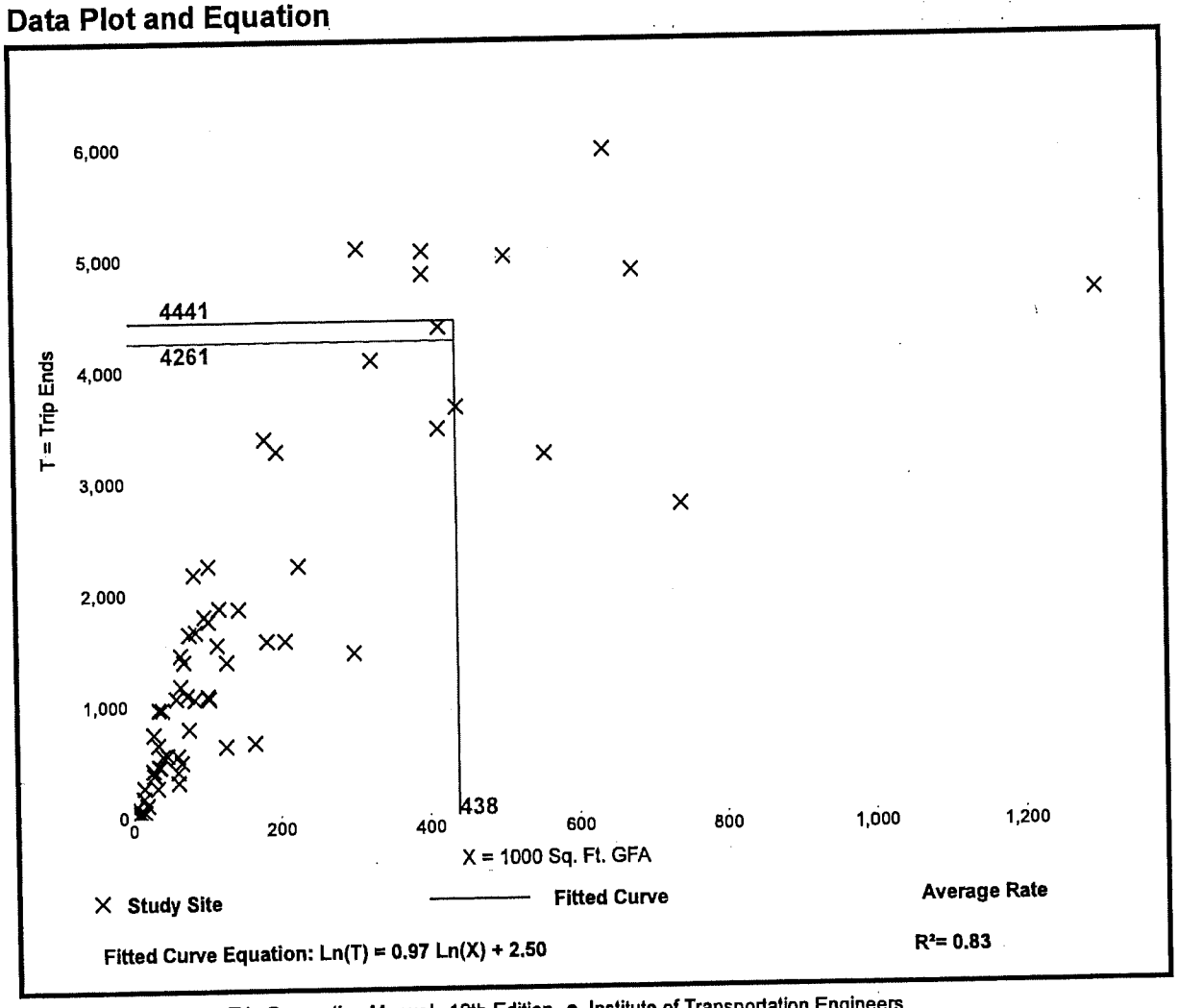
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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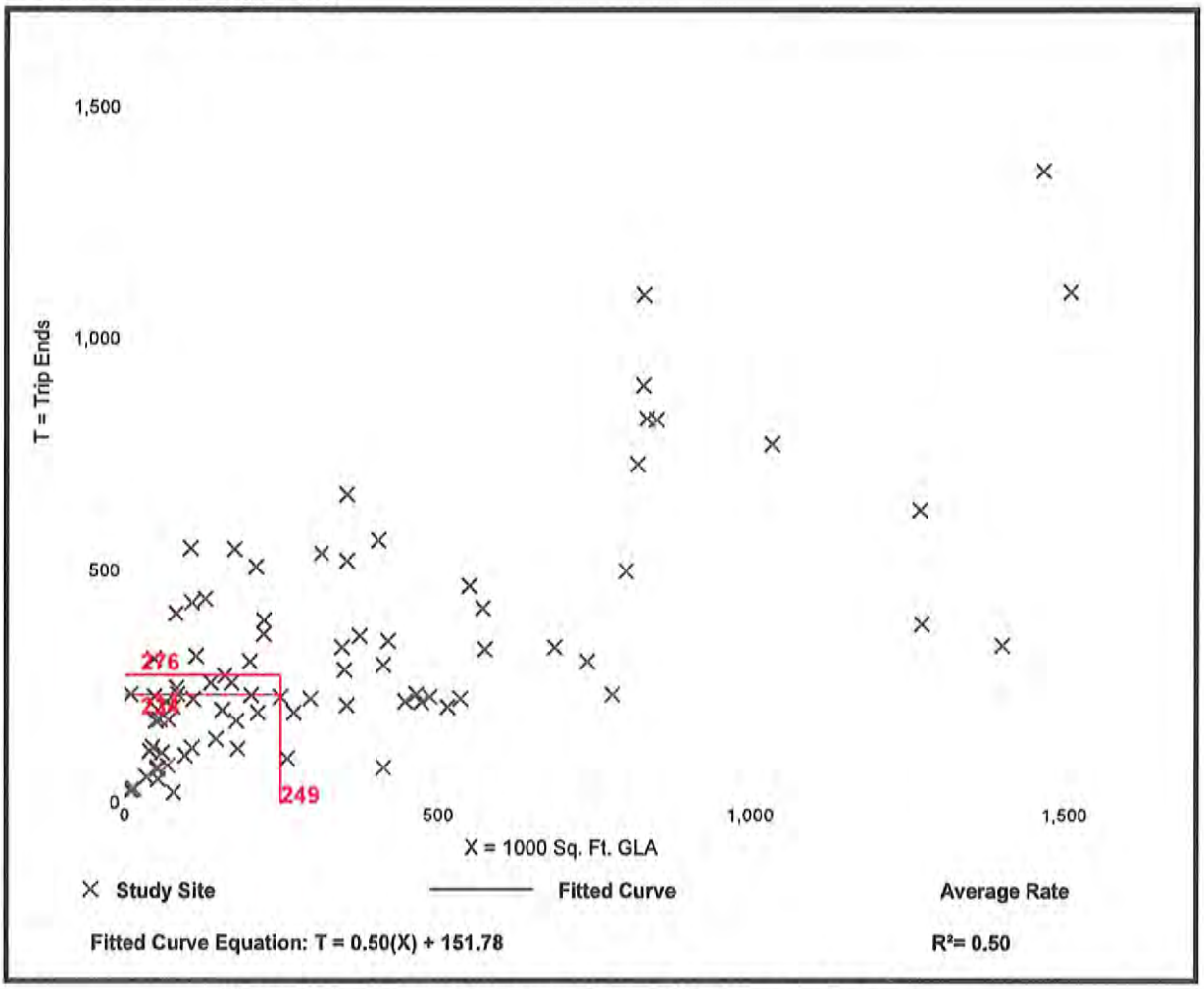
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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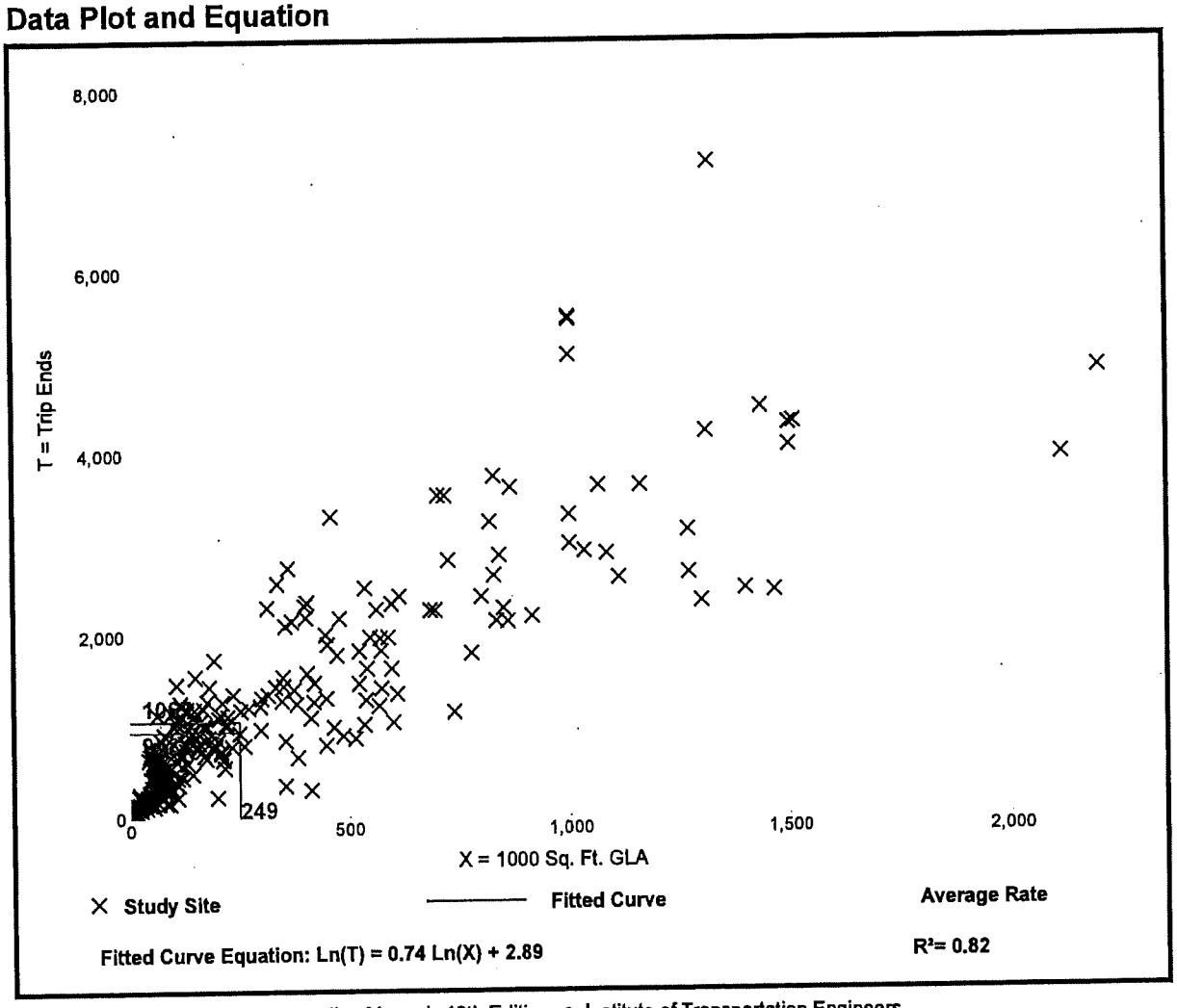
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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Shopping Center
(820)

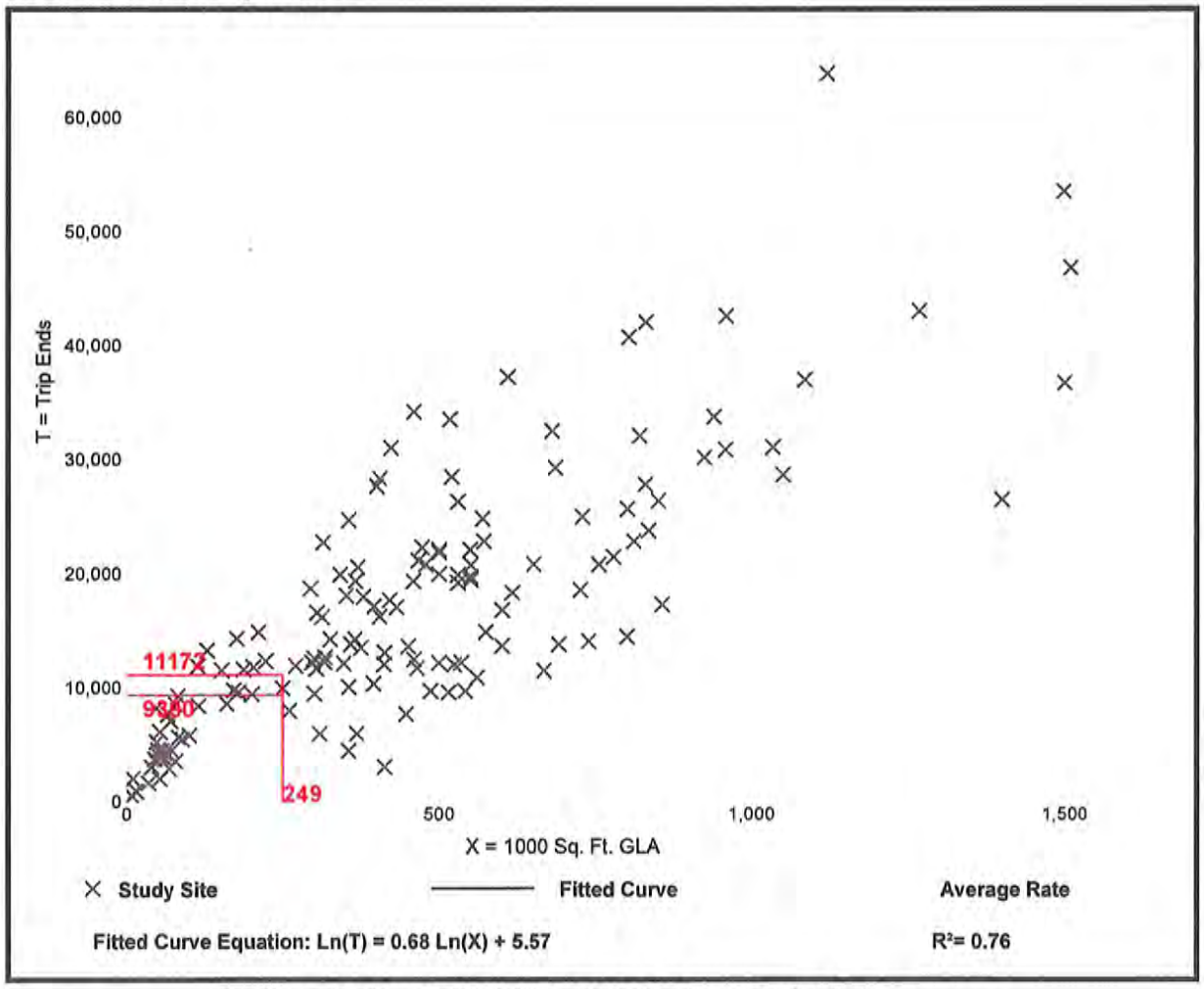
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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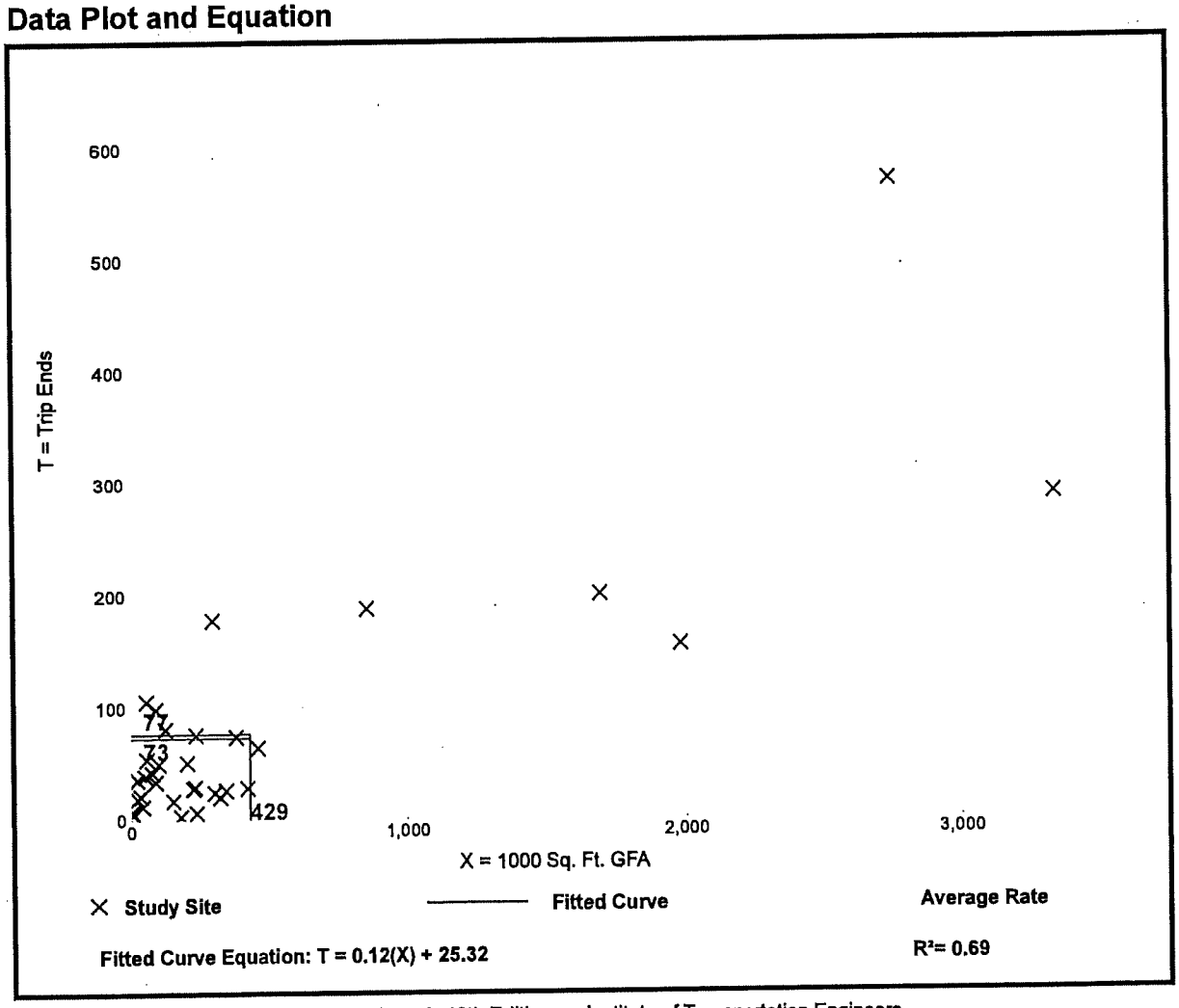
Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 451
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

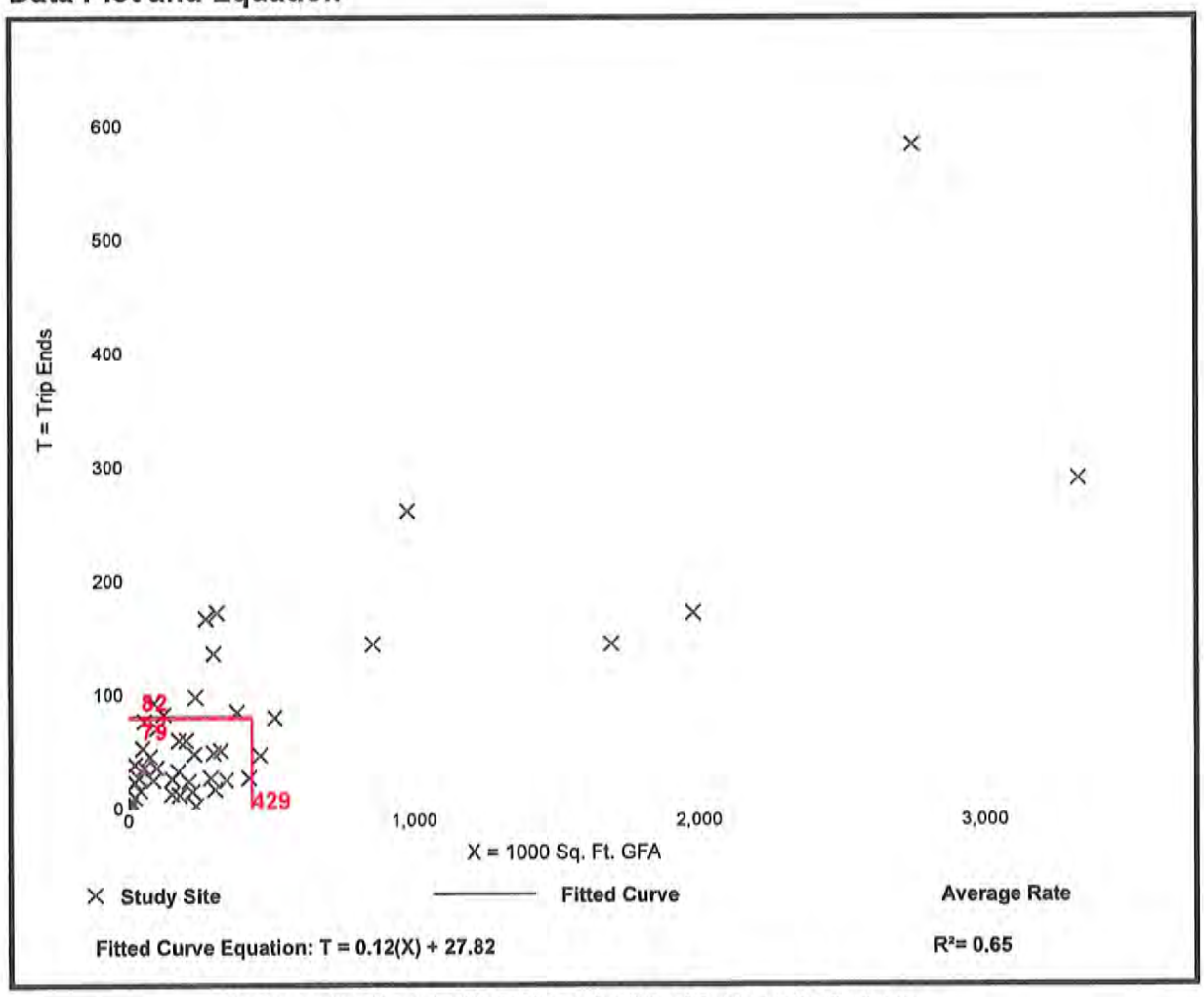
Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. 1000 Sq. Ft. GFA: 400
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

Data Plot and Equation



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Warehousing
(150)

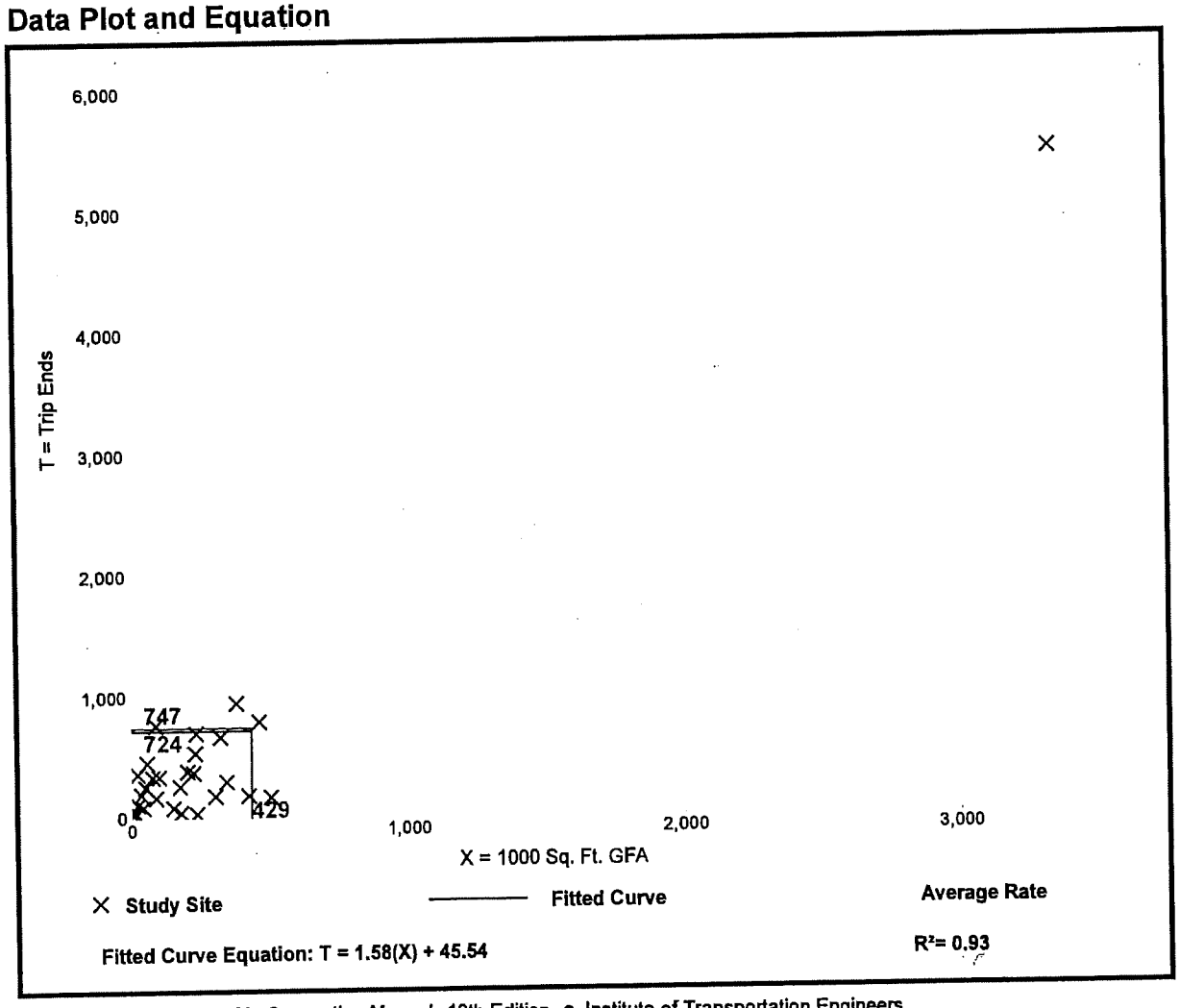
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



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ATTACHMENT 3

ITE TRIP GENERATION (10th EDITION)
NORTH OF RUNWAY 6-24 NON-AVIATION RELATED LAND USES
OPTION 2

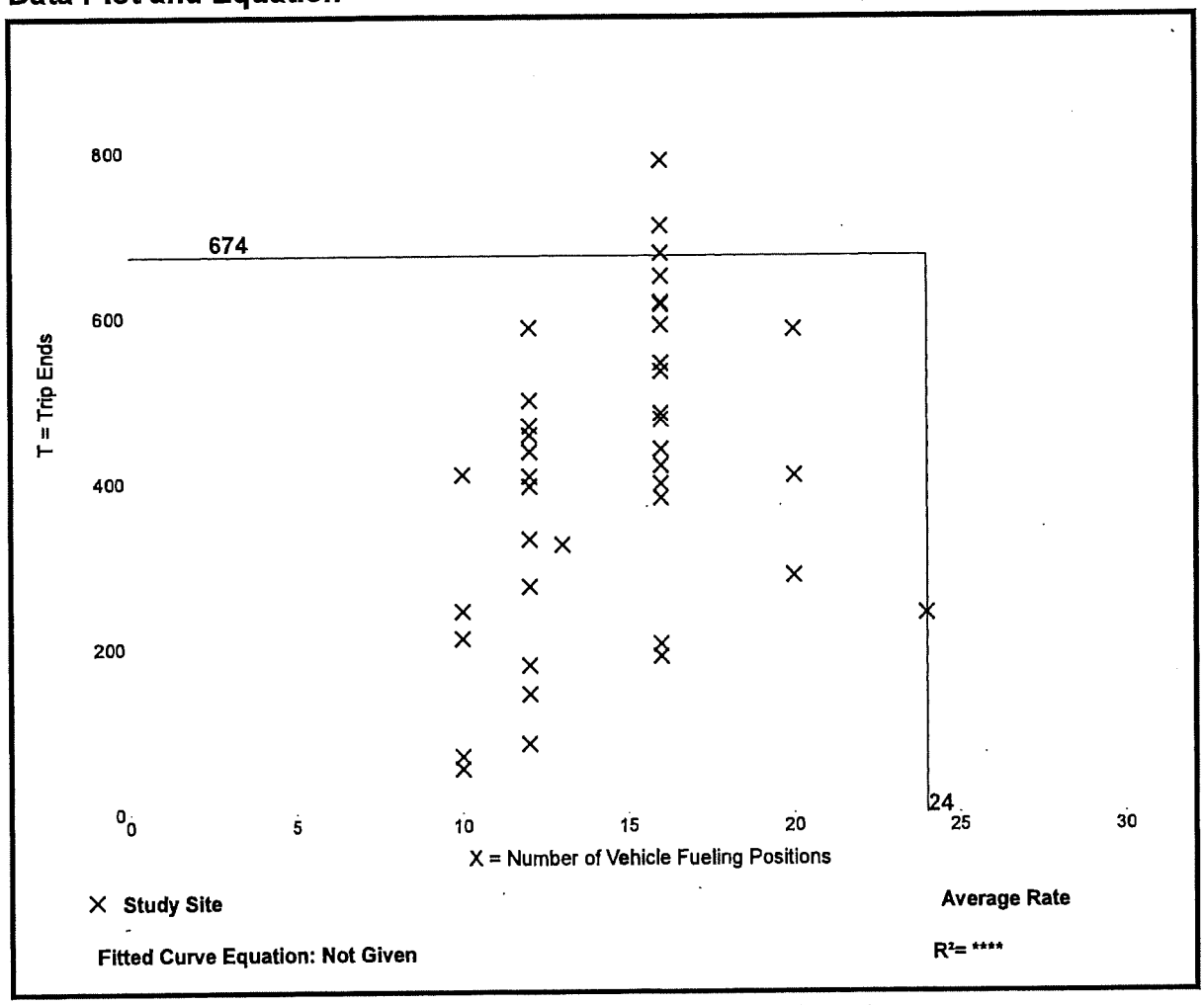
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
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:	39
Avg. Num. of Vehicle Fueling Positions:	14
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
28.08	5.40 - 49.31	11.98

Data Plot and Equation



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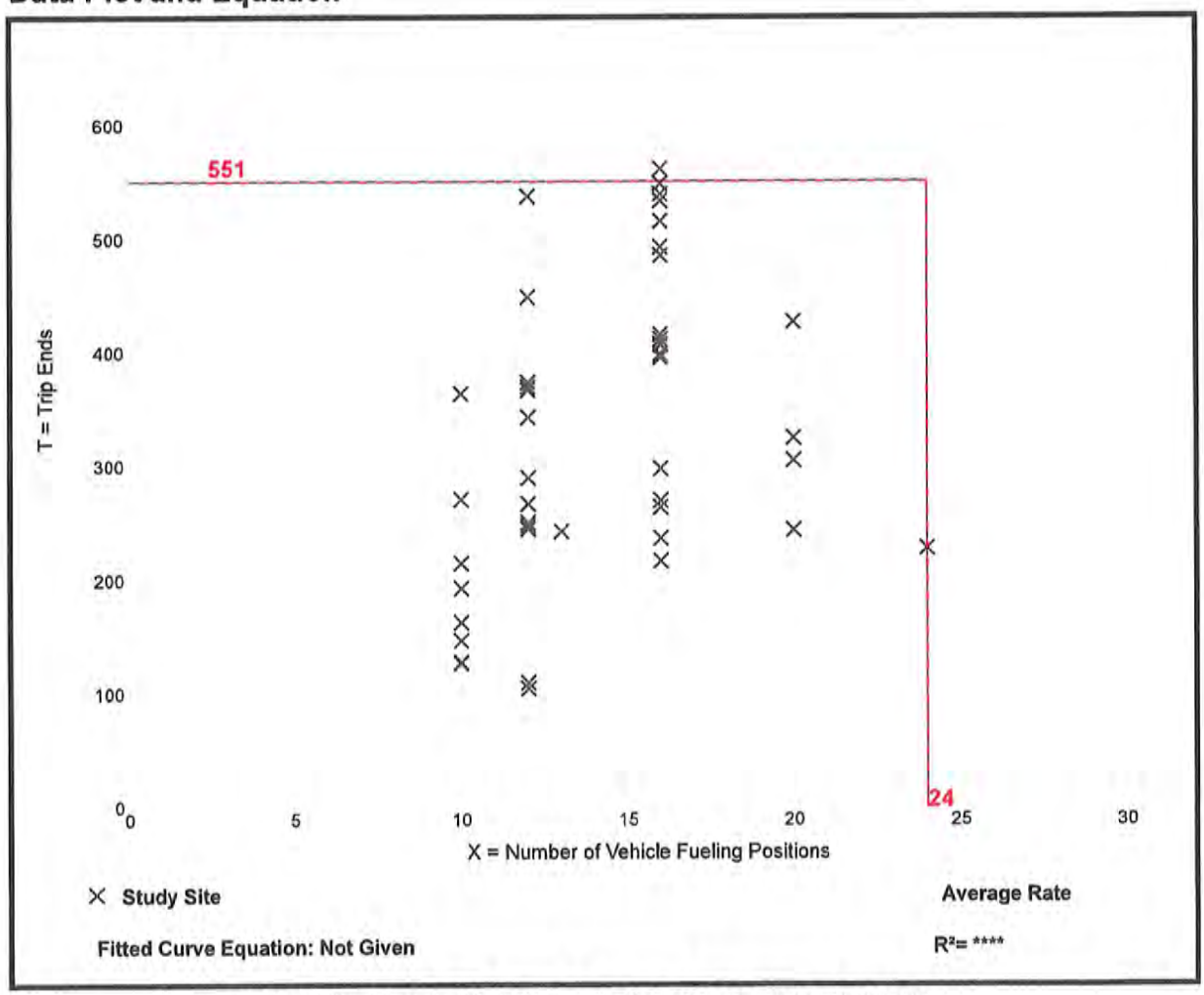
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
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: 48
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.96	8.75 - 44.83	8.34

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Super Convenience Market/Gas Station
(960)

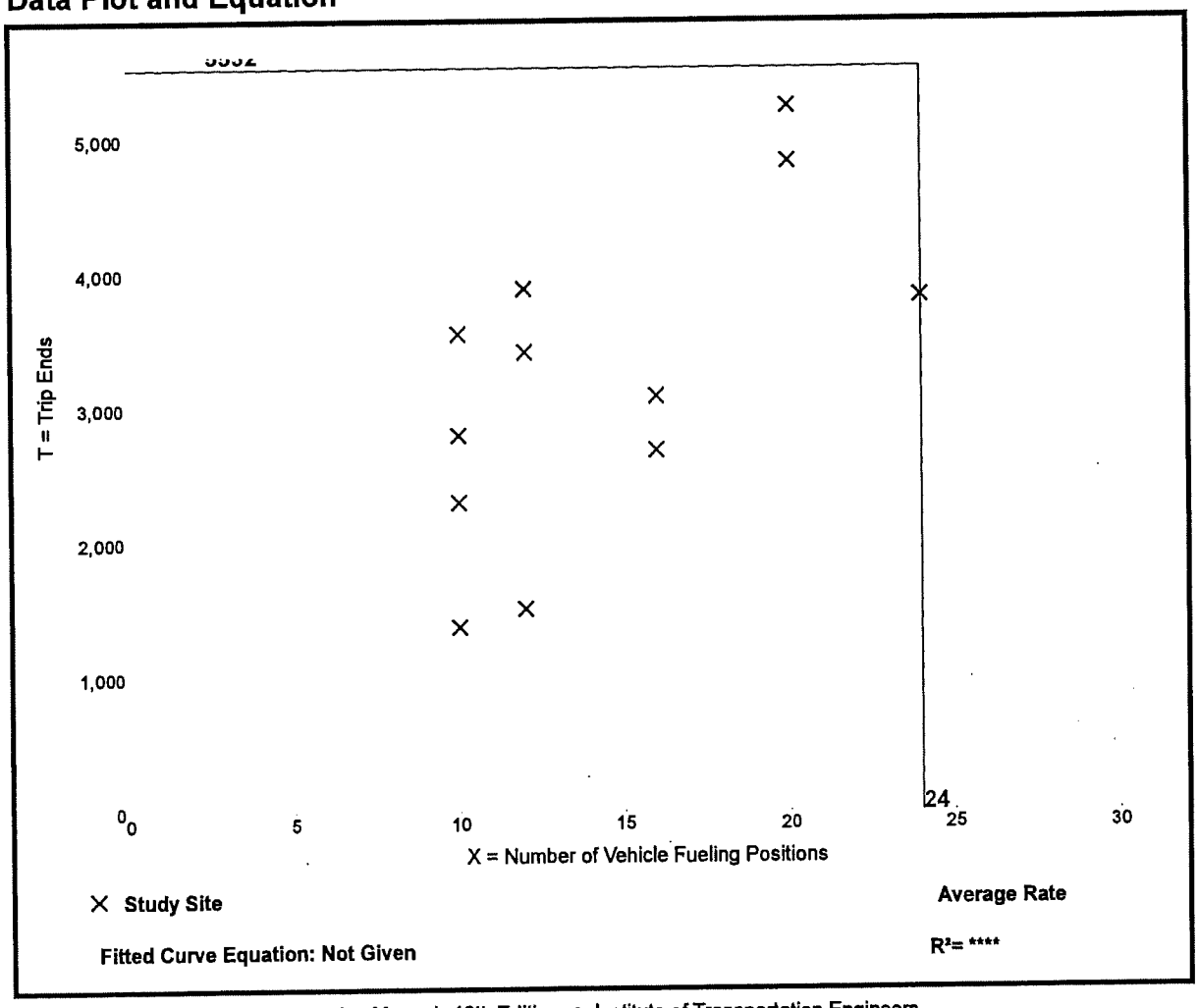
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
230.52	125.67 - 355.60	71.75

Data Plot and Equation



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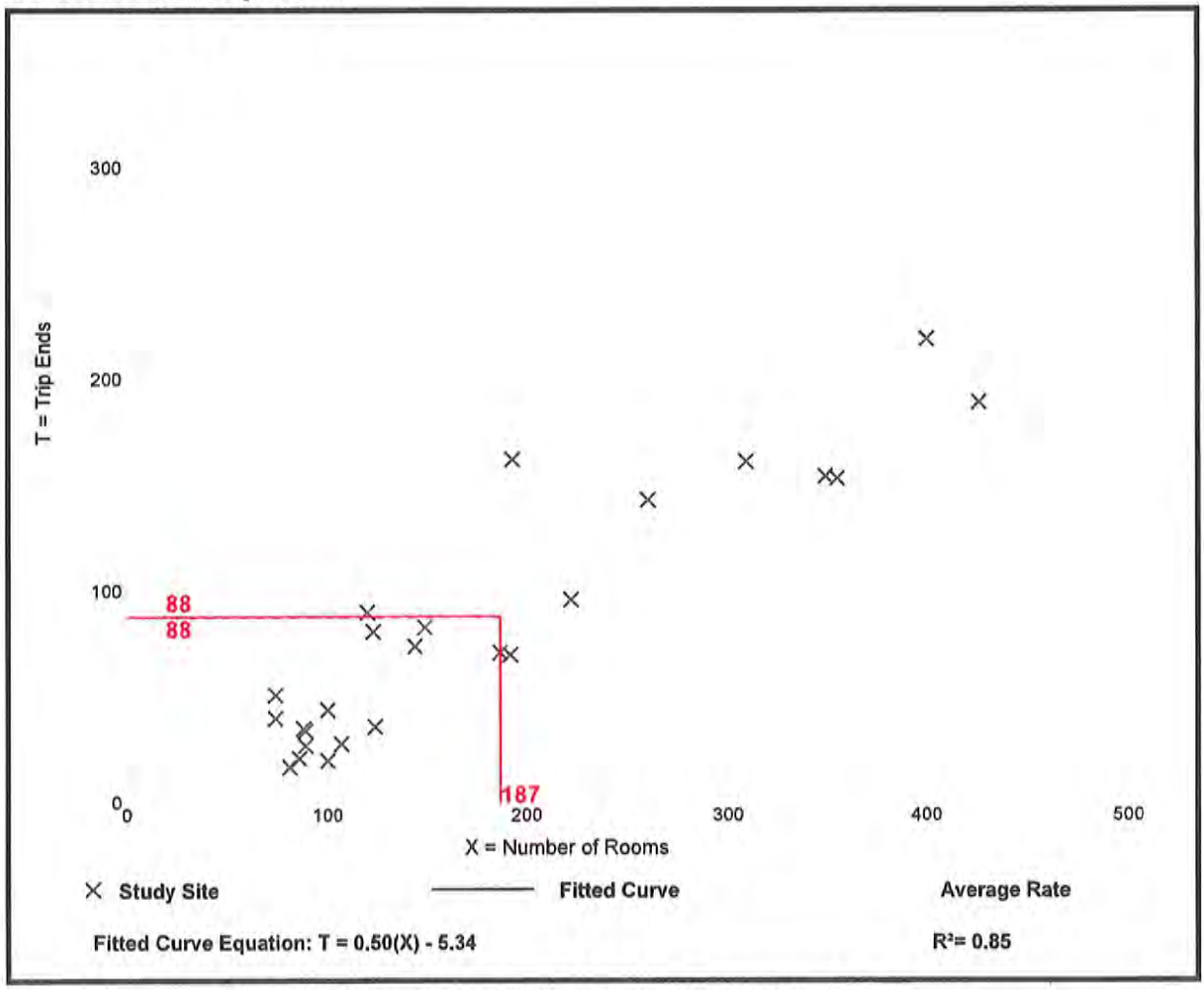
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 25
Avg. Num. of Rooms: 178
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

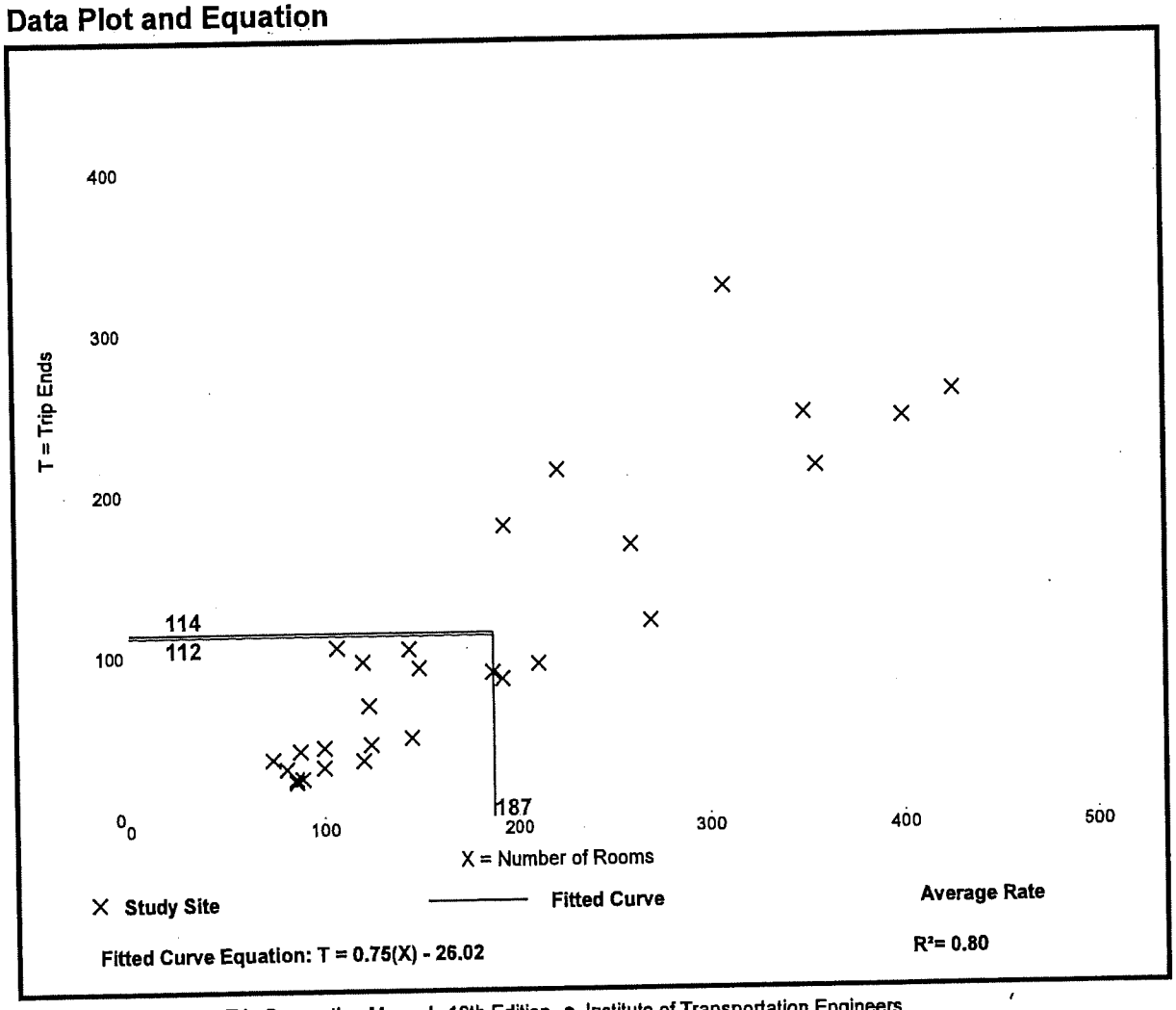
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 28
Avg. Num. of Rooms: 183
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



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Hotel
(310)

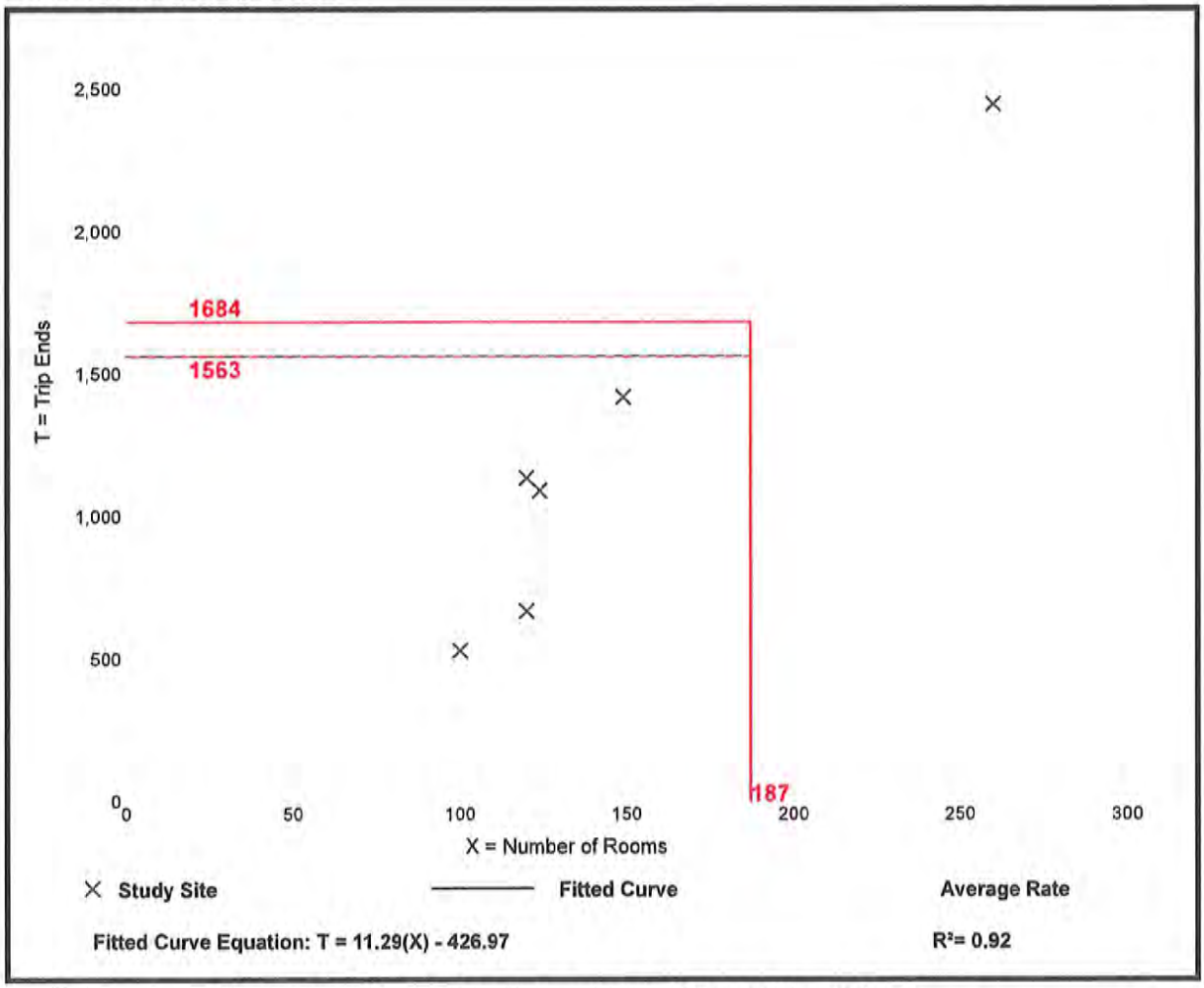
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



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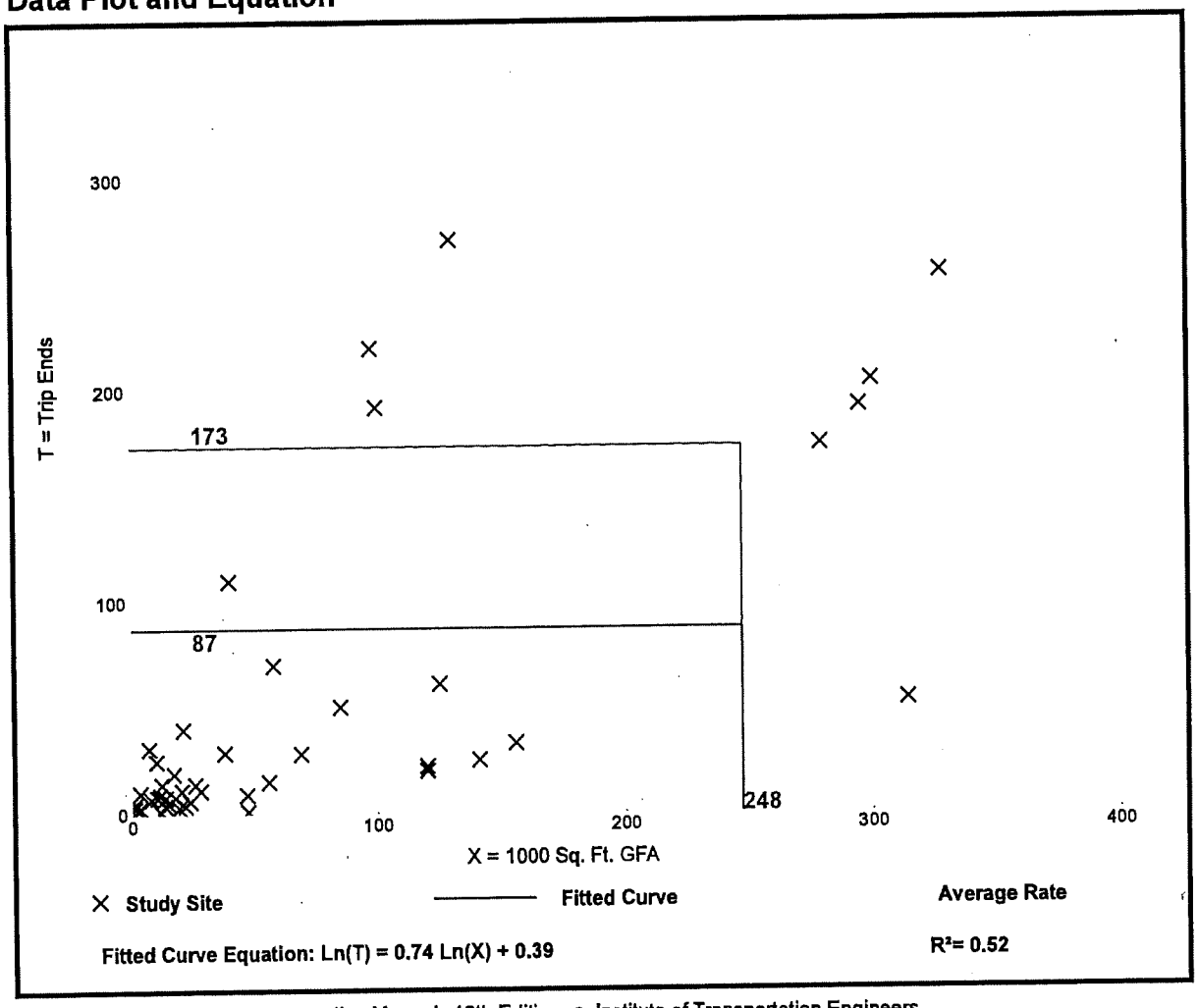
General Light Industrial
(110)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	45
Avg. 1000 Sq. Ft. GFA:	73
Directional Distribution:	88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



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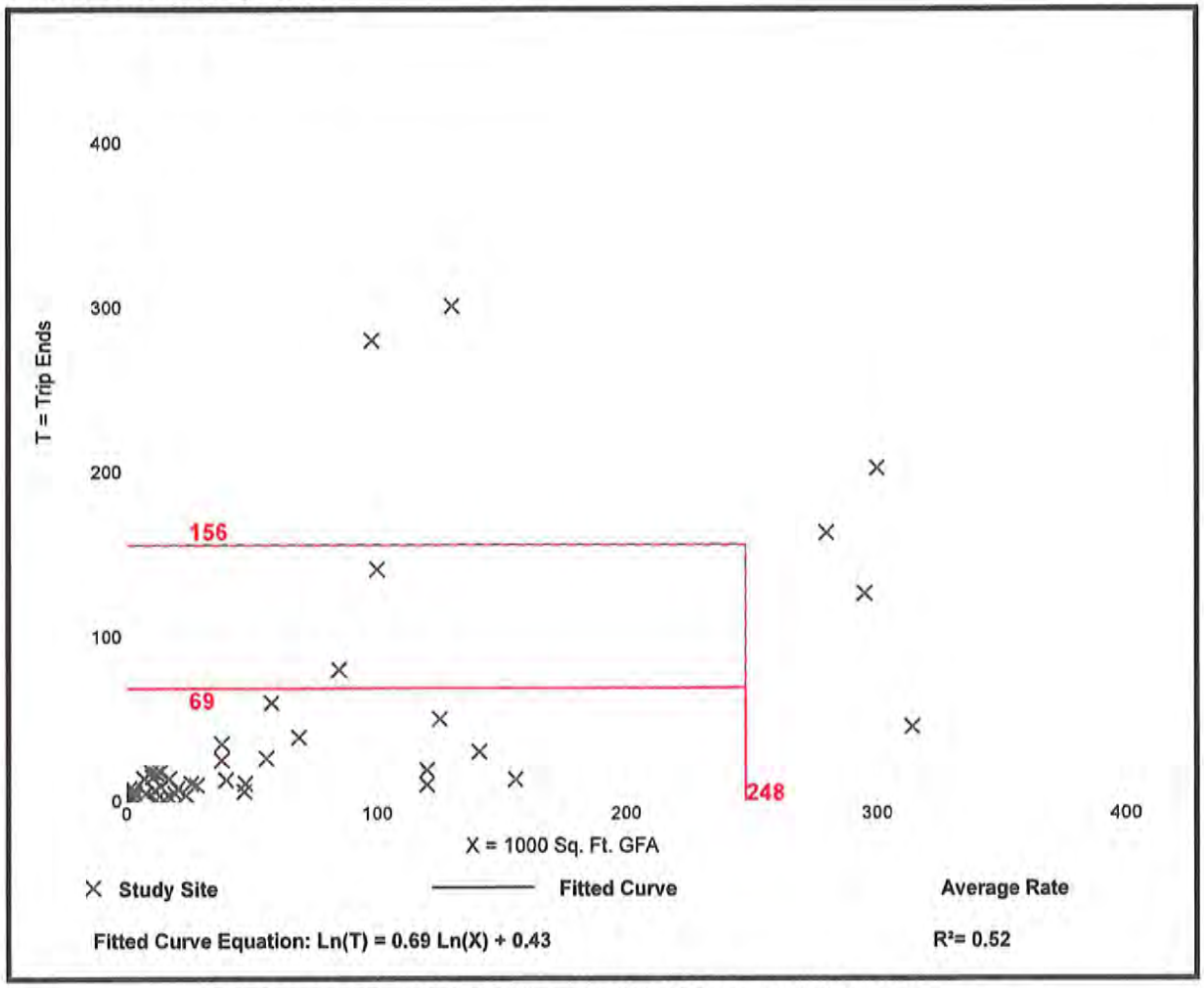
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



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General Light Industrial
(110)

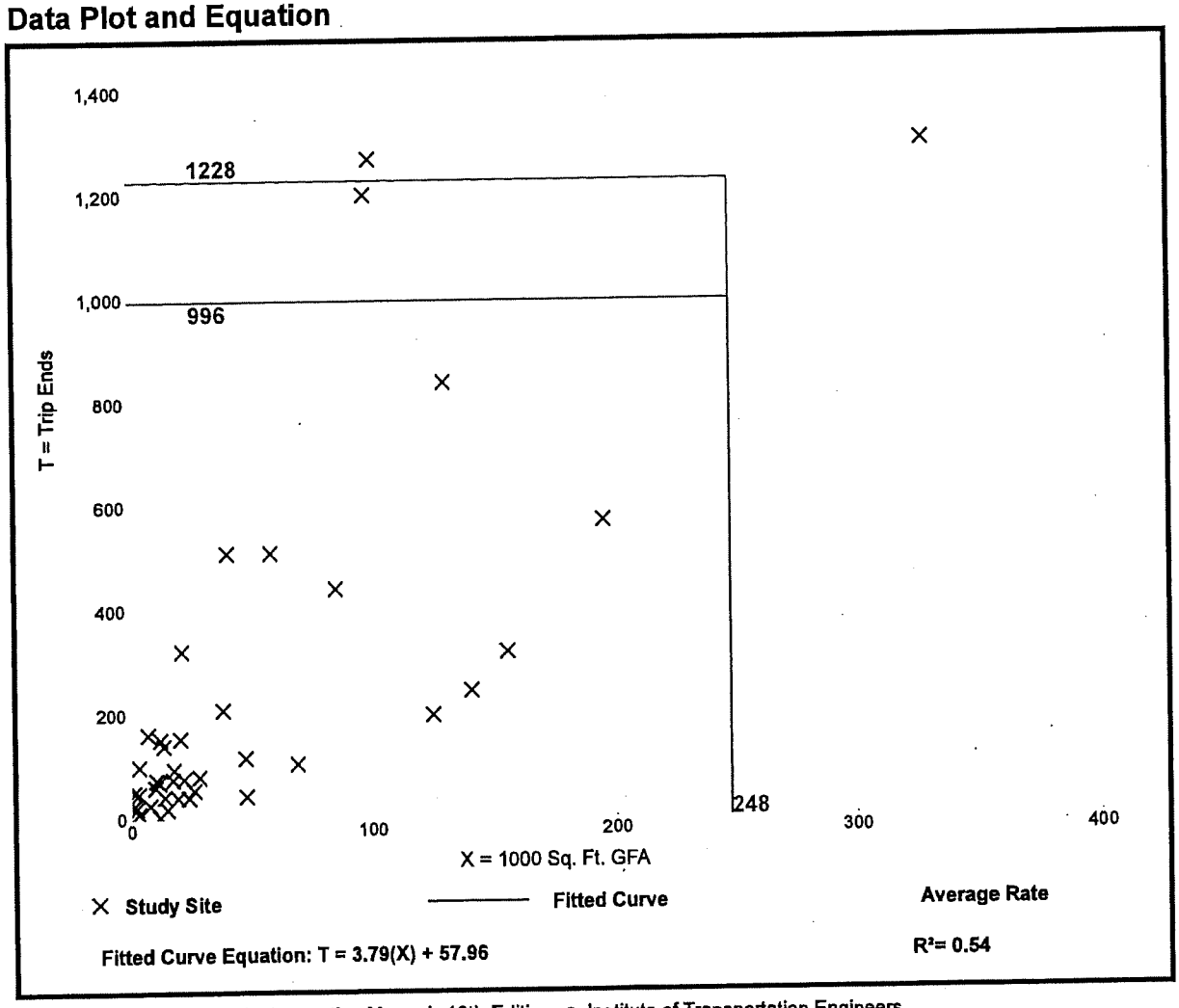
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. 1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



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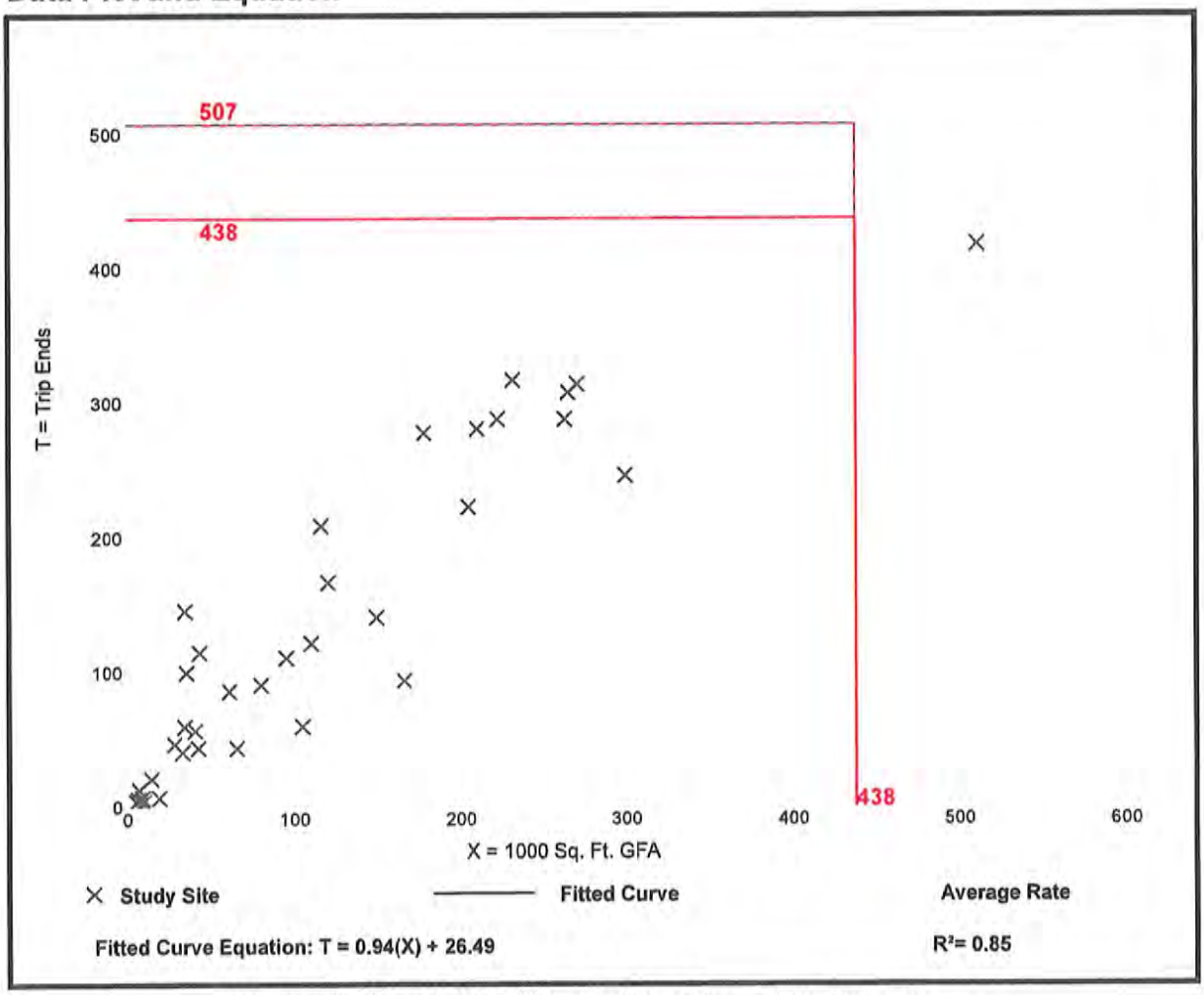
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. 1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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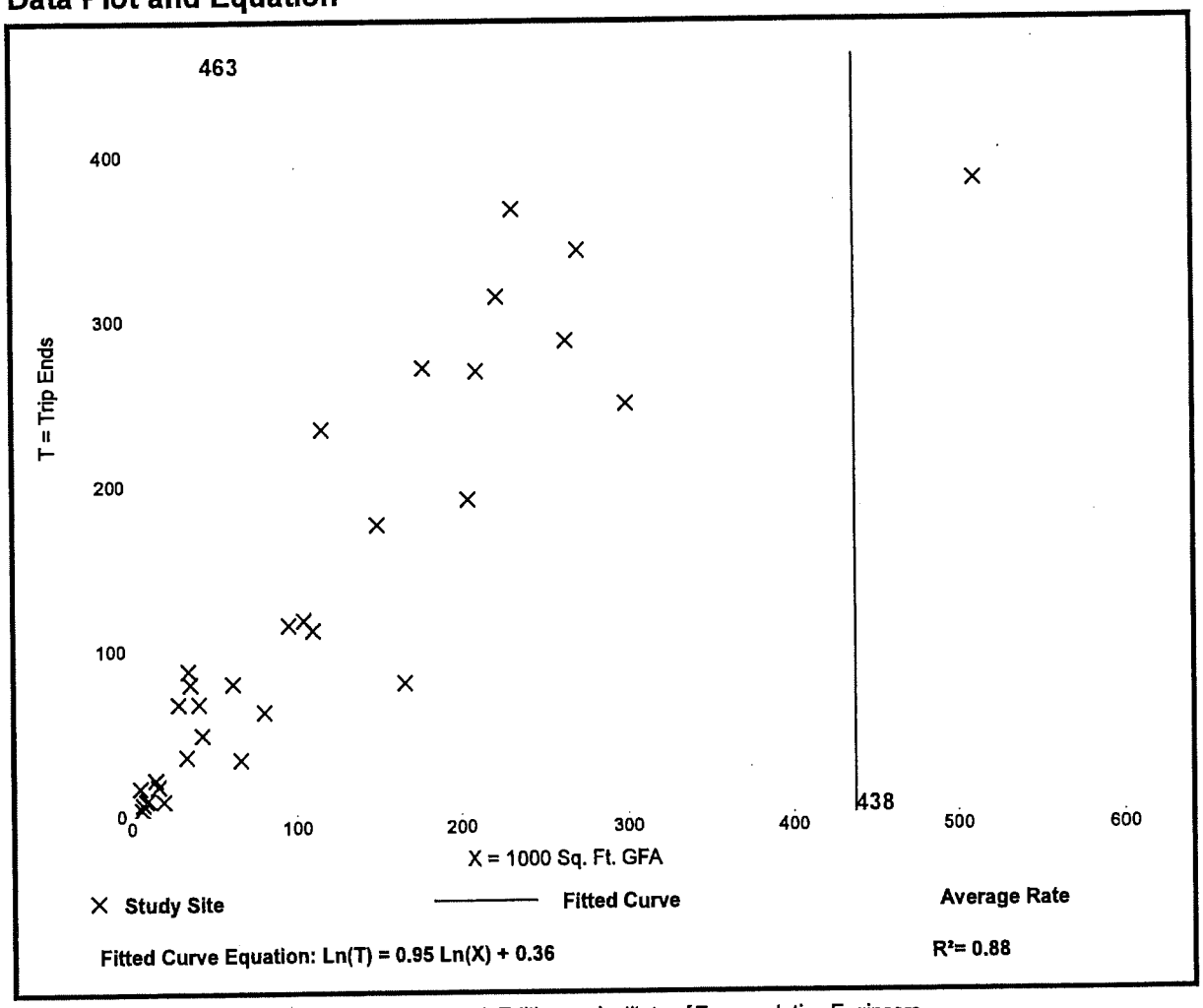
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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General Office Building
(710)

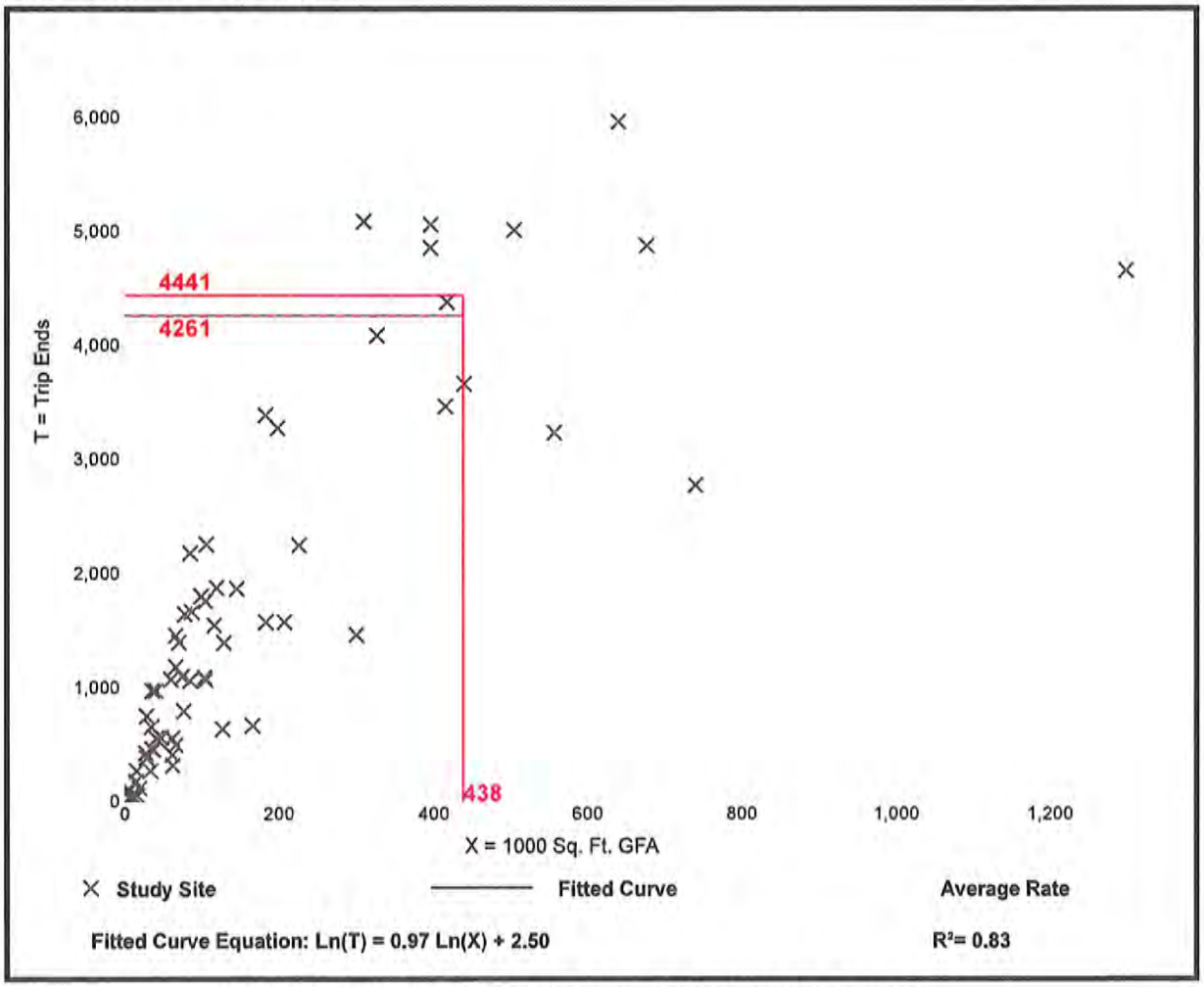
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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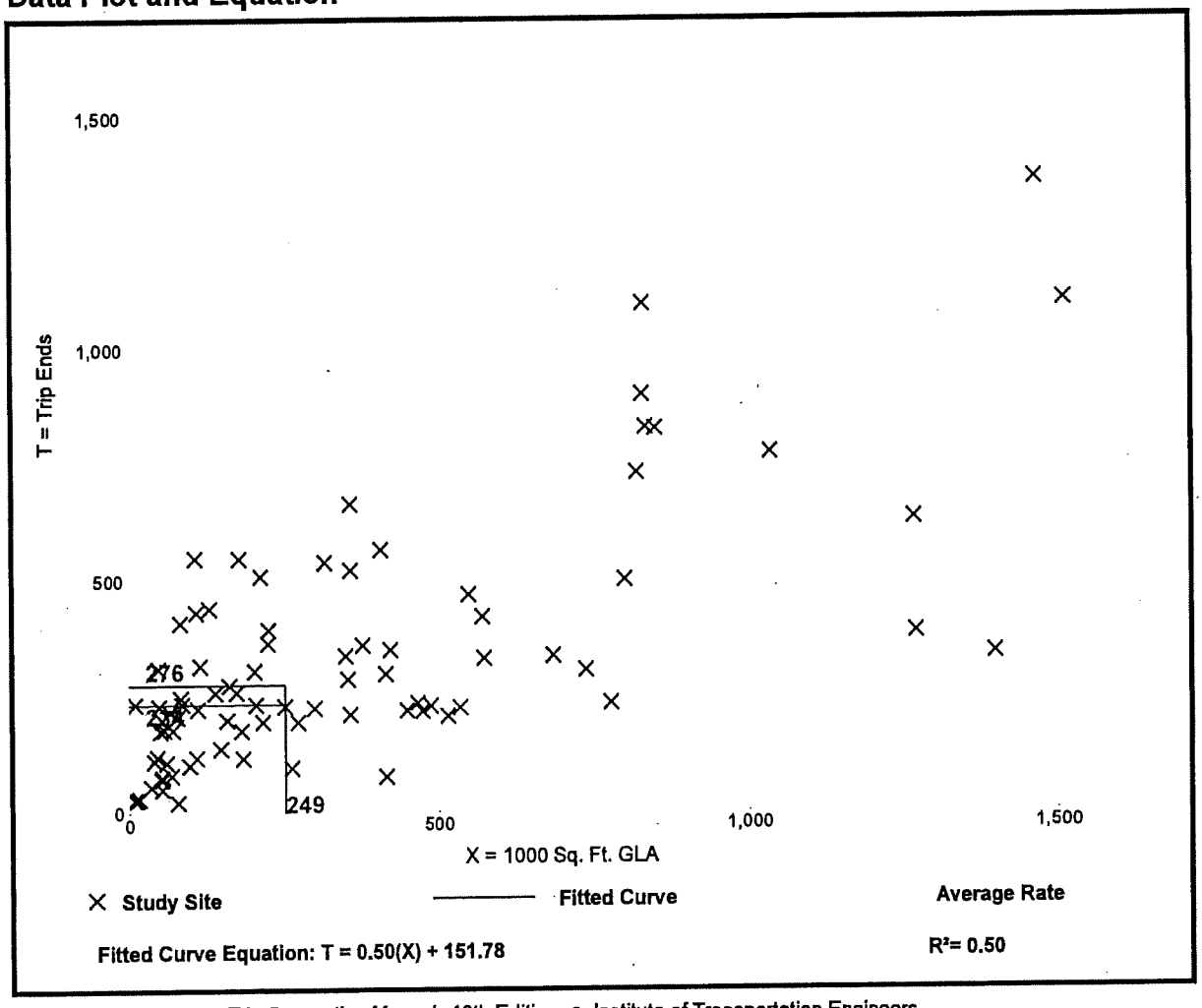
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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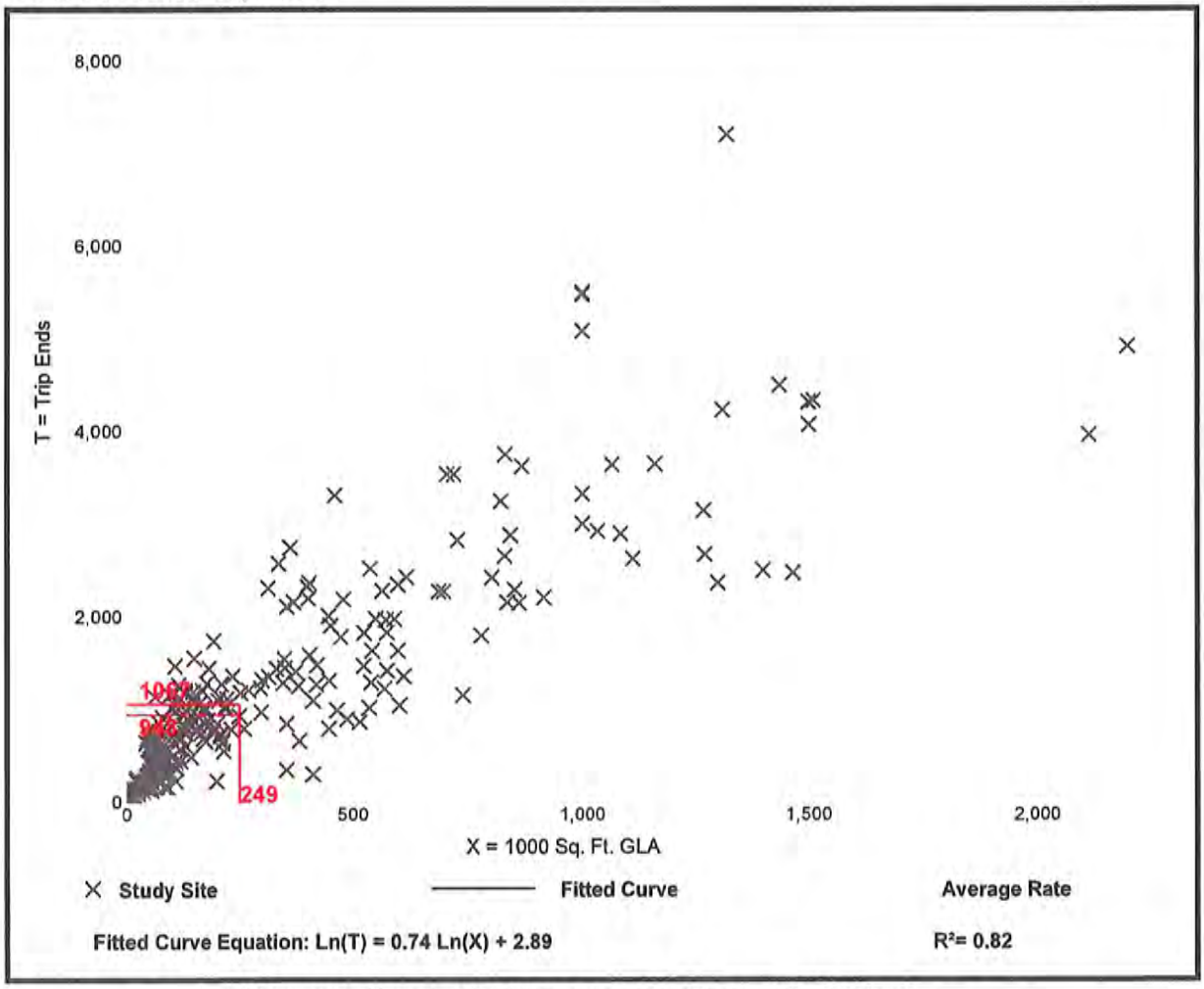
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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Shopping Center
(820)

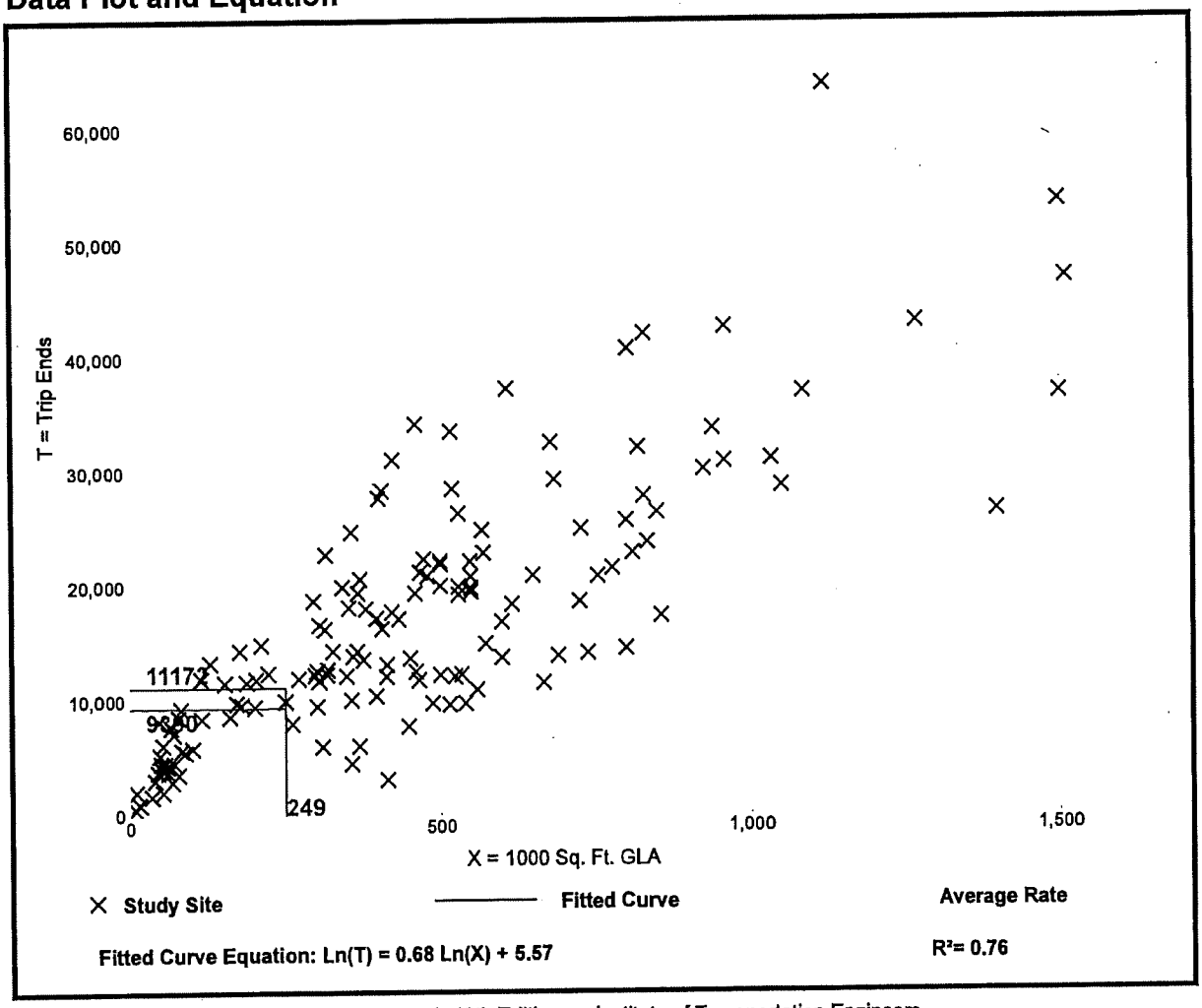
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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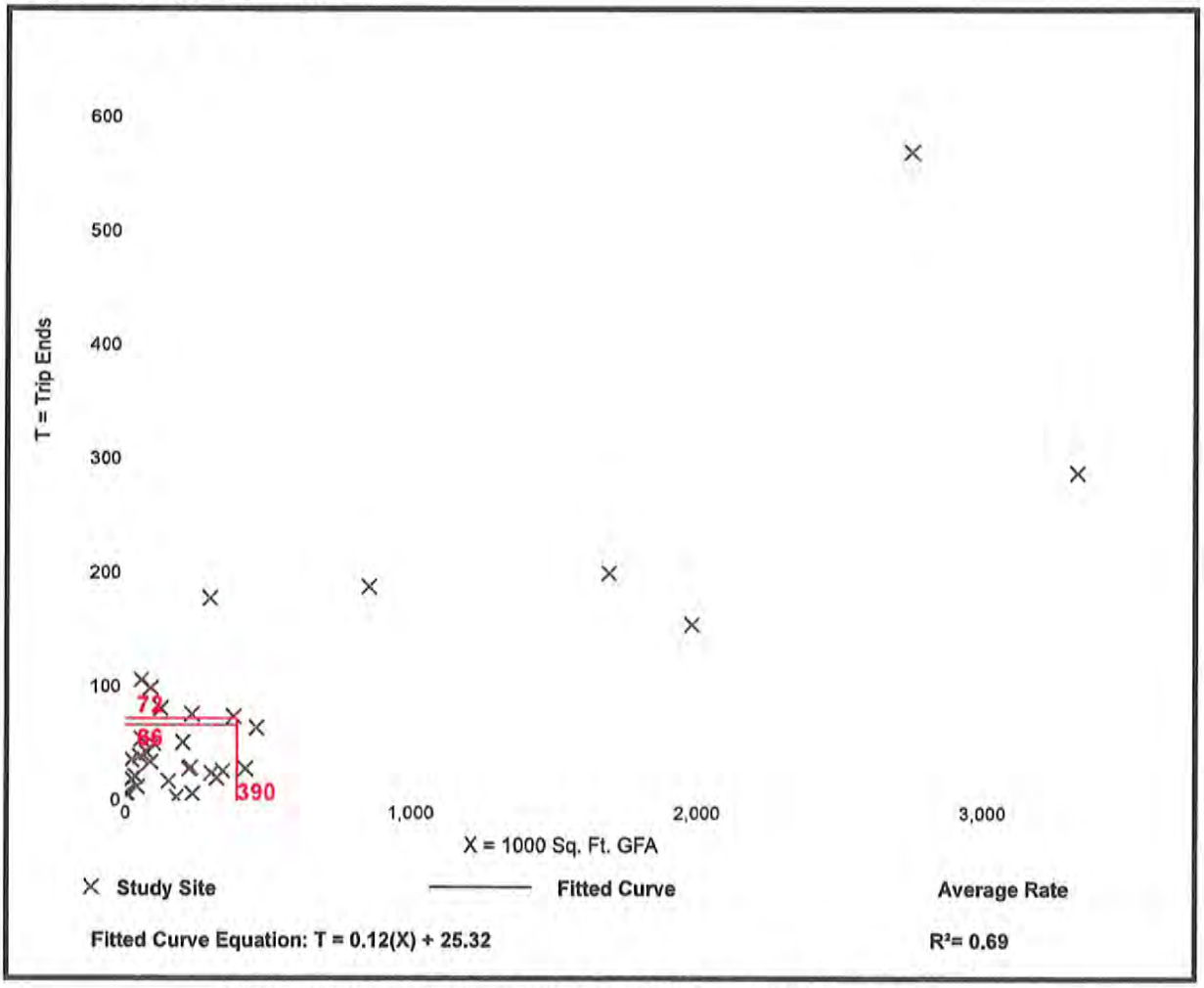
Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 451
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



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Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. 1000 Sq. Ft. GFA: 400
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

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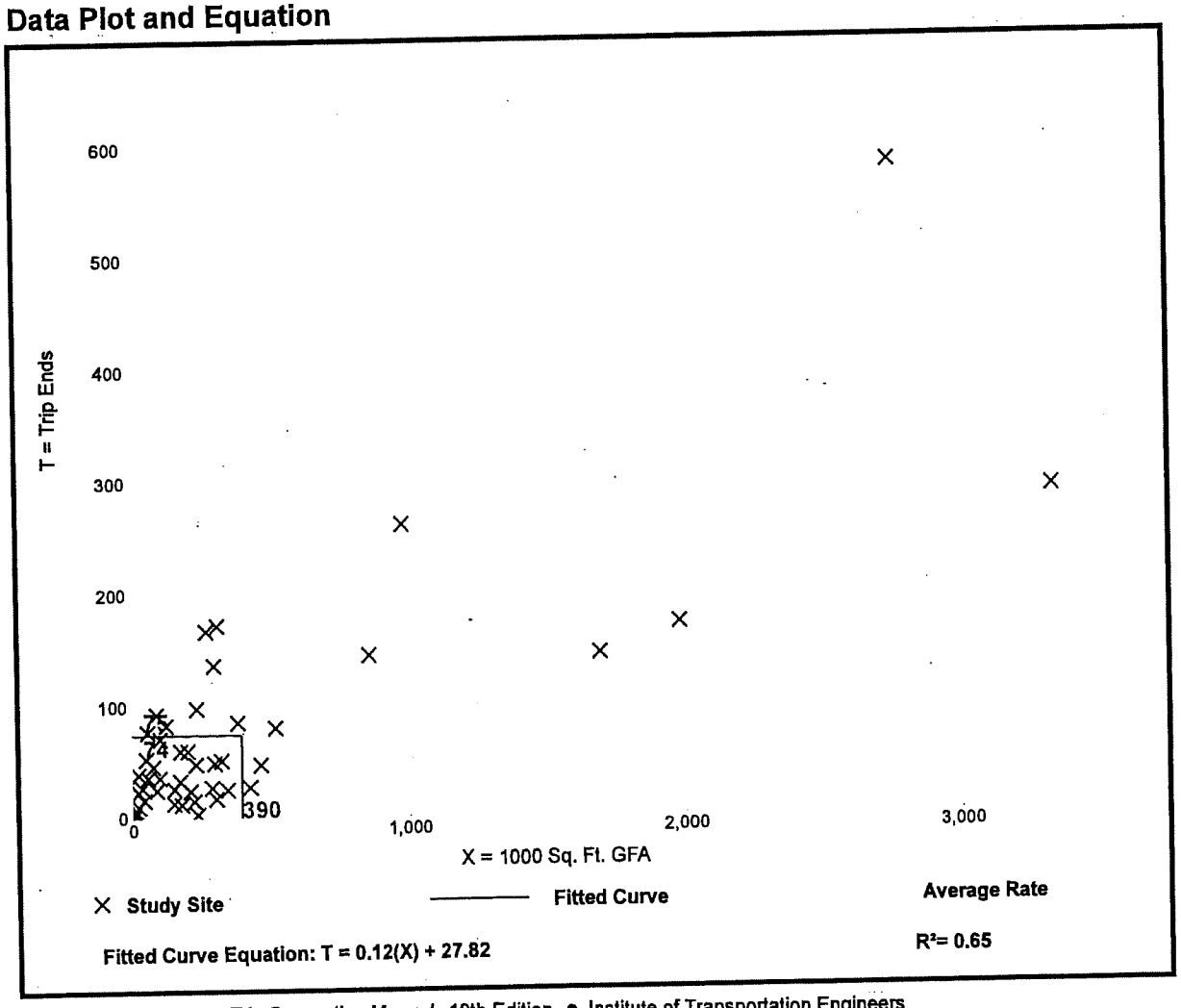

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
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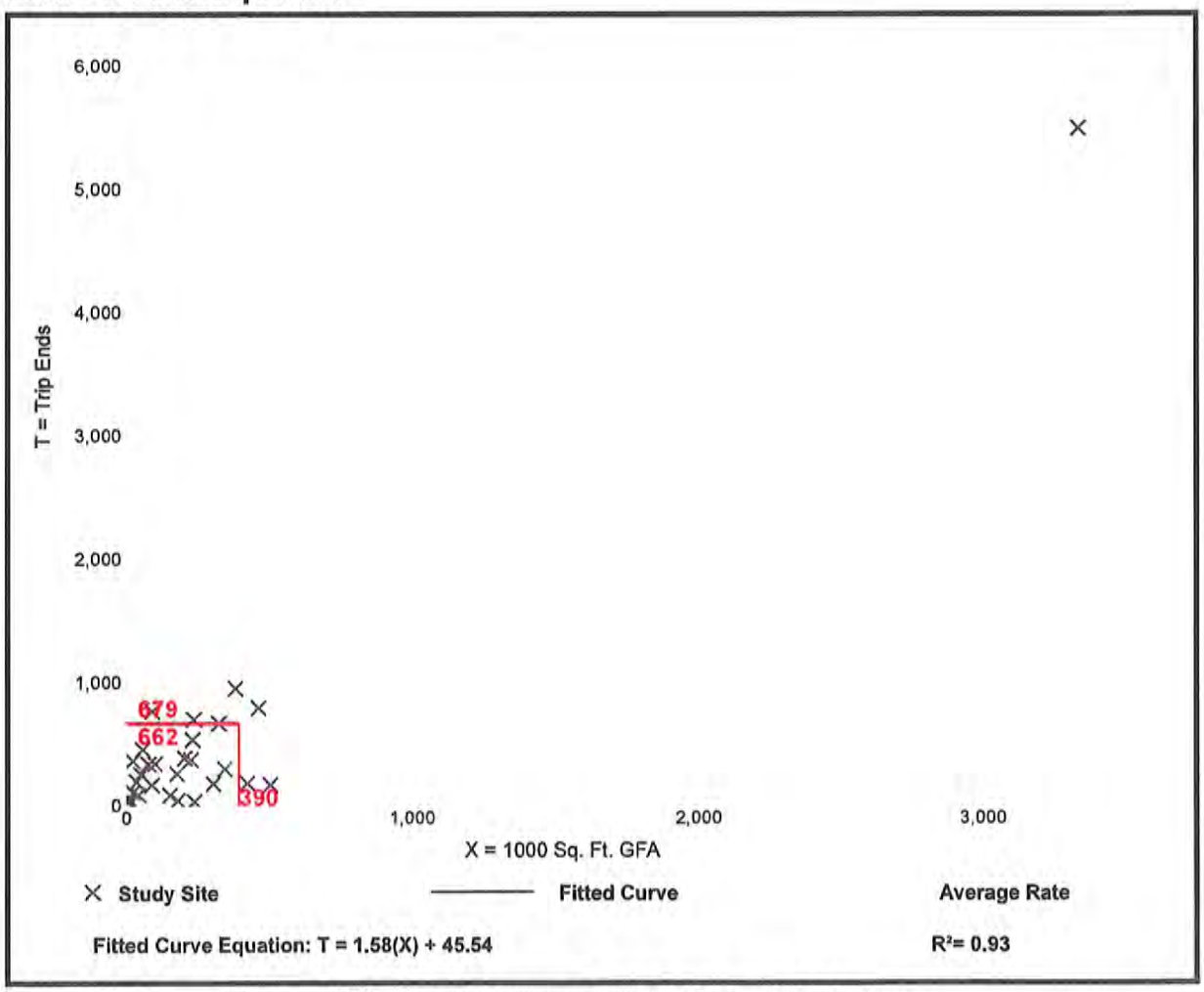


Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

ATTACHMENT 4

ITE TRIP GENERATION (10th EDITION)
MIDFIELD AREA NON-AVIATION RELATED LAND USES
OPTION 1 AND OPTION 2

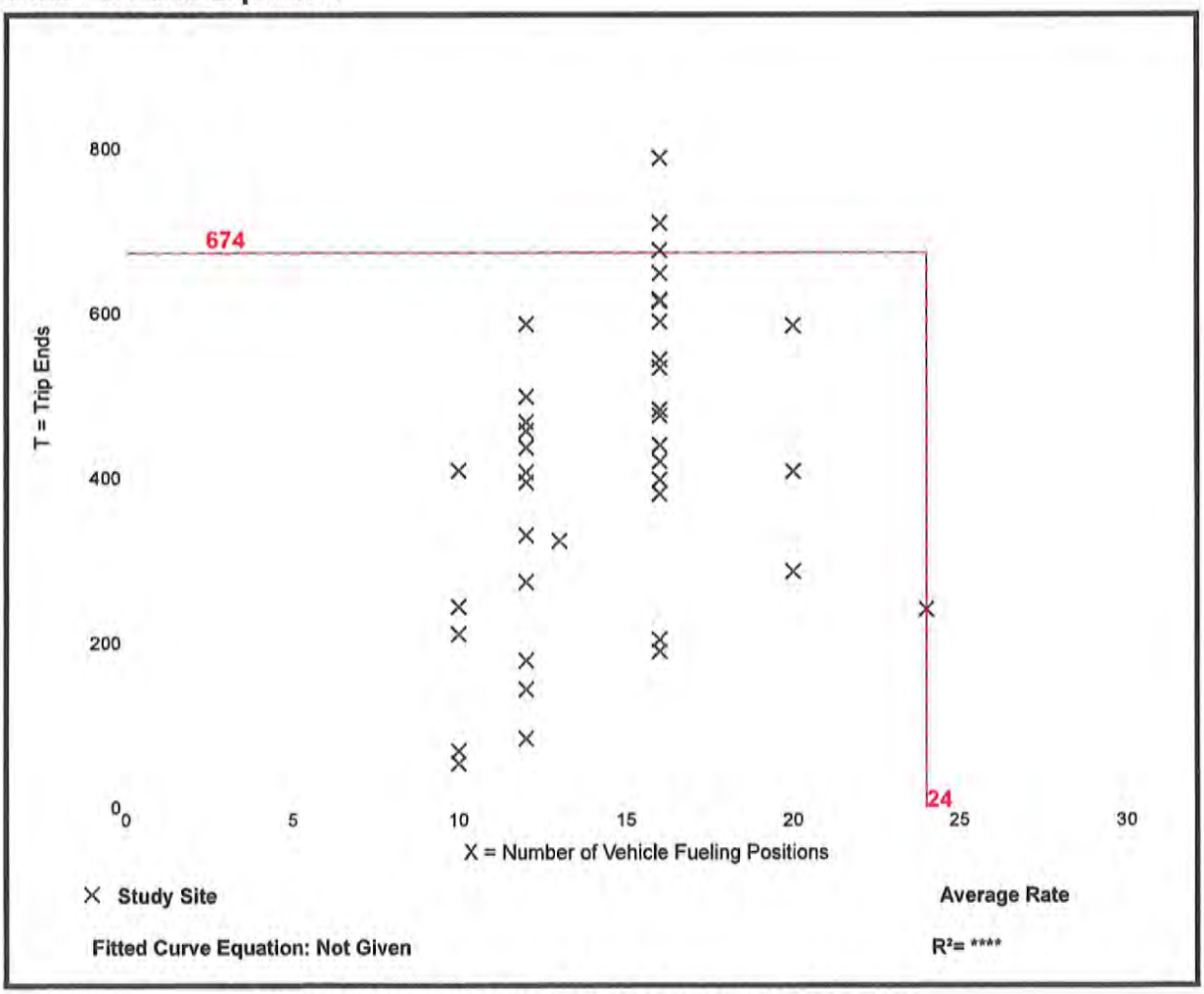
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs: Vehicle Fueling Positions
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: 39
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
28.08	5.40 - 49.31	11.98

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

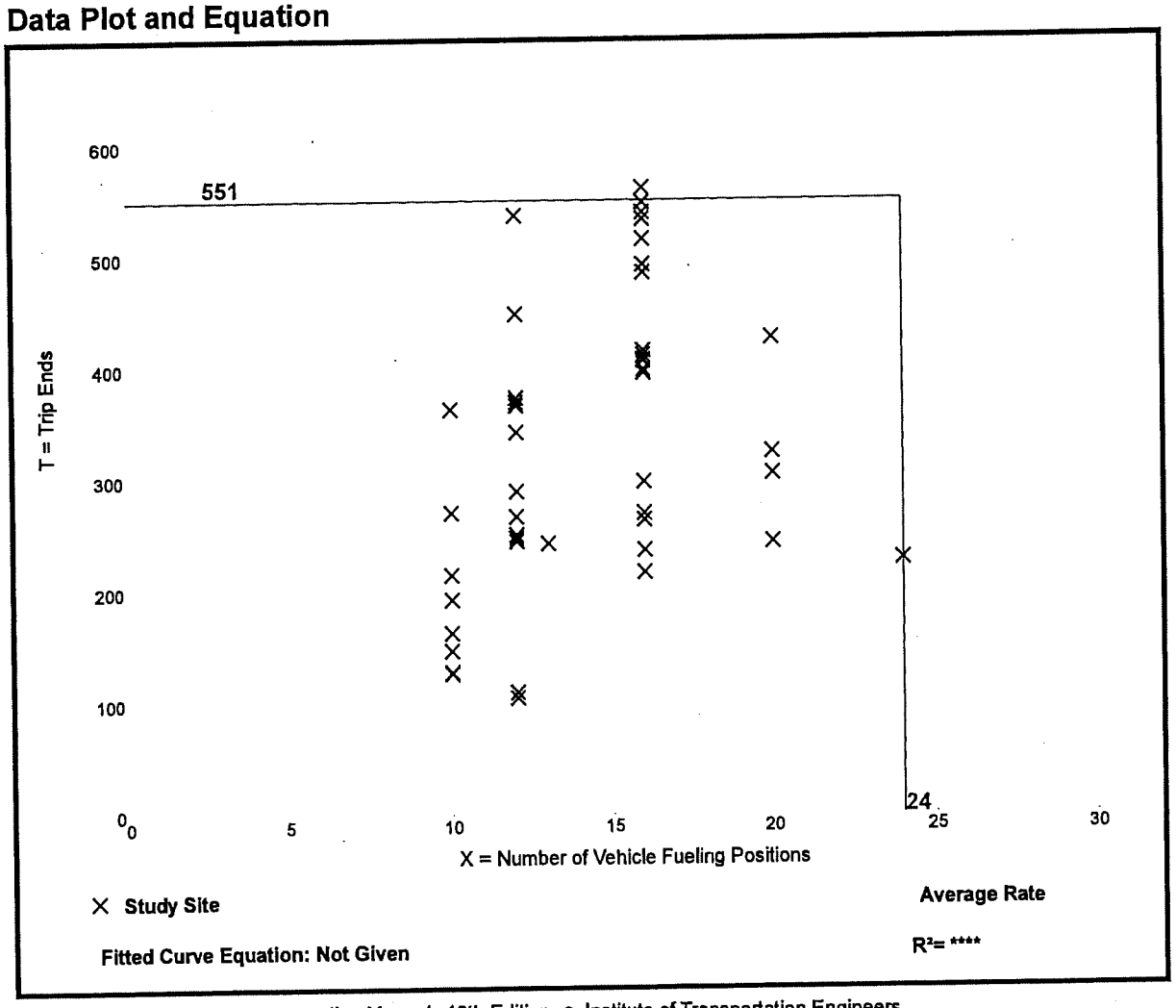
Super Convenience Market/Gas Station
(960)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
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: 48
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.96	8.75 - 44.83	8.34

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Super Convenience Market/Gas Station
(960)

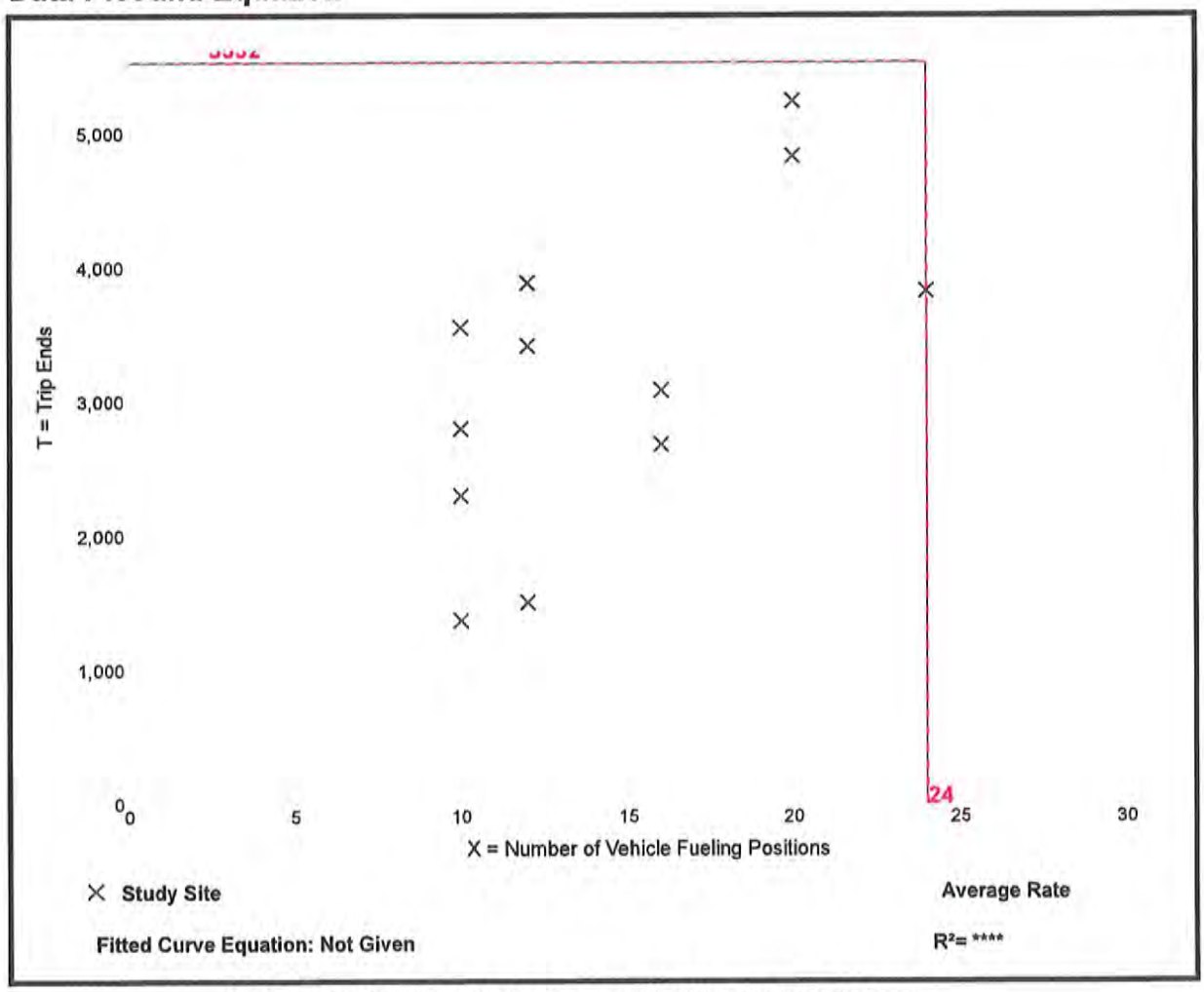
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
230.52	125.67 - 355.60	71.75

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

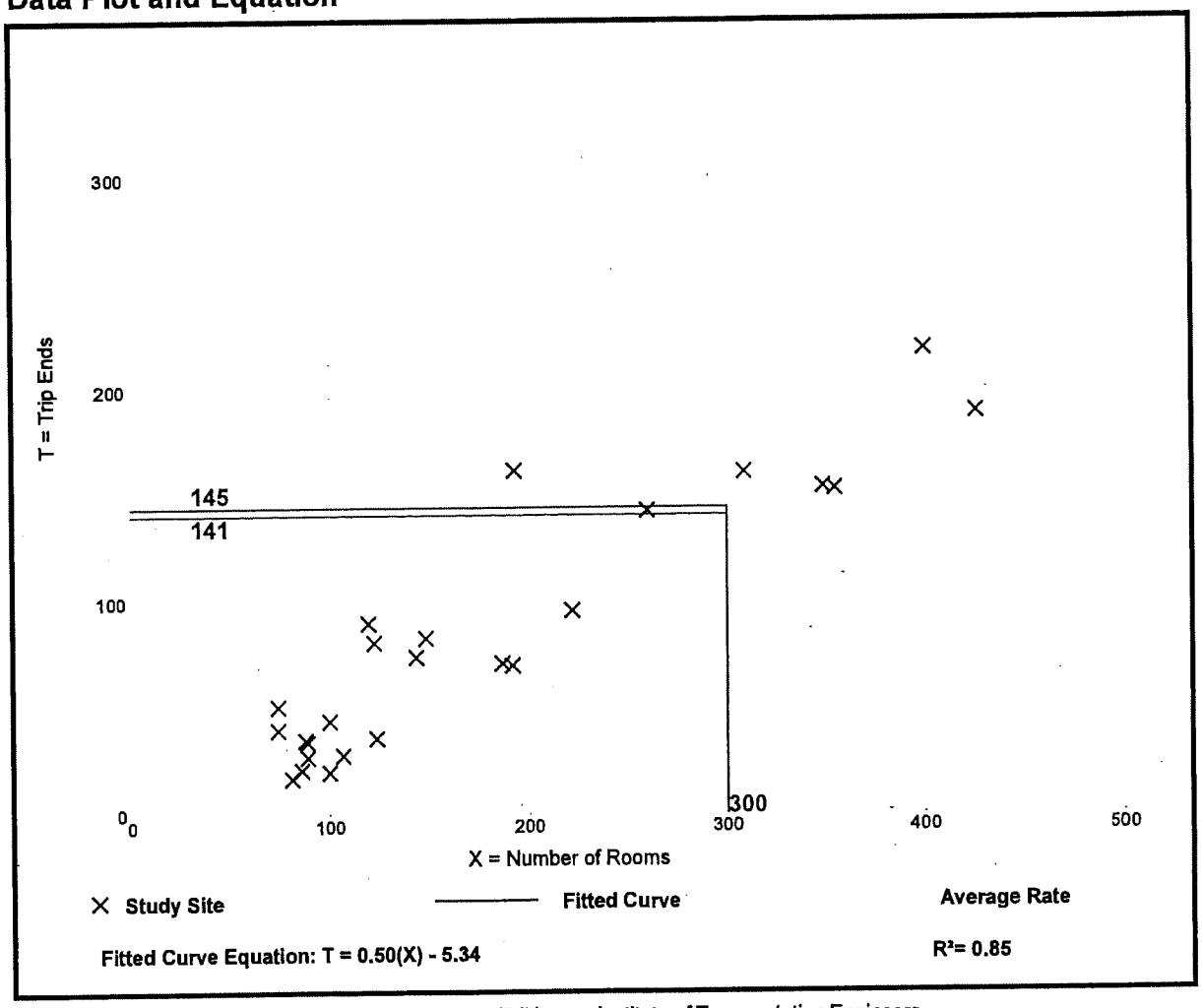
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 25
Avg. Num. of Rooms: 178
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

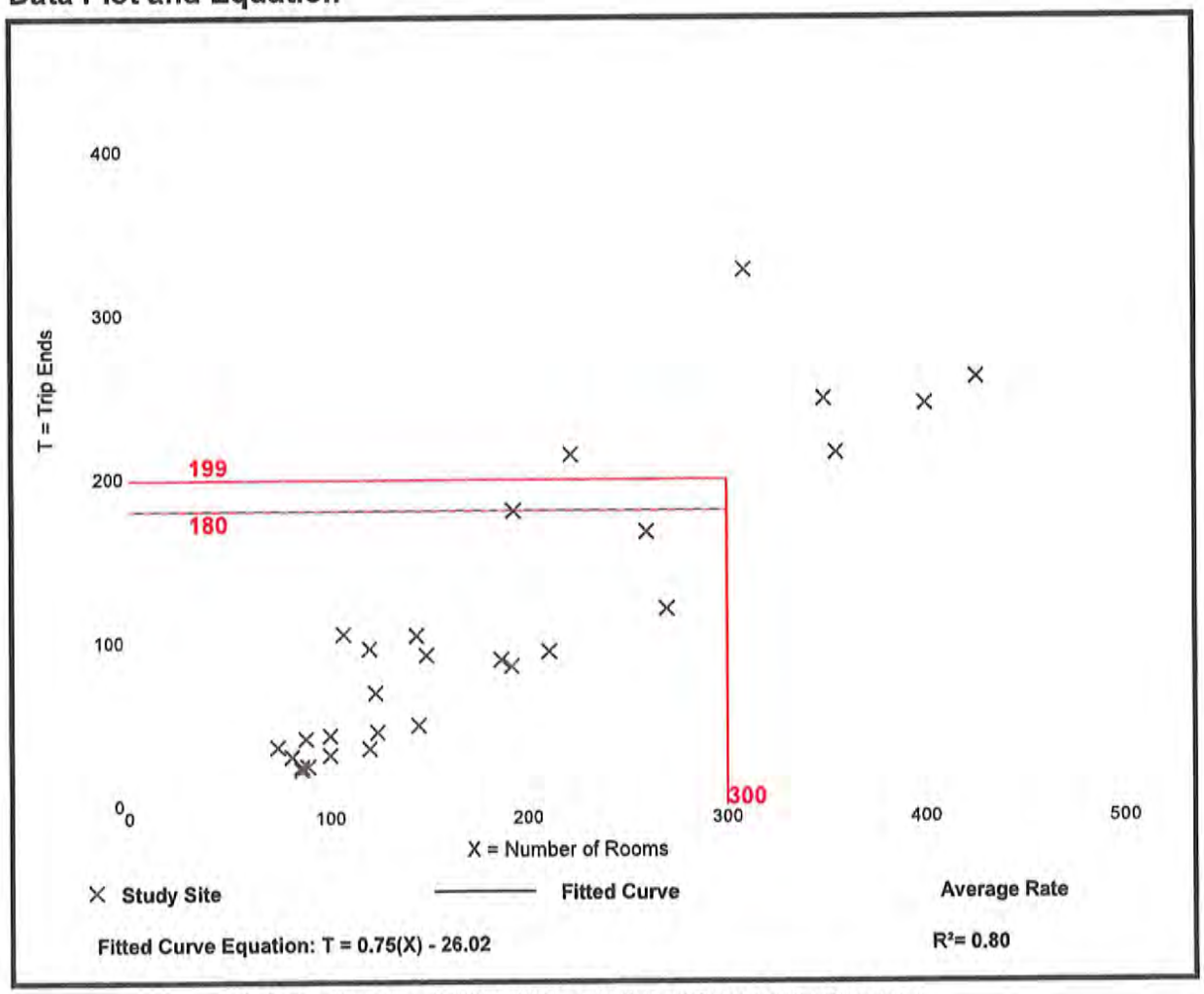
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
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: 28
Avg. Num. of Rooms: 183
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



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Hotel
(310)

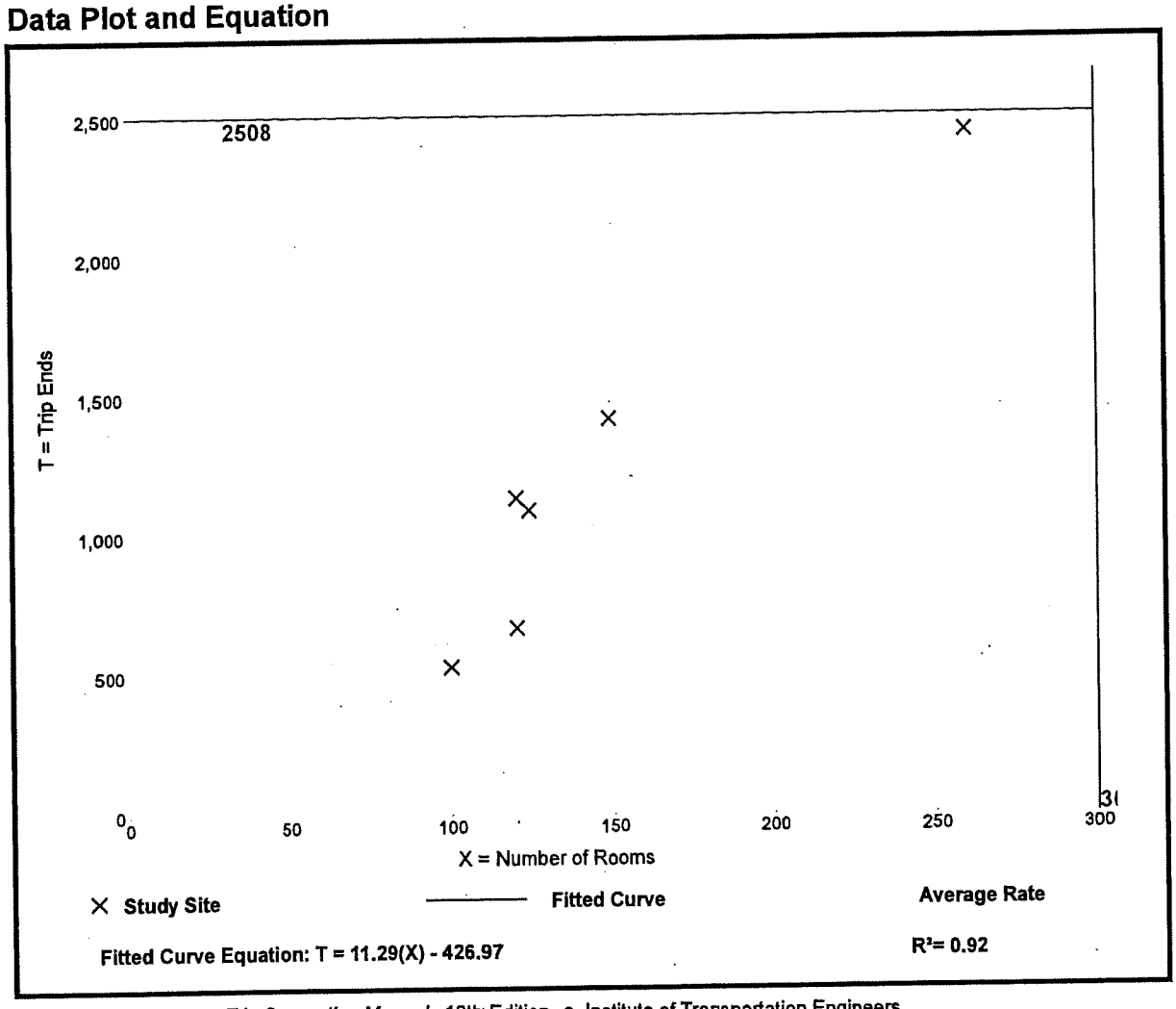
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



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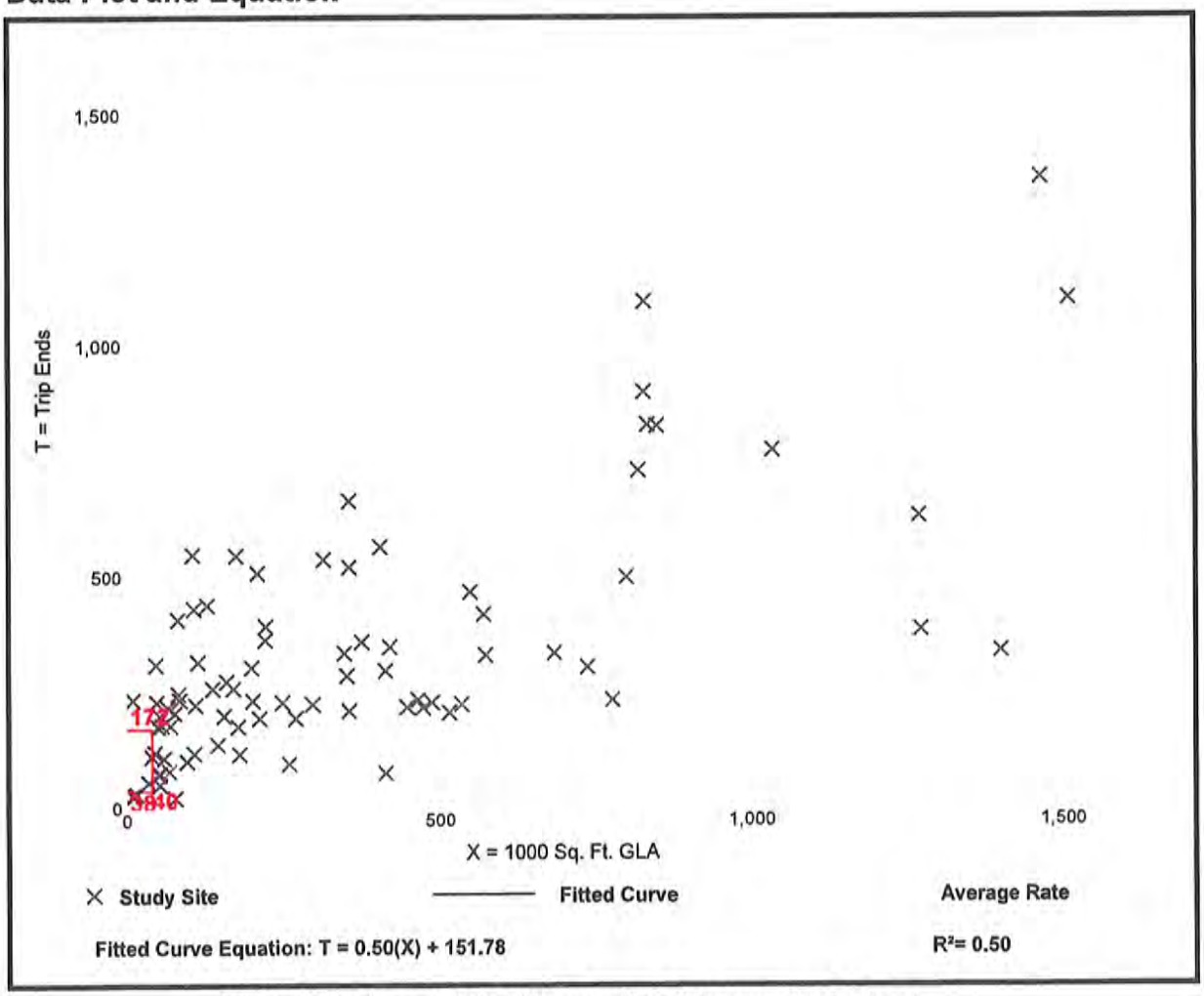
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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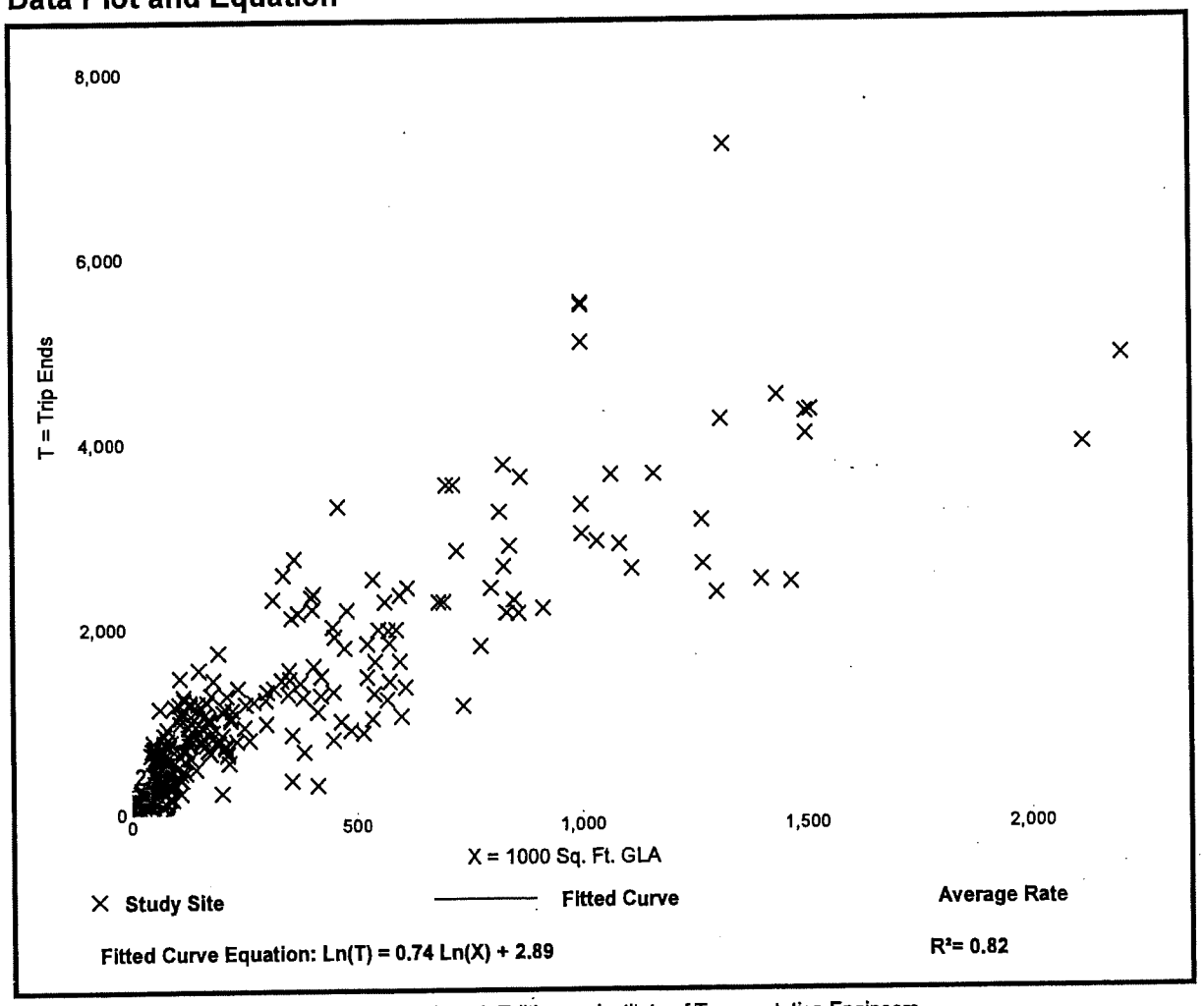
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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Shopping Center
(820)

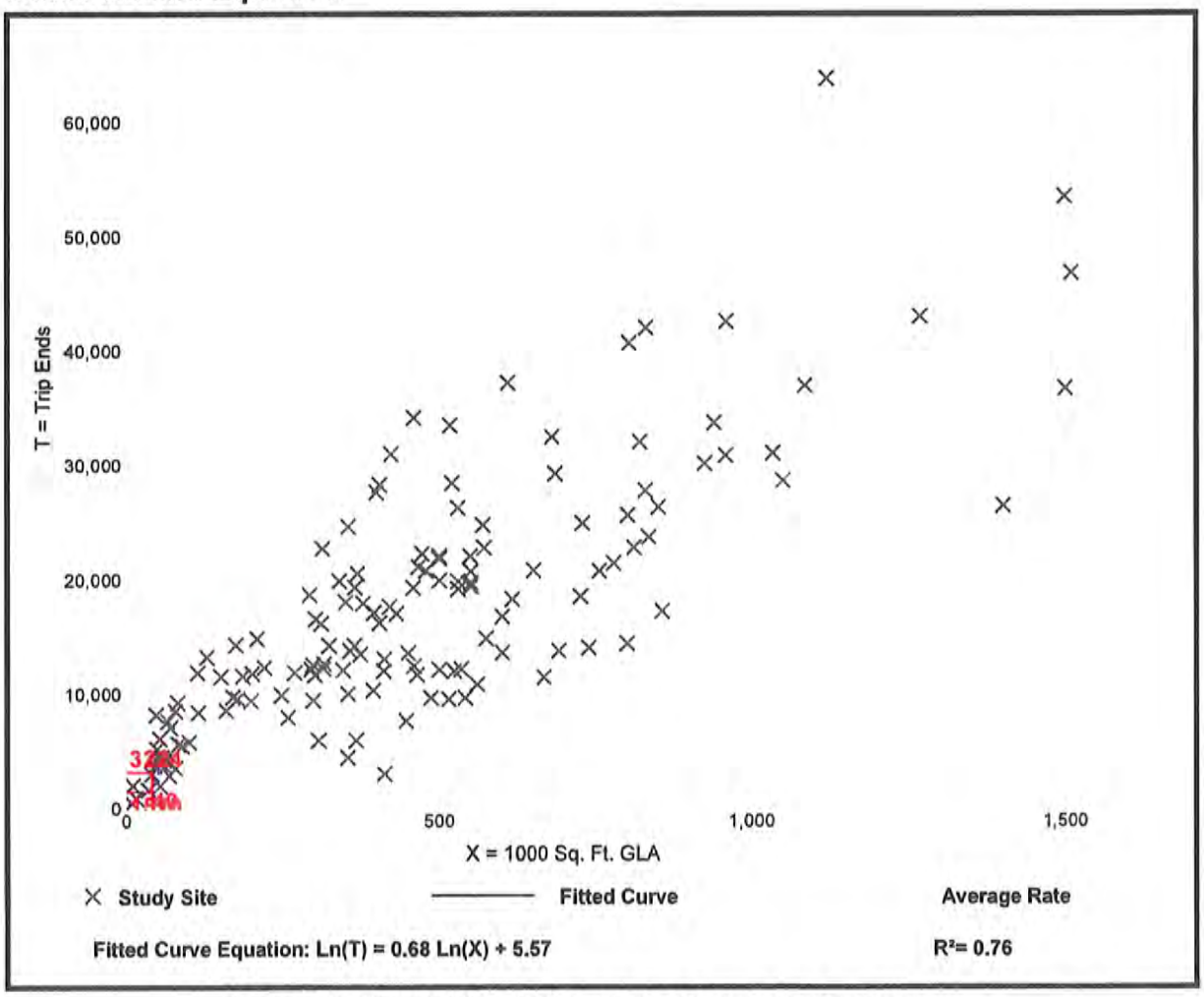
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Lee County Community Development

Lee County Community Development

Residential Permit

Single Family Residence

Permit Number: RES2022-09372

Issued Date:
Expiration Date:

Owner Name: LIMA MELLENNIUM CONSTRUCTIONS
Applicant: ROBERTO LIMA
Description: Single Family Residence
Job Address: 1306 W 15TH ST, LEHIGH ACRES, FL 33972

CONCURRENCY	
2020 Dist.: 17 - Lehigh Acres	Community Park District: 52. East (#52)
Community Park Population: 2	Drainage Basin: 38-Hickey Creek
Potable Water Plant: WELL	Regional Park Population: 2
Sewage Disposal Plant: SEPTIC TANK	Solid Waste Disposal Facility: LC WASTE-TO-ENERGY FACILITY
Total Solid Waste Generated Weight: 14	Type of Use: Single Family

DISASTER RECOVERY INFO
Is the proposed work a result of hurricane damage?: No

ELECTRICAL
Amps: 200

GENERAL INFORMATION	
Directions: 1306 W 15TH ST LEHIGH ACRES FL 33972	Drainage Plan Req'd: Yes
Est. Const. Value: 280700	Will Contractor Credits be used?: No
Master Plan?: No	Private Provider Inspections?: No
Private Provider Plan Review?: No	Type of Use: Single Family Residence
Will the applicant recycle the construction debris?: Yes	Work Area Square Feet: 2458

LOT DIMENSIONS	
Area: 10890	Average Depth: 104.3
Front Width: 104.3	

MECHANICAL	
New/Replacement: New	Seer: 16

PLAN REVIEW 1	
Automatic Sprinkler System Provided: No	Estimated Building SQFT: 2458
Building Height: 15	Coastal Required: No
Current Florida Building Code: Florida Building Code 7th Edition (2020)	Exposure Category: B
Floodproofing Emergency Operations Insp/Maint plans are approved, per FEMA TB-3?: No	Flood Compliance Method: Not Applicable
Flood Required: No	Impact Protection: Impact Glass
Occupancy Load: 8	Sprinkler System Required: No

Stories: 1	Use and Occupancy Classification: Residential Group R-3
Wind Speed: 160 mph	

PLAN REVIEW 2	
Gross Floor Area: 2458	Living Area: 1655
Living Val/Sq. Ft: 112	Outside Area: 803
Outside Val/Sq. Ft: 112	Total Value: 275296

PLUMBING
Type of Plumbing Permit: Plumbing

ROOF
Type of Roof: Fiberglass Shingle

SANITARY SYSTEM
Type of Sanitary System: Septic

SETBACKS	
Front: 25.5	Left: 25
Rear: 20	Right: 26.5

ZONING REVIEW	
Co. Maint. Road: Yes	Coastal Bldg Zone: No
FEMA Required: No	Fire District: Lehigh Acres
Flood Compliance Required: No	Flood Zone: X
Land Use Category: University Village Interchange Area	Seaward Coastal Const. Line: No
Zoning: RS-1	

REQUEST AN INSPECTION ONLINE @ https://accelaaca.leegov.com or CALL 239-533-8997 OPTION 1
WHEN PROMPTED FOR THE PERMIT NUMBER ENTER RES2022-09372

Required Inspections

	DATE:	BY:
101 Foundation/Footing (101) only required if new concrete is poured		
102 Floor		
103 Tie Beam		
104 Columns/Pile		
105 Framing		
106 Final Structural		
107 Insulation		
110 Soffit/Exterior Siding		
130 Sheathing-strap-eng		
201 Rough Plumbing		
202 Tub Set		
204 Final Plumbing		
301 Temp Pole (optional)		
302 Temp Underground Power (optional)		
303 Service Change		
304 Rough Electric		
305 Final Electric		
306 Temp Comm Power		
308 House Meter		
310 Temp Overhead Power		
401 Rough HVAC		
402 Final HVAC		
501 Roof Dry In		
503 Final Roof		
Other Inspection		

Termite Certificate required prior to the final frame/aluminum inspection

THE ABOVE INSPECTION REQUIREMENTS ARE BASED ON THE TIME OF PERMIT ISSUANCE. IF ANY REVISIONS HAVE ADJUSTED THE ORIGINAL PERMIT THEN FURTHER INSPECTIONS MAY BE REQUIRED.
YOU MAY TRACK YOUR PERMIT ONLINE AT HTTPS://ACCELAACA.LEEGOV.COM.

FEDERAL AND STATE LAWS REQUIRE THAT FOR DEMOLITION AND RENOVATIONS THE OWNER AND/OR OPERATOR TO SUBMIT A NOTICE TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS AND /OR THE DEMOLITION OF A STRUCTURE. FOR MORE INFO CONTACT DEP AT 239-344-5600.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT THERE MAY BE ADDITIONAL RESTRICITIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

THIS PERMIT IS VOID IF THE FIRST INSPECTION IS NOT MADE WITHIN (6) MONTHS FROM THE DATE ISSUED OR IF NO INSPECTION HAS BEEN MADE FOR A PERIOD OF SIX (6) MONTHS FROM THE MOST RECENT PASSED INSPECTION. BUILDING PLANS MUST BE ON JOB AT TIME OF INSPECTION. REINSPECTION FEE $50.00

THIS CARD MUST BE PLACED ON A BOARD AT EYE LEVEL SO IT CAN BE READ FROM THE STREET AND BE PROTECTED FROM THE WEATHER.

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00028

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee County Port Authority filed an application for an administrative amendment to an Airport Operation Planned Development (AOPD) on a project known as Southwest Florida International Airport AOPD to add deviations to the approved planned development in Resolution Z-14-030:

> **Deviation (7) seeks relief from Land Development Code (LDC) Sec. 10-256(b)(1)e which requires all new development to construct the required bikeways and pedestrian facilities, to allow the required bikeways and pedestrian facilities to be constructed in accordance with the Land Development Code at the time of Development Order for the abutting parcels.**
>
> **Deviation (8) seeks relief from LDC Sec. 10-256(b)(3)c which requires all bikeways and pedestrian ways to be constructed prior to issuance of a certificate of compliance for the infrastructure of the development, to allow the required bikeways and pedestrian ways to be constructed in accordance with the Land Development Code at the time of the Development Order for the abutting parcels.**

the property is located at 11000 Terminal Access Road and the applicant has indicated that the property's current STRAP Number is 19-45-26-00-00002.0000 (see Exhibit "A"); and

WHEREAS, the property was originally rezoned by Resolution Z-92-012 (and was subsequently amended by Resolution Z-93-061, Resolution Z-95-092, PD-98-004, Resolution Z-00-037, ADD2004-00124, Resolution Z-06-030, ADD2008-00104, ADD2008-00162, ADD2009-00065, ADD2012-00102, ADD2013-00184, Resolution Z-14-030, ADD2016-00026, ADD2018-00015, ADD2019-00027 and ADD2020-00078); and

WHEREAS, the subject property is zoned Airport Operations Planned Development (AOPD) and is located in the Airports and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the applicant has submitted a narrative request and schedule of deviations and justifications enclosed as Exhibit "C"; and

WHEREAS, the applicant has provided a Master Concept Plan revised June 2020 that depicts the keyed locations of the deviations requested (Exhibit "D"); and

WHEREAS, the design and construction of the required bikeways and pedestrian ways will be required at the time of Development Order for the parcels abutting the realigned portion of Chamberlin Parkway and along all future roadways in accordance with the

applicable standards in LDC Section 10-256 within the non-aviation area north of the airport as shown on the Master Concept Plan revised June 2020 and attached as Exhibit "D"; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development (AOPD) is **APPROVED, subject to the following conditions:**

1. **The Development must be in substantial compliance with the amended Master Concept Plan, revised June 2020, and attached as Exhibit "D" for Deviations 7 and 8.**

2. **The Deviations approved by Resolution Z-14-030 are hereby amended to add the following deviations:**

   Deviation (7) seeks relief from Land Development Code (LDC) Sec. 10-256(b)(1)e which requires all new development to construct the required bikeways and pedestrian facilities to allow the required bikeways and pedestrian facilities to be constructed in accordance with the Land Development Code at the time of Development Order for the abutting parcels.

   Deviation (8) seeks relief from LDC Sec. 10-256(b)(3)c which requires all bikeways and pedestrian ways to be constructed prior to issuance of a certificate of compliance for the infrastructure of the development, to allow the required bikeways and pedestrian ways to be constructed in accordance with the Land Development Code at the time of the Development Order for the abutting parcels.

3. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect.**

4. **If it is determined that inaccurate or misleading information was provided to the**

County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 9/11/2020

Anthony Rodriguez, Principal Planner,for Audra Ennis, Zoning Manager

EXHIBITS
EXHIBIT A: LEGAL (Z-14-030)
EXHIBIT B: ZONING RESOLUTION Z-14-030
EXHIBIT C: NARRATIVE AND SCHEDULE OF DEVIATIONS
EXHIBIT D: MASTER CONCEPT PLAN (revised JUNE 2020)

EXHIBIT A

CASE NUMBER: ADD2020-00028

STRAP NUMBER

19-45-26-00-00002.0000

REVIEWED
ADD2020-00028
Daniel Munt, Planner
Lee County DCD
3/30/2020

Exhibit "B"

RESOLUTION NUMBER Z-14-030

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Lee County Port Authority, to amend the existing Airport Operations Planned Development (AOPD) zoning approvals to designate an additional 200± acres for non-aviation development north of Runway 6-24, in reference to RSW Non-Aviation AOPD Amendment; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on November 6, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00021 and recommended approval, subject to conditions and deviations, of the Request; and

WHEREAS, a second public hearing was advertised and held on February 18, 2015 before the Lee County Board of County Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing AOPD to designate an additional 200± acres for non-aviation development north of Runway 6-24. The designation would allow the future development of office, industrial, retail and hotel uses provided for in Lee Plan Table 5(a). Maximum heights are 95 feet for buildings and 250 feet for aviation facility towers. Development will connect to public potable water and sanitary sewer service. No development blasting is requested.

The property is located in the Airport and Wetlands Future Land Use Categories and is legally described in attached Exhibit "A." The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

02-18-15 Z

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

The following set of Conditions and Deviations represents a codification of previously approved Lee County Zoning Resolution No. Z-06-030:

1. The Conditions and Deviations approved in Zoning Resolution Z-06-030 are replaced by the conditions and deviations in this zoning approval.

   The following Administrative Amendments remain in effect:

   ADD2008-00162, approved 06/02/2009, amending Table 5 in Condition 3 of Z-06-030, to add "Animal Clinic" as a permitted use in Parcel H, and to increase the total permitted number of fuel pumps from 12 to 24;

   ADD2012-00102, approved 10/25/2012, adding "Automobile Service Station" as a permitted us on Parcel 1; and

   ADD2013-00184, approved 01/14/2014, adding "Restaurant, fast food," "Restaurant, Group II" and "Drive-through Facility.

   Copies of the foregoing are attached hereto as composite Exhibit "F."

2. Master Concept Plan/Development Parameters

   Development must be substantially consistent with the 4-page Master Concept Plan (MCP) entitled "Southwest Florida International Airport AOPD, Lee County Port Authority," last revised 02/2015, date-stamped "RECEIVED MAR 18 2015 COMMUNITY DEVELOPMENT," and attached hereto as Exhibit "C," except as modified by the conditions below.

   Development must comply with the LDC at time of local development order approval, except as approved by deviation or variance in this zoning resolution. Subsequent changes to the MCP will require further development approvals.

   Development intensity is limited to the development intensities set forth in Lee Plan Table 5(a).

3. Uses and Site Development Regulations

a. Schedule of Uses

The Schedule of Uses is set forth in attached Exhibit "D."

Accessory uses must be located on the same premises as the principal use and customarily incidental and subordinate to the principal use of the structure or premises.

b. Property Development Regulations

Refer to attached Exhibit "E."

Development perimeter setbacks must comply with §34-935(b)(1).

Buildings exceeding 95 feet in height must be authorized by deviation from §34-935(f)(3).

Where there are two or more principal buildings on a development tract, the buildings must be separated in accordance with §34-935(e)(4).

4. Open Space

Development order plans must depict open space in substantial compliance with the approved Open Space Calculations Table on Sheet 4 of the MCP.

5. Airport Park

The Port Authority must manage the 6,900 acre Airport Mitigation Park to provide habitat for Lee County, State and Federally listed species. The location of the habitat must be consistent with Lee County Development Order No. LDO2002-00101 - Airport Mitigation Park, approved on July 26, 2002, the terms of which are incorporated herein by reference. The development order plans for the 300-acre non-aviation area must identify the previously approved offsite indigenous mitigation and include a copy of the approved management plan for the mitigation area. Inclusion of this information in the first local development order application will satisfy the indigenous requirements of §10-415(b) for the entire AOPD.

6. Common Landscape Theme for Non-Aviation Lands North of Runway 6-24

The development of the property non-aviation lands north of Runway 6-24 must reflect a common landscaping theme. The landscaping theme must be reviewed and approved by the Lee County Department of Community Development prior to approval of each development order for a non-aviation use north of Runway 6-24.

7. Buffers and Daniels Parkway Buffer

A. Landscape plans accompanying development order applications for non-aviation use areas abutting Daniels Parkway must include an enhanced 25-foot-wide (15 feet wide adjacent to parcels 11a and 11b) Type "D" buffer along Daniels Parkway.

B. The buffer must include: 7 trees per 100 linear feet with a maximum 50% palm use, a double hedge row, and 33 ground covers per 100 linear feet. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority, the terms of which are incorporated herein by reference.

C. The landscape plans for non-aviation use areas must demonstrate internal buffering in compliance with Sheet 3 of the MCP.

8. Indigo Snake

A. Prior to initiating clearing activity, the developer must erect posters on the protection of eastern indigo snakes. The developer must submit a copy of the poster to Lee County Department of Environmental Sciences (DES) staff prior to local development order approval.

B. The poster must include the following information:

1. A photo of the eastern indigo snake,

2. A description of the snake,

3. The life history and listing status of the species, and

4. Instructions to contact a qualified biologist if the species is encountered.

C. If the developer encounters an eastern indigo snake, construction activities must cease and the snake allowed sufficient time to move away from the site or be relocated by the biologist. Construction may resume after the eastern indigo snake has vacated the area or has been relocated by the biologist. The developer must submit a report to DES staff indicating the number of eastern indigo snakes found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

9. American Alligators

The developer must allow American alligators located within wetland areas slated to be filled to move out of harm's way to another location on-site outside of the development area. In the alternative, American alligators must be relocated by a licensed wildlife trapper to another wetland on-site or to the Mitigation Park. If the developer encounters alligators during the filling of the wetlands, the developer must submit a report to DES staff indicating the number of alligators found and the method by which they were removed from the construction area. The report must include a copy of the relocation permit from the appropriate wildlife agency, if required.

10. Big Cypress Fox Squirrel

The developer must submit a Big Cypress Fox Squirrel survey for stick nests with all applications for development order approval. If potential nests/daybeds are located, the developer must conduct a five day Big Cypress Fox Squirrel survey to determine if the species is actively nesting. If Big Cypress Fox Squirrel are determined to be actively nesting, clearing or construction activity may not occur within 125 feet of the nest tree, or the distance approved by the latest Florida Fish and Wildlife Conservation Commission (FWC) guidelines, until the nesting is deemed completed and approved by FWC or Lee County staff.

11. Daniels Parkway Access

An access may not be constructed to Daniels Parkway unless authorized by the terms of the Controlled Access Resolution. The MCP may be amended administratively to add an access to Daniels Parkway opposite Commonwealth Drive, but only if the access is approved by the Board of County Commissioners through an amendment to the Daniels Parkway Controlled Access Resolution. The developer must obtain a County right-of-way permit to construct the access.

12. Fort Myers Petroleum Storage Terminal DRI (GATX DRI)

A. The Fort Myers Petroleum Storage Terminal must submit an annual monitoring report providing a record of the vehicular traffic measured at the Fort Myers Petroleum Storage Terminal entrances/exits at Fuel Farm Road to the Lee County Departments of Transportation and Community Development.

B. If the GATX site is used for purposes other than those approved in the Fort Myers Petroleum Storage Terminal DRI, the DRI must be abandoned prior to the issuance of a local development order.

C. In order to develop within the area encompassed by the GATX DRI, the MCP must be amended to depict and identify uses and proposed development.

13. Tall Structures

Development is subject to §34-1008, "Permit for Tall Structures." Depending on the height and location of proposed structures, the developer may need to submit an application to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine the airspace impacts of proposed permanent buildings, wireless communication facilities, and temporary construction equipment (cranes).

14. Vehicular/Pedestrian Impacts

Zoning approvals do not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

15. Lee Plan Consistency

Zoning approvals do not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as the remainder of the Lee Plan.

16. Concurrency

This zoning resolution does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan. The developer must demonstrate compliance with the concurrency requirements of the Lee Plan prior to local development order approval.

17. Solid Waste.

Development order plans for vertical development must comply with §10-261 and Lee County Solid Waste Ordinance No. 11-27 for the pick-up/disposal of solid waste and recyclables.

18. Development Permits.

Issuance of a Lee County development permit does not grant the right to obtain permits from State or Federal agencies. A Lee County development order does not render the County liable for the applicant's subsequent failure to obtain State or Federal agency approvals or to fulfill obligations imposed by those agencies. Further, the County is not liable for actions by the developer that are in violation of State or Federal laws.

19. Conflicts Between Regulations

In the event of a conflict between the provisions of the LDC and the Federal Aviation Administration's (FAA), Federal Air Regulations (FAR) or other FAA policies, advisories, and regulations applicable to this airport, then such FAA policies, advisories and regulations will control.

20. Design for Transit

The developer must amend the MCP to reflect the conceptual location of transit facilities in anticipation of future transit service to non-aviation land areas. Given the non-aviation land area consists of 300 acres, the MCP must reflect a minimum of three conceptual locations for transit facilities. Site plans submitted with development order applications in non-aviation development areas south of Daniels Parkway must be designed with consideration for the likelihood of future transit service to the area. When transit service is available to non-aviation land areas, all development order applications must include the transit facilities required under the LDC.

SECTION C. DEVIATIONS:

1. Excavations – Depth

Deviation (1) seeks relief from the §10-329(d)3.b. requirement to provide excavation for water retention to a maximum depth of 20 feet, to allow a depth of 25 feet. This deviation is APPROVED, SUBJECT TO the following conditions:

A. A water retention pond may be dug to a maximum depth of 25 feet or the confining layer, whichever comes first; and this deviation applies only to the aviation areas as depicted on the attached MCP.

B. A post-construction bathymetric survey, sealed by a licensed Florida Professional Surveyor and Mapper (PSM), must be submitted prior to issuance of a Certificate of Compliance. The Lee County Port Authority must maintain the water quality of the deep lake in perpetuity.

C. The trees required per §10-329(e)(3)(a)(2) are not required due the potential of attracting hazardous wildlife to the airport.

2. Excavations – Bank Slope

Deviation (2) seeks relief from the §10-329(d)4 requirement that slopes for lake excavation be 6:1, to allow a lake slope of 2:1. This deviation is APPROVED.

3. Surface Water Management Systems

Deviation (3) seeks relief from the §10-418 requirement that surface water management system designs must be sinuous, planted with littoral shelves, herbaceous plants, and include no more than 20% hardening of the lake shoreline, to allow fewer plantings and hardening of 100% of the lake shoreline. This deviation is APPROVED, SUBJECT to the following conditions:

A. Aviation Area

The ponds/excavations, where this deviation will be utilized, are shown on the local development order plans and the planting plans are approved by the DES staff prior to local development order issuance.

B. Non-Aviation Area

As part of local development order approval for the non-aviation use areas, the landscape plans must provide an alternative littoral planting design consistent with the following steps:

1. The square footage of the required littoral shelf must be calculated by multiplying the linear feet of shoreline by 25% followed by the required 20-foot width;

2. The square footage of the required compensatory littoral shelf must be calculated by multiplying the linear feet of hardened shoreline by the required 5-foot width;

3. The results of above steps (1) and (2) must be summed to provide an overall square footage of required littoral shelf;

4. Canopy trees must be calculated 20' on-center and shrubs must be calculated 3' on-center. These plantings must meet the standards of §§10-420(c) and (d);

5. The canopy trees and shrubs must be dispersed around the lakes in minimum 1,000 square foot planting beds outside the lake maintenance area; and

6. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" created by the Lee County Port Authority.

4. Open Space

Deviation (4) seeks relief from the §10-415(b) requirement that 50% of required open space, or 657.3 acres, consisting of the on-site preservation of existing indigenous vegetation, allow use of the preserved indigenous vegetation at mitigation park (identified in Lee Plan Map 3M) totaling 4,928.0 acres as depicted on the exhibit titled "Indigenous Preservation at Airport Mitigation Park," attached hereto as Exhibit "G," to meet this requirement for development within the Airport AOPD. This deviation is APPROVED, SUBJECT TO Condition 5 herein.

5. Landscape Standards

Deviation (5) seeks relief from the §10-416(a)(4) requirement that one tree be provided for each 3,500 square feet of development area to eliminate this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:

A. The trees are to be installed in areas that do not affect the safe operation of aircraft; and

B. This deviation applies only to Aviation Areas.

6. Excavations

Deviation (6) seeks relief from the §10-329(d)(1)a.2. requirement that no excavations are allowed within 50 feet measured from the control elevation to an existing or proposed right-of-way line or easement for a collector or arterial street unless granted an administrative deviation in accordance with §10-104, to allow setbacks of less than 50 feet for two lakes. This deviation is APPROVED, along Skyplex Boulevard to zero (0) feet and along Daniels Parkway to 30 feet. The Development Services Director may require protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as part of the local development order process.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Schedule of Uses
Exhibit E: Property Development Regulations
Exhibit F: Composite exhibit of 3 Administrative Amendments still in effect
Exhibit G: Indigenous Preservation at Airport Mitigation Park

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

c. is compatible with existing or planned uses in the surrounding area;

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location;

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Larry Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

ADD2020-00028 Lee County ePlan

DULY PASSED AND ADOPTED this 18th day of February, 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: Theresa King
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

John J. Fredyma
Senior Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
TK
2015 MAR 30 AM 11: 19

Case No. DCI2013-00021

ADD2020-00028 Lee County ePlan

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

EARL E. JOHNSON
1914-1985

Applicant's Legal Checked
by _____

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
FORREST H. BANKS
PRESIDENT
STEVEN K. MORRISON
PARTNERS
GARY R. BULL
DAN W. DICKEY
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CHRIS D. HAGAN
KENTON R. KEUNE
PATRICIA H. NEWTON
W. BRIAN POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER
ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked
by _____ 6/28/2004

EXHIBIT A

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08'.03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve, having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683

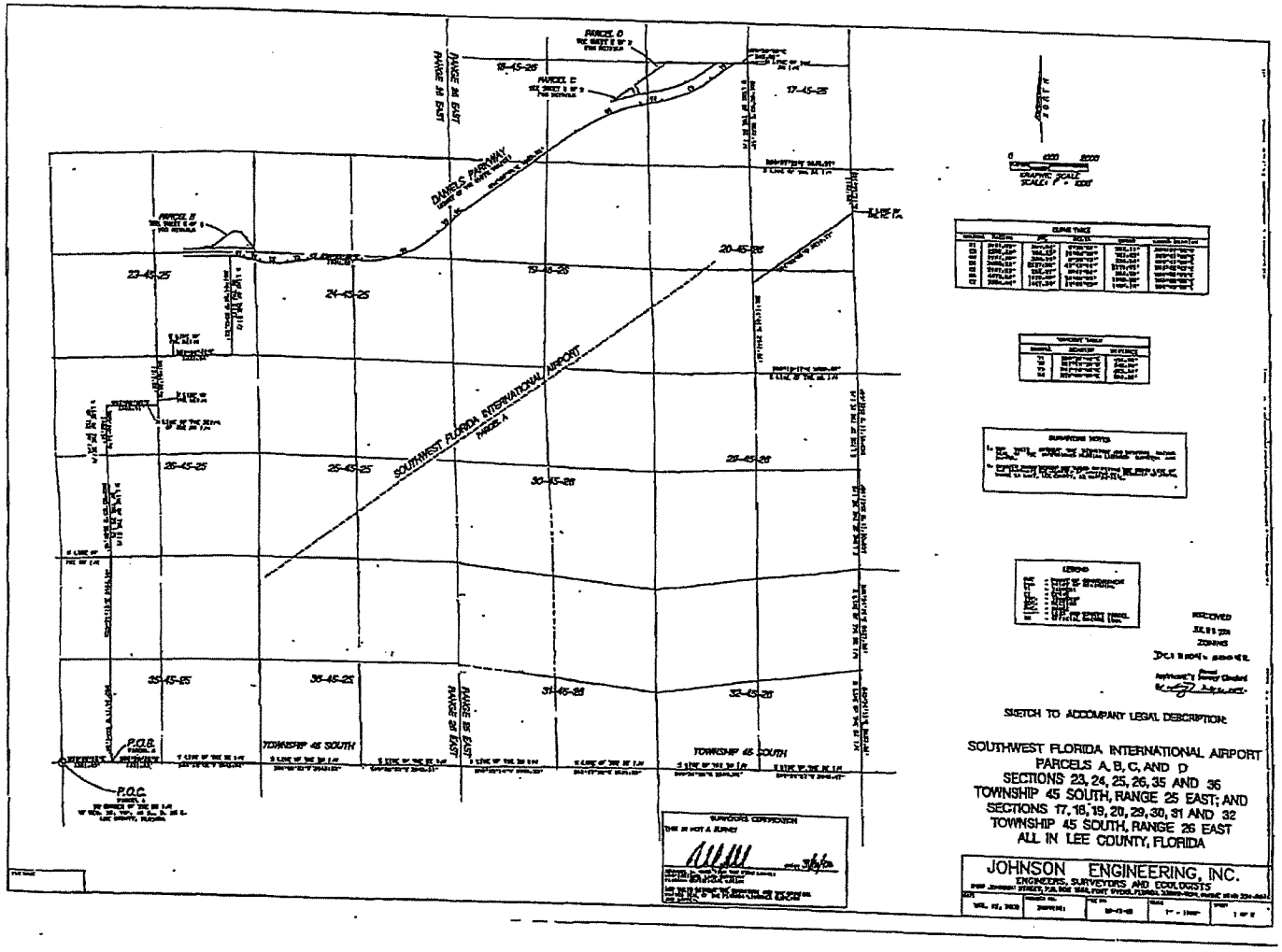


Exhibit A
Page 6 of 6

DCI2013-00021

Zoning Map

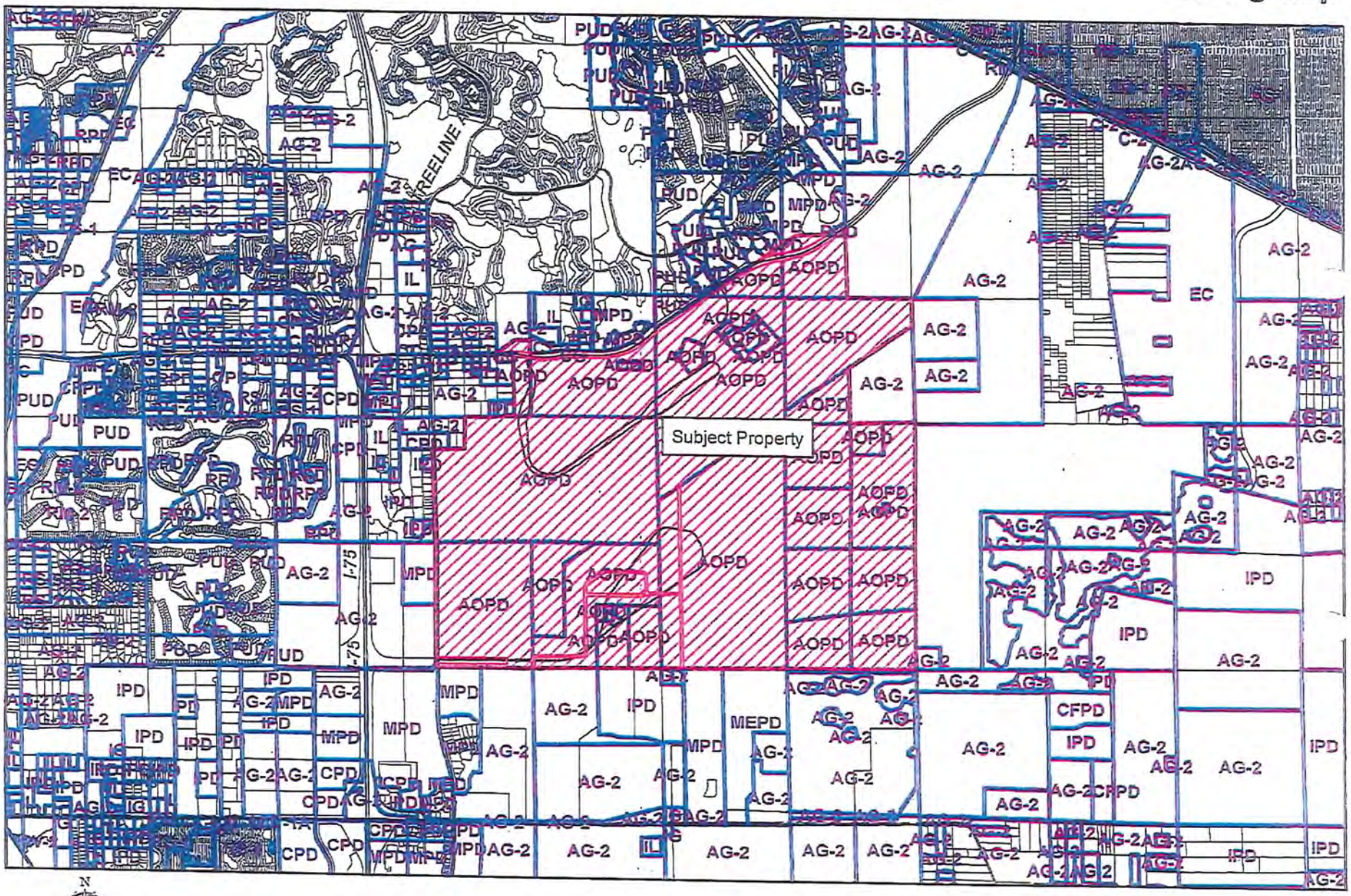
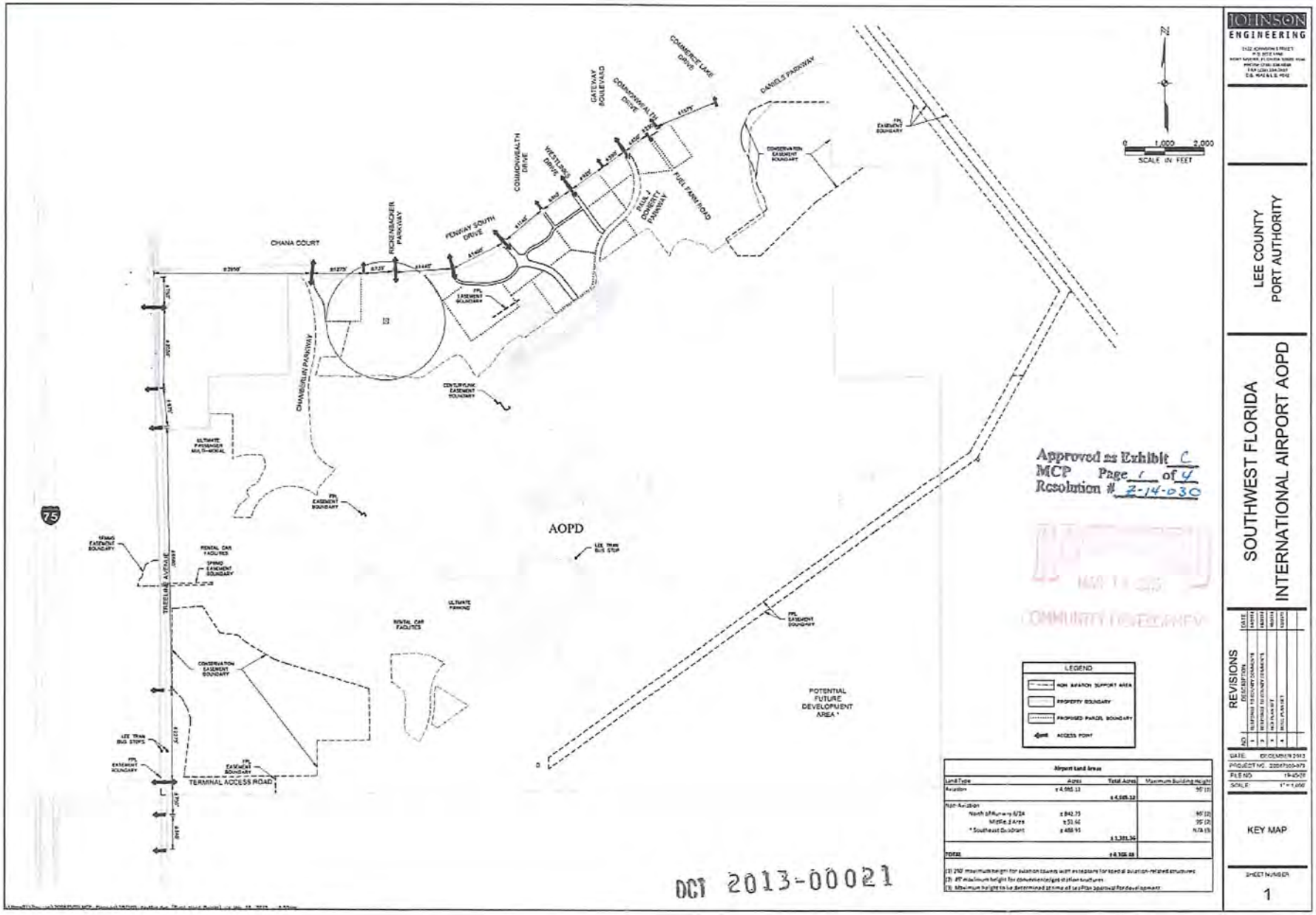


EXHIBIT B

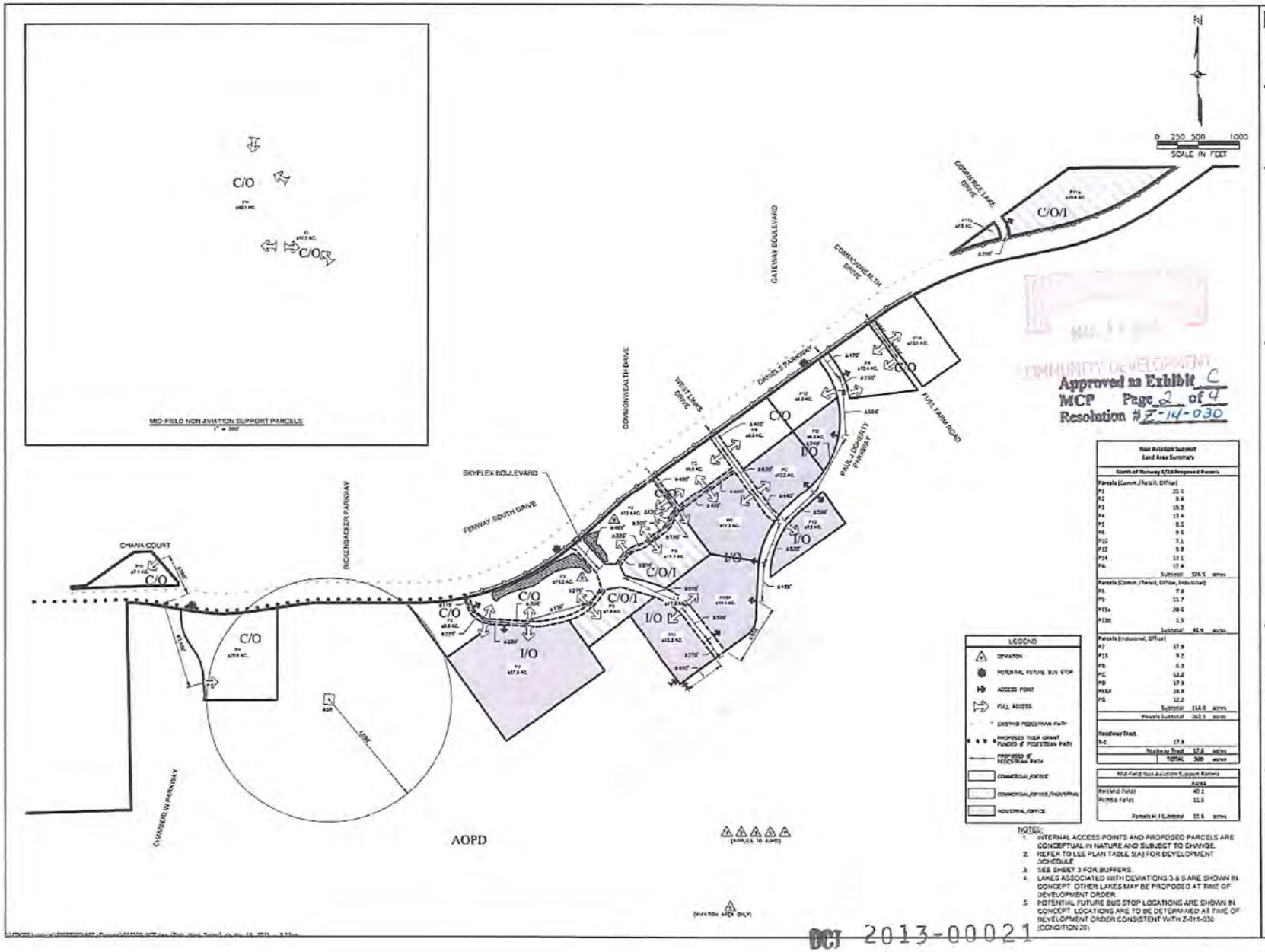
ADD2020-00028 Lee County ePlan



Airport Land Areas			
Land Type	Acres	Total Acres	Maximum Building Height
Aviation	± 4,995.12	± 4,995.12	50' (1)
Non-Aviation			
North of Runway 6/24	± 842.73		50' (2)
Middle 2 Area	± 51.66		35' (2)
* Southeast Quadrant	± 408.93	± 1,303.34	N/A (3)
TOTAL		± 6,298.46	

(1) 250' maximum height for aviation towers with exceptions for lighted aviation-related structures
(2) 45' maximum height for convenience/gas station features
(3) Maximum height to be determined at time of site plan approval for development

ADD2020-00028 Lee County ePlan

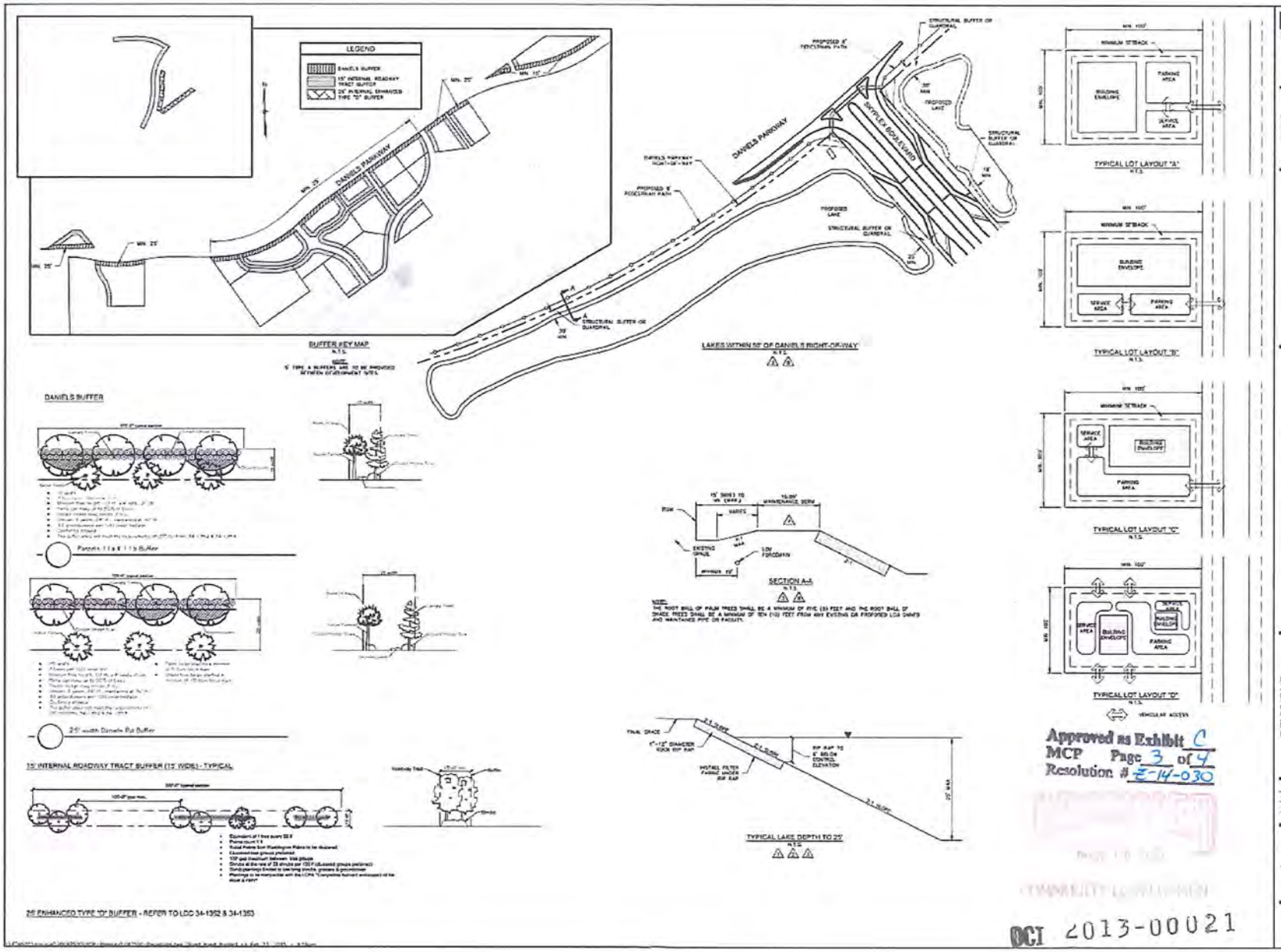


Non Aviation Support Land Area Summary	
North of Runway 5/23 Proposed Parcels	
Parcels (Comm./Retail, Office)	
P1	25.0
P2	8.6
P3	15.3
P4	13.4
P5	8.5
P6	9.6
P10	7.1
P12	9.8
P14	13.1
P16	17.4
Subtotal	126.5 acres
Parcels (Comm./Retail, Office, Industrial)	
P8	7.8
P9	11.7
P11a	20.6
P11b	1.5
Subtotal	41.6 acres
Parcels (Industrial, Office)	
P7	17.9
P13	9.7
P15	6.3
P2	12.2
P3	17.3
P15A	18.9
P5	12.2
Subtotal	114.0 acres
Parcels Subtotal	282.1 acres
Roadway Tract	
R-1	17.8
Roadway Tract	17.8 acres
TOTAL	300 acres

Mid-Field Non Aviation Support Parcels	Acres
P4 (Mid-Field)	40.1
P6 (Mid-Field)	11.5
Parcels M-1 Subtotal	51.6 acres

DCI 2013-00021

ADD2020-00028 Lee County ePlan



Approved as Exhibit C
MCP Page 3 of 4
Resolution # Z-14-030

DCI 2013-00021

JOHNSON ENGINEERING

rsm design, inc.

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISED TO COUNTY COMMENTS	06/13/14	TSG/TH
2	REVISED TO COUNTY COMMENTS	08/01/14	TSG/TH
3	MCP SUBMITTAL	10/23/14	TSG/TH
4	RESUBMITTAL	12/22/14	TSG/TH

DATE: DECEMBER 2013
PROJECT NO: 2058705-079
FILE NO: 19-41-28
SCALE: AS SHOWN

DEVIATIONS & TYPICAL DETAILS

SHEET NUMBER
3

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total Site: 9,266.43 acres

Open Space for Aviation Land Development Areas: Open Space requirement is 20% (industrial - large projects).
Open Space is calculated based upon non-movement areas of airport, so the area calculated for open space does not include runways, taxiways, taxilanes and aprons.

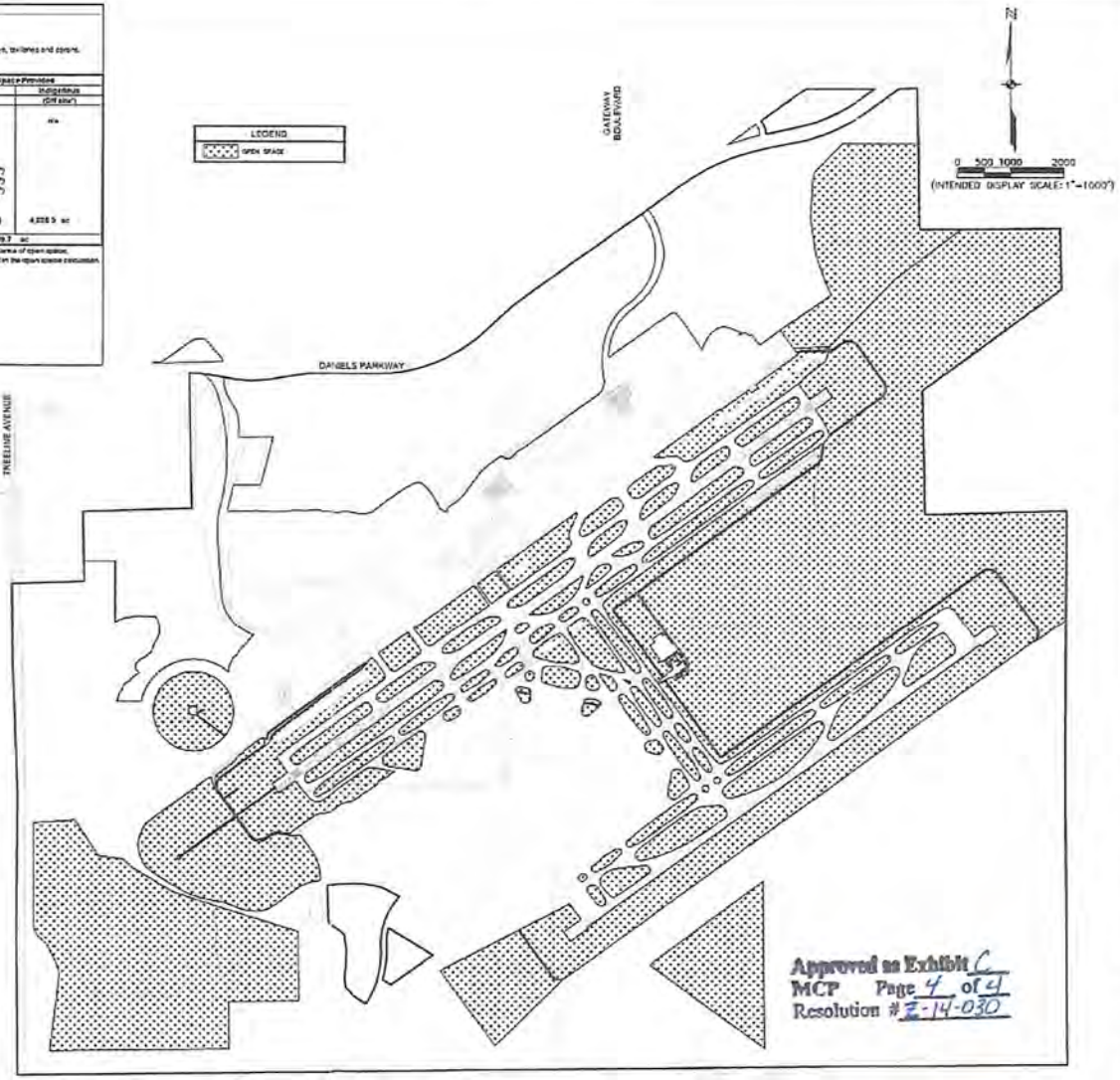
	Acres		Open Space Requirement		Min. Open Space Required	Open Space Provided: General (on site)	Open Space Provided: Indigenous (Off site*)
Runways, Taxiways, Taxilanes & Aprons	484.1 ac		n/a		n/a	n/a	n/a
Aviation Land Development Areas	4,531.6 ac	@	20%	=	906.2 ac	2,203.2 ac	
Non Aviation Support Areas							
North of Runway 6/24 (subject to AOPD Amendment)	320.6 ac	@	30%	=	96.0 ac	30.0 ac (19%*)	
Other Non-Aviation North of Runway 6/24 (future)	542.8 ac	@	30%	=	162.8 ac	54.3 ac (10%*)	
Multi-Mil (subject to AOPD Amendment)	31.7 ac	@	30%	=	13.5 ac	5.2 ac (16%*)	
Southeast Quadrant (future)	457.6 ac	@	30%	=	146.1 ac	13.0 ac	
Subtotal						2,371.7 ac (37%)	4,008.5 ac
Totals	6,346.6 ac				1,314.6 ac	7,299.7 ac	

Indigenous Vegetation requirement is 50% of required open space.
1,314.61 acres x 50% = 657.3 acres Indigenous Open Space required
657.3 acres General Open Space required
Total Open Space required: 1,314.6 acres

Because of the abundance of open space, areas are not included in the open space calculation.

* Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1.
657.3 acres x 3 = 1,971.9 acres Indigenous Open Space offsite required
Indigenous Vegetation requirement is allowed to be met off site at a 3:1 ratio for the AOPD.
Preservation of indigenous Vegetation is not precluded onsite where possible.

* Individual lots shall provide 10% open space per LDC Section 34-411(b)



Approved as Exhibit C
MCP Page 4 of 4
Resolution # Z-14-030

JOHNSON ENGINEERING

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	RS	MCP/Resp. Comments Comments	12/17/13
2	RS	MCP/Resp. Comments	12/19/13
3	RS	MCP/Resp. Comments	12/20/13

DATE: DECEMBER 2013
PROJECT NO: 2005120479
FILE NO: 194528
SCALE: 1" = 1,000'

OPEN SPACE EXHIBIT

SHEET NUMBER
4

DCI 2013-00021

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (Includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 34-2141 et seq., 34-3106	P	P	P	P	P	P
Administrative offices	Note (1)	P	P	P	P	P	---
Agricultural services: office/base operations		---	---	---	---	---	---
Agricultural uses and agricultural accessory uses		---	---	---	---	---	P
Aircraft food services and catering		P	---	---	P	P	---
Aircraft landing facilities, private	34-1231 et seq.	P	---	---	---	---	---
Airport operations facilities		P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	34-1175	Refer to 34-1 for regulations					
Animals:							
Clinic or kennel	34-1321 et seq.	---	P	P	P	P	---
Control center (including Humane Society)		---	---	P	P	P	---
ATM (automatic teller machine)		P	P	P	P	P	---
Auto parts store	34-1353	---	P	P	---	P	---
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353	---	P	P	---	P	---
Automobile service station	34-1351, 34-1353	---	P	P	---	P	---
Bait and tackle shop	Note (49)	---	---	P	---	P	---
Banks and financial establishments (34-622(c)(3)):							
Group I		---	P	P	P	P	---
Group II		---	P	P	P	P	---
Bar or cocktail lounge	34-1261 et seq.	P (in Terminal only)	P	P	---	P	---
Boats:							
Boat parts store		---	---	P	---	P	---
Boat rental		---	---	P	---	P	---
Boat repair and service	34-1352, 34-3001 et seq.	---	---	---	P	P	---
Boat sales		---	---	P	P	P	---
Boat storage, dry		---	---	---	P	P	---
Broadcast studio, commercial radio and television	34-1441 et seq.	---	---	P	P	P	---
Building material sales (34-622(c)(4))	34-3001 et seq.	---	---	P	P	P	---
Business services (34-622(c)(5)):							
Group I		P	P	P	P	P	---
Group II		P	P	P	P	P	---
Bus station/depot	34-1381 et seq.	P	---	---	---	---	---
Car wash	34-1353	P	P	P	---	P	---
Cleaning and maintenance services (34-622(c)(7))		P	P	P	P	P	---
Clothing stores, general (34-622(c)(8))		P (in Terminal only)	P	P	---	P	---
Clubs:							
Commercial		---	---	P	P	P	---
Fraternal, membership organization	34-2111	P	---	P	P	P	---
Private	34-2111	---	P	P	P	P	---
Cold storage, pre-cooking, warehouse and processing plant		P	---	---	P	P	---
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.					
Computer and data processing services		P	P	P	P	P	---
Consumption on premises	34-1261 et seq., Note (49)	P (in Terminal only)	P	P	---	P	---

EXHIBIT D

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Airfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Non-Aviation Area: Future Development Area
Contractors and builders (34-622(c)(9)), all groups	34-1352 34-3001 et seq.	---	---	P	P	P	---
Convenience food and beverage store	34-1353	P	P	P	---	P	---
Cultural facilities (34-622(c)(10))		---	---	P	---	P	---
Department store		---	---	P	---	P	---
Drive-through facility for any permitted use		P	P	P	P	P	---
Drugstore, pharmacy		P	P	P	---	P	---
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	---
Emergency operations center		P	P	P	P	P	---
EMS, fire or sheriff's station		P	P	P	P	P	---
Essential services	Note (1), 34-1611 et seq., 34-1741 et seq.	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):							
Group I	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	P	P	P	P	P
Group II	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P	---	---	P	P	P
Excavation:							
Water retention	34-1651	P	P	P	P	P	P
Excess spoil removal	subject to Sec. 10-329	P	P	P	P	P	P
Factory outlets (point of manufacture only)		---	---	P	P	P	---
Farm equipment, sales, storage, rental or service		---	---	P	P	P	---
Fences, walls	Note (1), 34-1741 et seq.	P	P	P	P	P	P
Food and beverage service, limited	Note (1)	P	P	P	P	P	---
Food stores (34-622(c)(16)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	---	P	---
Freight and cargo handling establishments (34-622(c)(17))		P	---	---	P	P	---
Gasoline dispensing system, special		P	---	---	P	P	---
Gift and souvenir shop	Note (49)	P	P	P	---	P	---
Hardware store		---	---	P	---	P	---
Health care facilities (34-622(c)(20)):							
Group III		---	P	P	P	P	---
Heliport or helistop		P	---	---	P	P	---
Hobby, toy and game shops (34-622(c)(21))		P	P	P	---	P	---
Hotel/motel	34-1801 et seq., Note (36)	---	P	P	---	P	---
Household and office furnishings (34-622(c)(22)), all groups		---	---	P	---	P	---
Impound yard (34-1831 et seq., 34-2443)		P	---	---	---	P	---
Insurance companies (34-622(c)(23))		---	---	P	P	P	---
Laundry or dry cleaning (34-622(c)(24)):							
Group I		---	P	P	---	P	---
Group II		---	P	P	P	P	---
Lawn and garden supply stores	34-2081	---	---	P	---	P	---
Library	Note (28)	---	---	P	P	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Maintenance facility (Government)		P	P	---	P	P	---
Manufacturing of:							
Apparel products (34-622(c)(1))	Note (5)	---	---	P	P	P	---
Boats	Note (5)	---	---	---	P	P	---
Chemical and allied products (34-622(c)(6))							
Group I	Note (5)	---	---	P	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Electrical machinery and equipment (34-622(c)(11))	Note (5)	---	---	P	P	P	---
Fabricated metal products (34-622(c)(14)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Food and kindred products (34-622(c)(15)):							
Group III	Note (5)	---	---	P	P	P	---
Furniture and fixtures (34-622(c)(18))	Note (5)	---	---	P	P	P	---
Leather products (34-622(c)(25)):							
Group II	Note (5)	---	---	---	P	P	---
Lumber and wood products (34-622(c)(26)):							
Groups I, III, IV, V and VI	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Machinery (34-622(c)(27)), all groups	Note (5)	---	---	P	P	P	---
Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (5)	---	---	P	P	P	---
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups	Note (5)	---	---	P	P	P	---
Paper and allied products (34-622(c)(31))							
Group II	Note (5)	---	---	P	P	P	---
Group III	Note (5)	---	---	P	P	P	---
Rubber and plastic products (34-622(c)(44)):							
Group I	Note (5)	---	---	---	P	P	---
Group II	Note (5)	---	---	---	P	P	---
Stone, clay, glass and concrete products (34-622(c)(48))							
Group I	Note (5)	---	---	---	P	P	---
Group III	Note (5)	---	---	---	P	P	---
Group IV	Note (5)	---	---	---	P	P	---
Textile mill products (34-622(c)(50)), all groups	Note (5)	---	---	---	P	P	---
Transportation equipment (34-622(c)(52)):							
Group I	Note (5)	P	---	P	P	P	---
Groups II, III and IV	Note (5)	---	---	---	P	P	---
Medical office		P	---	P	P	P	---
Mobile home dealers	34-1352	---	---	P	P	P	---
Motion picture production studio		---	---	P	P	P	---
Nightclubs	34-1261 et seq.	P	P	P	---	P	---
Nonstore retailers (34-622(c)(30)), all groups		---	---	P	---	P	---
Parcel and express services		P	P	P	P	P	---
Package store	34-1261 et seq.	---	---	P	---	P	---
Paint, glass and wallpaper		---	---	P	P	P	---
Parks (34-622(c)(32)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	C/O Commercial / Office	I/O Industrial / Office	C/I/O Commercial / Industrial / Office	Future Development Area
Parking lot:							
Accessory		P	P	P	P	P	---
Commercial		P	P	P	P	P	---
Garage, public parking		P	P	P	P	P	---
Temporary	34-2022	P	P	P	P	P	---
Personal services (34-622(c)(33)):							
Group I	34-3021	P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Pet services		P	P	P	---	P	---
Pet shop		---	---	P	---	P	---
Pharmacy		P	P	P	---	P	---
Photofinishing laboratory	Note (5)	---	P	P	P	P	---
Place of worship	Note (28), 34-2051 et seq.	P	P	P	P	P	---
Post office		P	---	P	P	P	---
Printing and publishing (34-622(c)(36))	Note (5)	---	---	P	P	P	---
Processing or packaging of agricultural or fish products	Note (5)	P	---	---	P	P	---
Processing and warehousing		P	---	---	P	P	---
Real estate sales office	34-1951 et seq., 34-3021	P	P	P	P	P	---
Recreation facilities:							
Commercial (34-622(c)(38)) Groups I, IV		P	P	P	P	P	---
Commercial (34-622(c)(38)) Group III		---	P	P	P	P	---
Group V		---	---	P	P	P	---
Recycling facility		P	---	---	P	P	---
Religious facilities	Note (28), 34-2051 et seq.	P	---	P	---	P	---
Rental or leasing establishment (34-622(c)(39)):							
Group I	34-1352, 34-3001 Note (49)	P	P	P	---	P	---
Group II	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	P	---	P	---
Group III	34-1352, 34-3001 et seq.	P	---	P	P	P	---
Group IV	34-1201 et seq., 34-1352 34-3001 et seq.	---	---	---	P	P	---
Repair shops (34-622(c)(40)):							
Group I		---	---	P	P	P	---
Groups II, III, IV		---	---	---	P	P	---
Group V		---	---	---	P	P	---
Research and development laboratories (34-622(c)(41)):							
Group I		---	---	P	P	P	---
Group II		---	---	P	P	P	---
Group III		---	---	---	P	P	---
Group IV		---	---	P	P	P	---
Restaurant, fast food	34-1353	P	P	P	---	P	---
Restaurants (34-622(c)(43)):	Note (49)						
Groups I and III		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group IV		---	P	P	---	P	---

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)
AOPD
SCHEDULE OF USES

	Special Notes or Regulations	Aviation Area (includes Terminal)	Non-Aviation Area: Midfield	Non-Aviation Area: C/O Commercial / Office	Non-Aviation Area: I/O Industrial / Office	Non-Aviation Area: C/I/O Commercial / Industrial / Office	Future Development Area
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P	P	P	P	---
Schools:							
Commercial (34-622(c)(45))	34-2381	P	P	P	P	P	---
Self-service fuel pumps	Note (24)	P	P	---	P	P	---
Signs in accordance with chapter 30	Note (1)	P	P	P	P	P	P
Social services (34-622(c)(46)):							
Group I		---	---	P	---	P	---
Group II		---	---	P	---	P	---
Group III	Note (28) & (47)	---	---	P	---	P	---
Group IV	Note (28) & (47)	---	---	P	---	P	---
Specialty retail shops (34-622(c)(47)):							
Group I		P	P	P	---	P	---
Group II		P	P	P	---	P	---
Group III		---	---	P	---	P	---
Group IV		---	---	P	---	P	---
Storage:							
Indoor only	Note (1), 34-3001 et seq.	P	P	P	P	P	---
Storage, open	Note (5), 34-3001 et seq. 34-1352	P	---	---	P	P	---
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	P	---	---	---	---	---
Studios (34-622(c)(49))		---	P	P	P	P	---
Tactical training (df)	34-2471	P	---	---	---	---	P
Temporary uses	Note (1), 34-3041 et seq.	P	P	P	P	P	P
Theater, indoor	34-2471 et seq.	---	---	P	---	P	---
Transportation services (34-622(c)(53)):							
Group II		P	---	---	P	P	---
Group III		P	---	---	P	P	---
Group IV		P	---	---	P	P	---
Truck stop, trucking terminal		P	---	---	P	P	---
Used merchandise stores (34-622(c)(54)):							
Group I		---	---	P	---	P	---
Groups II, III and IV		---	---	P	---	P	---
Variety store		P	P	P	---	P	---
Vehicle and equipment dealers (34-622(c)(55)):							
Groups I, II, and III	34-1352	---	---	P	---	P	---
Group IV	34-1352	---	---	P	P	P	---
Group V	34-1352	P	---	---	P	---	---
Warehouse:							
High cube		P	---	---	P	P	---
Mini-warehouse		---	---	---	P	P	---
Private		P	---	---	P	P	---
Public		P	---	---	P	P	---
Cold storage only		P	---	---	P	P	---
Wholesale establishments (34-622(c)(56)):							
Groups I, III and IV		---	---	---	P	P	---

Notes:

(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.

(5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.

(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(28) Not permitted in Airport Noise Zone B.
(36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-435(b)(5)a.
(49) See section 34-3152

Property Development Regulations
DCI2013-00021 – RSW – Non-Aviation AOPD Amendment

Non-Aviation Areas

Commercial or Office Development Regulations

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet, however buildings may be set back 0 feet at bulkheaded locations, subject to Lee County development order review and approval.
Maximum Lot Coverage:	60%
Minimum Building Separation:	20 feet

Industrial Development Regulations

Minimum Lot Area:	30,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	150 feet
Minimum Building Setbacks	
Street:	40 feet Daniels Parkway
	20 feet Internal Streets
Side:	15 feet
Rear:	20 feet
Waterbody:	20 feet

Aviation Area (including Terminal)

Minimum Lot Area:	20,000 Square Feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet
Minimum Setbacks	
Internal Street:	20 feet
Side:	25 feet
Rear:	10 feet
Waterbody:	20 feet
Maximum Lot Coverage:	55%
Minimum Building Separation:	20 feet

Maximum Building Height

95 feet for building heights
250 feet for aviation facility towers

There may be exceptions to the maximum building height regulations for special aviation related structures such as the air traffic control tower and other aviation related structures specifically required by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT)

Development Perimeter Setbacks

In compliance with LDC 34-935(b)(1).

EXHIBIT E

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00162

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee County Port Authority filed an application for administrative approval to a Airport Operations Planned Development on a project known as Southwest Florida International Airport to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

on property located at 11000 Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See legal description attached hereto as Exhibit A

WHEREAS, the property was originally rezoned in case number Z-92-012 (with subsequent amendments in case number DCI2004-00042; Z-06-030 supersedes all prior resolutions); and

WHEREAS, the subject property is located in the Airport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant is requesting to modify Exhibit E of Lee County Zoning Resolution to reflect the changes made to Table 5 of the Lee Plan in this Administrative Action; and

WHEREAS, Condition 3 of Lee County Zoning Resolution Z-06-030 requires the development to be in compliance with Table 5 of the Lee Plan; and

WHEREAS, Table 5 of the Lee Plan was attached as Exhibit E of Lee County Zoning Resolution Z-06-030; and

WHEREAS, subsequent to the signing of Lee County Zoning Resolution Z-06-030 Table 5 of the Lee Plan has been amended in Comprehensive Plan Amendments CPA2005-00010 and CPA2007-00057; and

WHEREAS, Comprehensive Plan Amendment CPA2005-00010 amended Lee Plan Table 5 to increase the overall number of permitted fuel pumps from 12 to 24; and

EXHIBIT F

WHEREAS, Comprehensive Plan Amendment CPA2007-00057 renamed Table 5 to Table 5(a) of the Lee Plan and modified the development parameters and schedule to consolidate the future development plans for Southwest Florida International Airport; and

WHEREAS, the revisions to Lee Plan Table 5 included in CPA2007-00057 also permitted a maximum of 40,000 square-feet of non-aviation related Commercial and Service uses and included a square-footage conversion option for the Light Manufacturing and Warehouse uses; and

WHEREAS, Animal Kennel and Clinic uses were included in the revised Lee Plan Table 5(a) under Commercial and Service uses; and

WHEREAS, the applicant is requesting to include Animal Kennel and Clinic in the list of approved uses within Parcel H of the Master Concept Plan; and

WHEREAS, the proposed administrative action will bring the zoning approved in Lee County Zoning Resolution Z-06-030 into compliance with the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development to:

1. Amend Table 5 as referenced in Condition 3 of Resolution No. Z-06-030; and

2. Add "Animal Kennel and Clinic" as a permitted use within Non-Aviation Use Area Parcel H; and

3. Increase the total permitted fuel pumps from 12 to 24;

is **APPROVED, subject to the following conditions.**

1. **The Development must be in compliance with the amended Table 5 of the Lee Plan attached hereto as Attachment A. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

2. **Final Plan Approval is required prior to issuance for a local Development Order for non-aviation related commercial uses.**

3. **Animal Kennel and Clinic is a permitted use in Non-Aviation Use Area Parcel H.**

4. **Any future changes to Table 5 of the Lee Plan will require additional zoning approvals prior to Development Order approval.**

DULY SIGNED this 2nd day of June, A.D., 2009.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

CARL E. JOHNSON
1914-1998

RECEIVED
DEC 11 2008
COMMUNITY DEVELOPMENT

April 21, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A, B, C AND D
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA

PARCEL A

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" E a distance of 1321.80 feet to the Point of Beginning.

From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence

CHAIRMAN
FORREST H. BANKS
PRESIDENT
STEVEN K. MORRISON
PARTNERS
GARY R. BULL
DAN W. DICKEY
JOSEPH W. EBNER
ARCHIE T. GRANT, JR.
CHRIS D. HAGAN
KENTON R. KEILING
PATRICIA H. NEWTON
W. BRITT POMEROY
ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER
ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked
by 6/23/2004

Applicant's Legal Checked
by 12-15-08

ADD 2008-00162

Exhibit AA-3.C.1

southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40") (chord 751.53 feet) (chord bearing S 89° 41' 08" E) for 754.65 feet to a point of tangency; thence N 81° 16' 32" E for 542.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 08° 50' 48") (chord 336.55 feet) (chord bearing N 85° 41' 56" E) for 336.88 feet to a point of tangency; thence S 89° 52' 40" E for 1090.00 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 2980.56 feet (delta 42° 49' 14") (chord 2176.07 feet) (chord bearing N 68° 42' 43" E) for 2227.55 feet to a point of tangency; thence N 47° 18' 06" E for 623.86 feet to a point of curvature; thence northeasterly along the arc of a curve to the right of radius 2181.83 feet (delta 06° 41' 54") (chord 254.93 feet) (chord bearing N 50° 39' 03" E) for 255.07 feet to a point of tangency; thence N 54° 00' 00" E for 3655.05 feet to a point of curvature; northeasterly along the arc of a curve to the right of radius 4473.66 feet (delta 24° 00' 00") (chord 1860.25 feet) (chord bearing N 66° 00' 00" E) for 1873.92 feet to a point of tangency; thence N 78° 00' 00" E for 586.36 feet to a point of curvature; thence northeasterly along the arc of a curve to the left of radius 3384.04 feet (delta 24° 00' 00") (chord 1407.16 feet) (chord bearing N 66° 00' 00" E) for 1417.50 feet to a point of tangency; thence N 54° 00' 00" E for 737.49 feet; thence run N 89° 30' 50" E along the north line of the Southwest Quarter (SW-1/4) of said Section 17 for 345.05 feet to the northeast corner of said fraction; thence run S 01° 00' 03" E along the west line of said Southeast Quarter (SE-1/4) for 2663.49 feet to the southwest corner of said fraction; thence run N 89° 27' 32" E along the south line of said fraction for 2643.37 feet to the northeast corner of said Section 20, Township 45 South, Range 26 East; thence run S 01° 25' 31" E along the east line of the Northeast Quarter (NE-1/4) of the aforementioned Section 20 a distance of 1163.82 feet; thence run S 54° 00' 06" W a distance of 3219.77 feet; thence run S 01° 14' 49" E a distance of 2341.65 feet to the southwest corner of the Southeast Quarter (SE-1/4) of the aforementioned Section 20; thence run N 88° 19' 17" E along the south line of the Southeast Quarter (SE-1/4) of the aforementioned Section 20 a distance of 2658.48 feet to the southeast corner of the aforementioned Section 20; thence run S 00° 01' 11" W along the east line of the Northeast Quarter (NE-1/4) of Section 29, Township 45 South, Range 26 East a distance of 2581.60 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 29; thence run S 00° 01' 11" W along the east line of the Southeast Quarter (SE-1/4) of said Section 29 a

distance of 2581.60 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 29; thence run S 00° 24' 19" E along the east line of the Northeast Quarter (NE-1/4) of Section 32, Township 45 South, Range 26 East a distance of 2657.00 feet to the southeast corner of the Northeast Quarter (NE-1/4) of said Section 32; thence run S 00° 24' 19" E along the east line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2657.02 feet to the southeast corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

Containing 6337.227 acres, more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run

N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 25 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.
Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve; having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.
From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

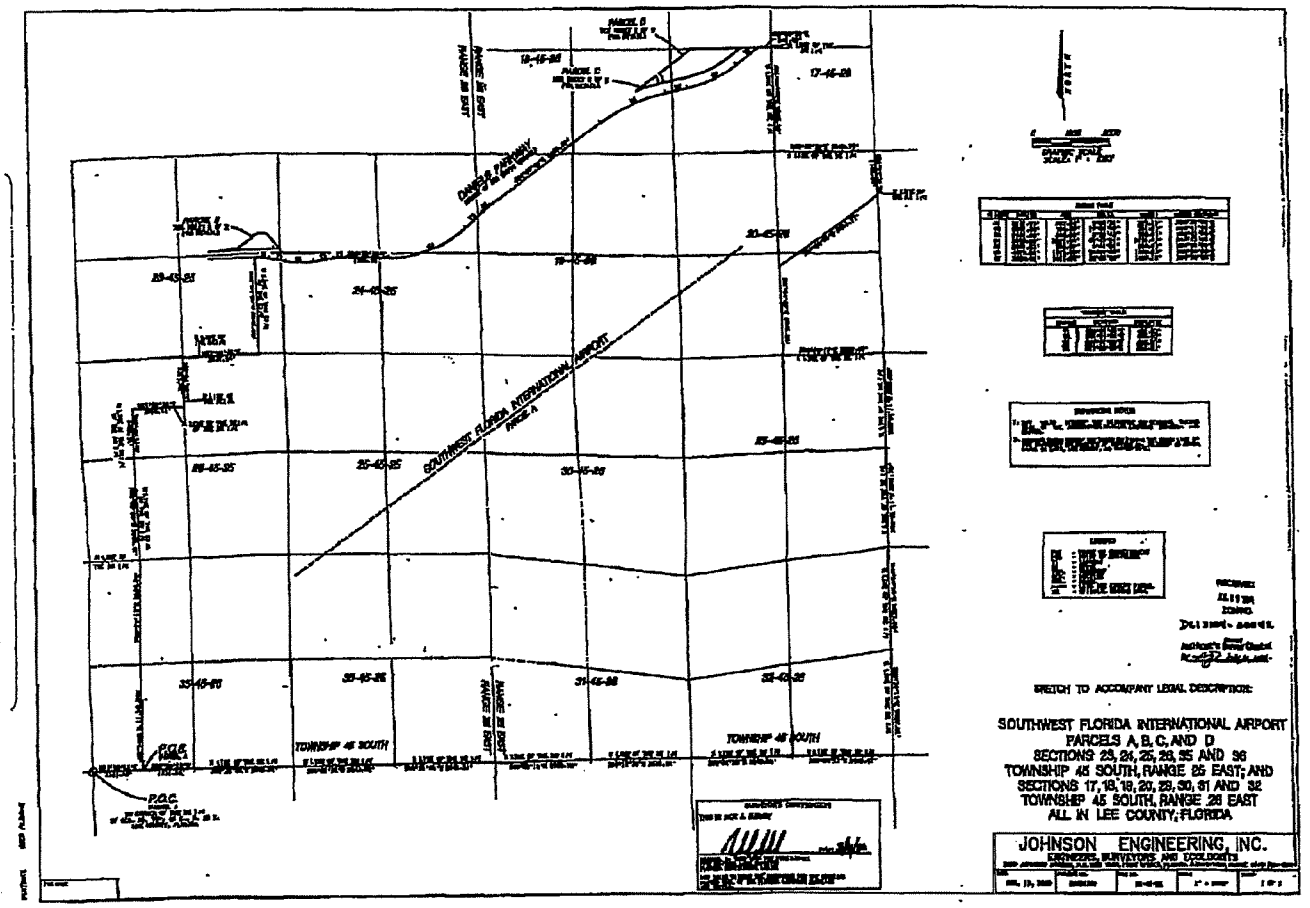
From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc distance of 1304.41 feet; thence run S 78° 00' 00" W a distance of 353.04 feet to said Point of Beginning.

Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6366.479 acres, more or less.

19991683



Page 6 of 6

Exhibit AA-3.C.2

Applicant's Legal Checked by CS 12-15-08

ADMINISTRATIVE AMENDMENT (PD) ADD2012-00102

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC., filed an application for administrative approval to the Airport Operations Planned Development (AOPD) zoning on a project known as Airport Plaza at SWFIA for to amend the AOPD to add the use of "Automobile Service Station" as a permitted use to Parcel I on property located at south on Treeline Blvd. to Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI900136 (with subsequent amendments in case numbers DCI2004-00042(Z-06-030), ADD2008-00162); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein. There is no specific change made to the adopted Master Concept Plan for this planned development.**

2. **The only change granted as part of this amendment is to Condition 2.a (Exhibit D) of Resolution Number Z-06-030, adding the use of "Automobile Service Station" to Tract I**

DULY SIGNED this 25th day of October, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD2020-00028 Lee County ePlan

Description

SUBJECT PARCEL DESCRIPTION:

PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	10-2-12 APPROVED LEGAL
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER FSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 30th, 2020 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal*
300 J 10-1105 PREPARED FOR: TF Design Consultants		DAVID LEITH CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER 5653 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SECTIONS 36, TOWNSHIP 45S, RANGE 25E		

EXHIBIT A

Sketch:

LINE	BEARING	DISTANCE
L2	N 59°41'50" W	31.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	2012.60'	432.72'	431.99'	N 03°23'26" E	12°19'43"
C8	1015.50'	7.10'	7.10'	N 00°30'12" W	0°23'23"

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MONUMENTED IN THE FIELD, BEING S89°00'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM FORT AUTHORITY DRAWING(DE-032003-01 [attached-Site-LACAD2000.dwg] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND ROTATING TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2000, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

10-2-12
APPROVED
LEGAL

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER LB6633
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 540-8530 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1108 | PREPARED FOR: TP Design Consultants
SECTION 36, TOWNSHIP 45S, RANGE 25E

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, this sketch and description represented hereon, made under my direction on October 4th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEVIN CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6633
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00184

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Fort Myers Airport Plaza, LLC filed an application for administrative approval to a Airport Operations Planned Development (AOPD) on a project known as Airport Plaza at SWFIA **to add the uses of "Restaurant, fast food", "Restaurant, Group II", and Drive-through facility to the Schedule of Uses for Parcel I** for property located at Southwest Florida International Airport (RSW Airport) Inbound Access Road – (Parcel I), described more particularly as:

LEGAL DESCRIPTION: In Section 189, Township 45 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-00-037 (with subsequent amendments in Resolution Z-06-030, and Case Numbers ADD2004-00124, ADD2008-00162, and ADD2012-00102); and

WHEREAS, the subject property is located in the Airport and Wetlands Future Land Use Category as designated by the Future Land Use Map of the Lee County Comprehensive Plan; and

WHEREAS, the Lee County Land Development Code (LDC) provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, Parcel I is located interior to the existing planned development; and

WHEREAS, the two additional uses are found to be similar in nature to other allowed uses within the planned development and are not expected to generate any additional traffic than considered through the previous public hearing processes; and

WHEREAS, LDC §34-1353 provides regulations for certain uses applying to location, design, operation, landscaping, and related activities for the protection of the health, safety, and welfare of the public; and

WHEREAS, the proposed development already includes such uses and is being developed in accordance with the LDC; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Airport Operations Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended herein.**

2. **The approved Schedule of Uses for Parcel I within this planned development is hereby amended to include the following permitted uses:**

   Drive-through facility – limited solely to the use of Restaurant, fast food and Restaurants, Group II
   Restaurant, fast food
   Restaurants, Group II

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY PASSED AND ADOPTED ON 1/14/2014

BY: Pam Houck

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

ADD2020-00028 Lee County ePlan
ADD2013-00184 Lee County ePlan

Description

APPROVED
ADD2013-00184
Chick Jakacki, Planner
Lee Co Division of Zoning
1/2/2014

SUBJECT PARCEL DESCRIPTION:

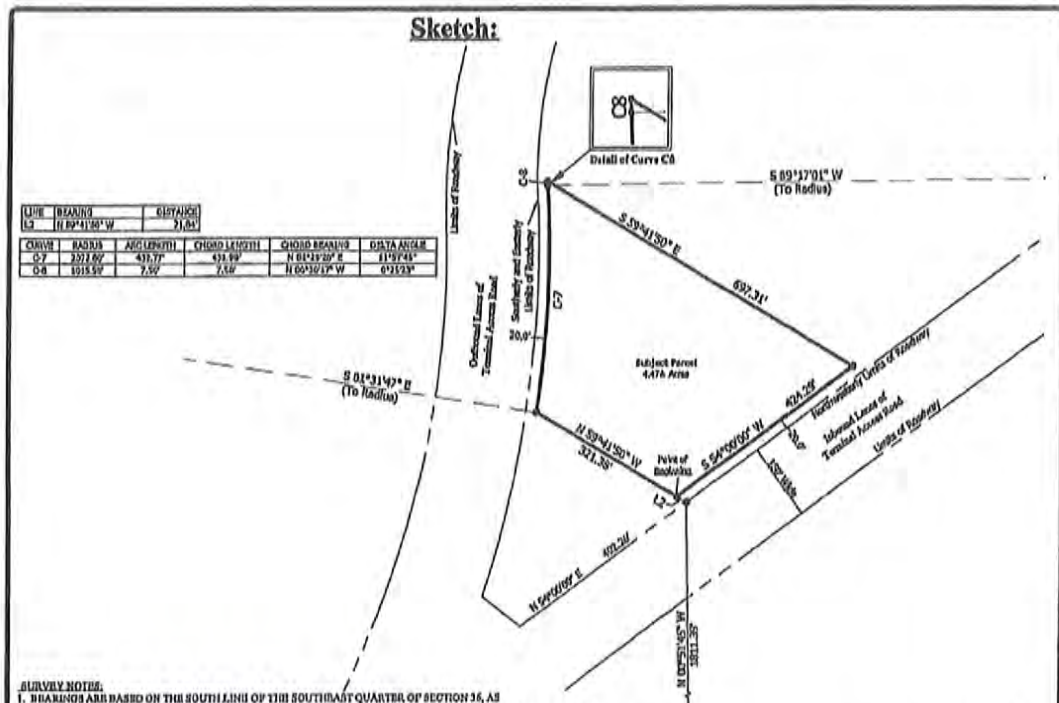
PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTIONS 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN S 89°08'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 1958.02 FEET THENCE LEAVING SAID SOUTH LINE RUN N 00°51'45" W ALONG A LINE THAT IS PERPENDICULAR TO SAID SOUTH LINE FOR A DISTANCE OF 1811.39 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LIMITS OF ROADWAY OF THE INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN N 59°41'50" W FOR A DISTANCE OF 21.84 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 59°41'50" W FOR A DISTANCE OF 321.38 FEET TO AN INTERSECTION WITH A CURVE THAT IS PARALLEL TO AND 20.00 FEET SOUTHEASTERLY TO THE SOUTHERLY AND EASTERLY LIMITS OF ROADWAY OF THE OUTBOUND LANES OF TERMINAL ACCESS ROAD, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A 2072.80 FEET RADIUS CURVE, CONCAVE TO THE WEST, TO WHICH A RADIAL LINE BEARS S 81°31'47" E, SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'45", A CHORD BEARING AND DISTANCE OF N 02°29'20" E AND 431.99 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, ALSO BEING SAID PARALLEL LINE, FOR 432.77 FEET TO A POINT OF REVERSE CURVATURE OF A 1015.50 FEET RADIUS CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS S 89°17'01" W, SAID CURVE HAVING A CENTRAL ANGLE OF 0°25'23", A CHORD BEARING AND DISTANCE OF N 00°30'17" W AND 7.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.50 FEET TO AN INTERSECTION WITH A LINE THAT BEARS S 59°41'50" E; THENCE LEAVING SAID PARALLEL LINE RUN S 59°41'50" E FOR A DISTANCE OF 697.31 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LIMITS OF ROADWAY OF INBOUND LANES OF TERMINAL ACCESS ROAD; THENCE RUN S 54°00'00" W ALONG SAID PARALLEL LINE FOR A DISTANCE OF 424.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.47 ACRES (MORE OR LESS)

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel** *A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.*	
Page 2 of 2	CRAMER SURVEYING, INC. SURVEYING PROFESSIONALS PROFESSIONAL SURVEYOR AND MAPPER NUMBER LSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 19th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal* DAVID KEITH CRAMER FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6555 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 10-1106 PREPARED FOR: TF Design Consultants SECTIONS 36, TOWNSHIP 45S, RANGE 25E		

ADD2013-00184 Lee County ePlan

Sketch:



LINE	BEARING	DISTANCE
L2	N 89°41'50" W	21.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-7	2372.60'	437.77'	436.99'	N 01°31'20" E	11°07'48"
C-8	1015.59'	7.50'	7.50'	N 00°30'13" W	0°31'29"

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER, OF SECTION 36, AS MONUMENTED IN THE FIELD, BRING S89°08'15"W.
2. LIMITS OF ROADWAY SHOWN ARE FROM PORT AUTHORITY DRAWING [RK-032403-01_rev-sub-bkd-ACAD2000.dwg] AND HAVE BEEN PLACED INTO DRAWING BASED UPON THE SOUTHEAST CORNER OF SECTION 36-45-25 AND ROTATED TO OBSERVED SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 36.
3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS IS NOT A SURVEY
5. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2003, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.*
6. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

Description to Accompany Sketch

Subject Parcel

A Parcel of Land Lying in the Southeast Quarter of Sections 36, Township 45 South, Range 25 East, Fort Myers, Lee County, Florida.

SCALE
1:200

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER FIRM#6633
1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
Phone: (239) 240-0516 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1106 | PREPARED FOR: TR Design Consultants

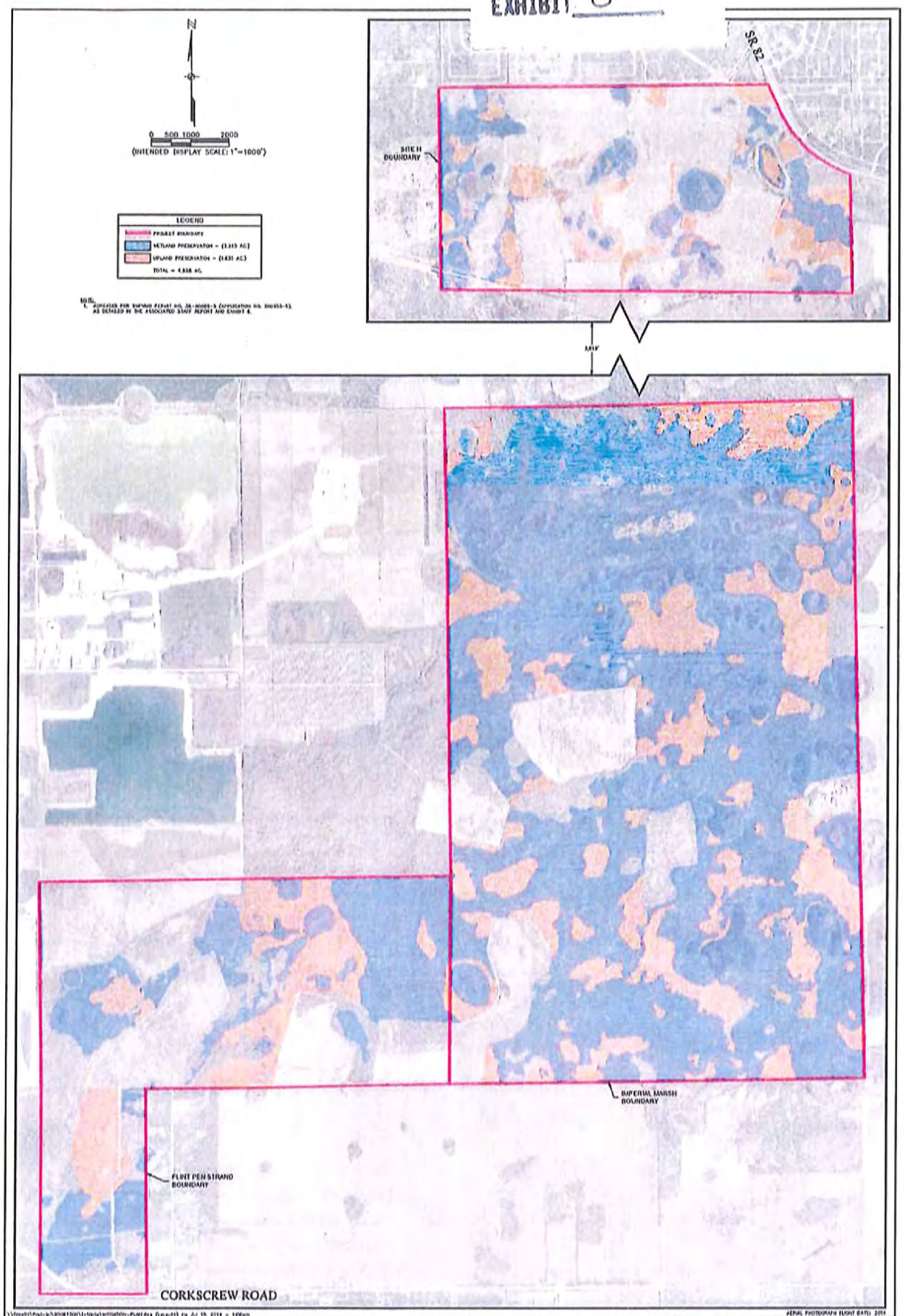
SECTION 36, TOWNSHIP 45S, RANGE 25E

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on October 18th, 2010 is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6615
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT G



LEE COUNTY PORT AUTHORITY
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

INDIGENOUS PRESERVATION
AT AIRPORT MITIGATION PARK

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2014	20081500	07-46-27	1" = 1,000'	1 OF 1

ADD2020-00028 - Lee County ePlan
Exhibit C

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD Administrative Amendment

Narrative of Request

Request

Lee County Port Authority is requesting an administrative amendment to the Southwest Florida International Airport AOPD for the purpose of addressing the timing of sidewalk construction along the realigned portion of Chamberlin Parkway and along all future roadways within the non-aviation area north of the airport.

The Chamberlin Realignment project is a re-alignment of an existing roadway for safety purposes. The existing roadway does not currently provide pedestrian pathways. During Development Order permitting for the project, Lee County staff advised LCPA staff that construction of sidewalks is required at time of construction of the Chamberlin Realignment project, unless a deviation is approved through the Planned Development Administrative Amendment (ADD) process.

A coordination meeting was then held with representatives from Zoning and Development Services to discuss specifically what should be included in the ADD request and the following guidance was proposed by staff:

- Request deviations from Sections 10-256(b)(1)e. and 10-256-(b)(3)c. of the Lee County Land Development Code (LDC) which require bonding or other surety to be posted for sidewalks that are not constructed at time of roadway construction.
- The request should include provisions for sidewalks to be constructed as part of the Development Order process for the abutting parcels.
- Six-foot planting strips and six-foot wide pedestrian facilities are required for suburban minor collectors per LDC Section 10-296, Table 14.
- Include a typical section for the Chamberlin realignment to the AOPD plan set to define the sidewalk to be constructed.

This administrative amendment makes modifications and corrections to the conditions of zoning approval and revises the Master Concept Plan. Specifically, the proposed amendment proposes the addition of the two afore-mentioned deviations.

LDC Section 10-256(b)(1)e., which requires the developer must construct or bond the required bicycle and pedestrian ways along all street frontages including non-buildable lots, common areas, stormwater ponds and other similar areas prior to issuance of a certificate of compliance for a project's infrastructure.

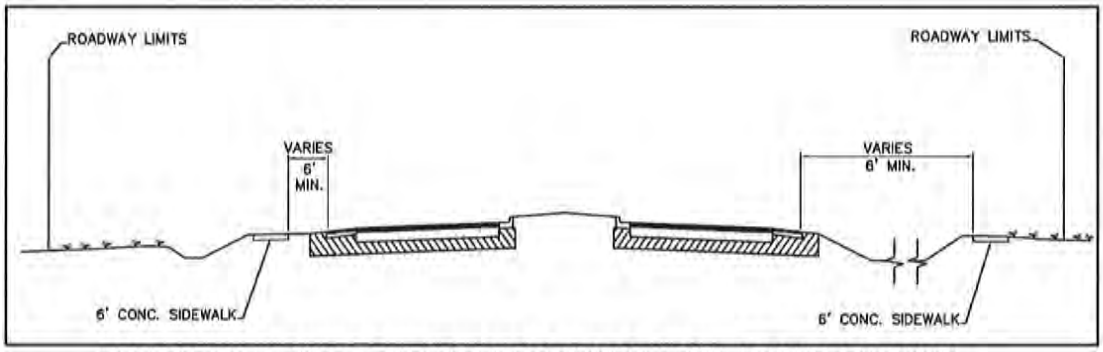
LDC Section 10-256(b)(3)c., which requires all bikeway and pedestrian ways must be constructed prior to issuance of a certificate of compliance for the infrastructure of the development unless the developer posts a bond or other surety acceptable to the County as assurance of completion of the improvements. As an alternative to posting surety, the

Director may accept a phasing plan that provides for the continuous extension of the sidewalk facility and establish a construction schedule for the facility prior to issuance of a building permit for vertical construction on property adjacent to the proposed facility.

The intent of these deviations is to allow sidewalks to be constructed as part of the Development Order process for the abutting parcels prior to issuance of a certificate of compliance for the abutting parcel infrastructure per the following conditions, unless a deviation from sidewalk construction requirements or standards is granted at time of abutting parcel development:

a. Design of sidewalks along other internal roadways in the non-aviation development area north of Runway 6-24 will be per applicable design standards in LDC Section 10-256.

b. Sidewalks along Chamberlin Parkway and Paul J. Doherty Parkway will be designed per the typical cross section shown below which provides the minimum six-foot planting strips and six-foot wide sidewalks.



TYPICAL SECTION FOR CHAMBERLIN PKWY & PAUL J DOHERTY PKWY

The justification to support these deviation requests is as follows:

LDC Section 10-256(b)(1)e. refers to responsibilities of a "developer" to construct or bond pedestrian ways, and LCPA is distinguishable from a 'developer" because it is a public agency and provider of public transportation infrastructure. While the design of roadways on Airport Property is per Lee County Code standards, the construction of roadways on Airport Property is based upon availability of public agency funding. Under the circumstances of the links between to the two public agencies of LCPA and Lee County, it is not usual fiscal practice for one public agency to post a bond for assurance to the other public agency.

The construction of sidewalks has previously been completed at the time of abutting parcel development on the subject site (specifically at time of the Skywalk development along Paul J Doherty Parkway and at time of Gartner development along Chamberlin Parkway), thus a precedent exists for successful application of this condition. For consistency with zoning approval, the condition can be referenced in the future lease agreements for abutting parcels, which are reviewed and approved by the Board of Port Commissioners.

In support of this request, please note that this amendment is not intended to deviate from the LDC requirements to provide bikeways and pedestrian ways but only to alter the timing of when they are constructed. In addition, the amendment will meet all of the following criteria for granting administrative zoning approvals pursuant to LDC Section 34-380(b):

- The proposed changes will not result in an increase of the approved intensity or building height.
- The proposed changes will not result in an overall reduction of open space for the proposed development.
- The proposed changes will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.
- The proposed changes will not result in the reduction of any approved buffering requirements and will not create any adverse impacts on surrounding land uses.

Specific revisions to the Master Concept Plan are limited to depicting the keyed location of the proposed deviations on Sheet 2 of the AOPD MCP and providing a typical roadway cross section for Chamberlin Parkway and Paul J. Doherty Parkway on Sheet 3 of the AOPD MCP.

ADD2020-00028 Lee County ePlan

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD Administrative Amendment
Schedule of Deviations and Justifications

Deviations 1-6 approved per Zoning Resolution Z-14-030

7. Deviation from LDC Section 10-256(b)(1)e., which requires the developer must construct or bond the required bicycle and pedestrian ways along all street frontages including non-buildable lots, common areas, stormwater ponds and other similar areas prior to issuance of a certificate of compliance for a project's infrastructure.

8. Deviation from LDC Section 10-256(b)(3)c., which requires all bikeway and pedestrian ways must be constructed prior to issuance of a certificate of compliance for the infrastructure of the development unless the developer posts a bond or other surety acceptable to the County as assurance of completion of the improvements. As an alternative to posting surety, the Director may accept a phasing plan that provides for the continuous extension of the sidewalk facility and establish a construction schedule for the facility prior to issuance of a building permit for vertical construction on property adjacent to the proposed facility.

The intent of these two deviations is to allow sidewalks to be constructed as part of the Development Order process for the abutting parcels prior to issuance of a certificate of compliance for the abutting parcel infrastructure per the following conditions, unless a deviation from sidewalk construction requirements or standards is granted at time of abutting parcel development:

a. Design of sidewalks along other internal roadways in the non-aviation development area north of Runway 6-24 will be per applicable design standards in LDC Section 10-256.

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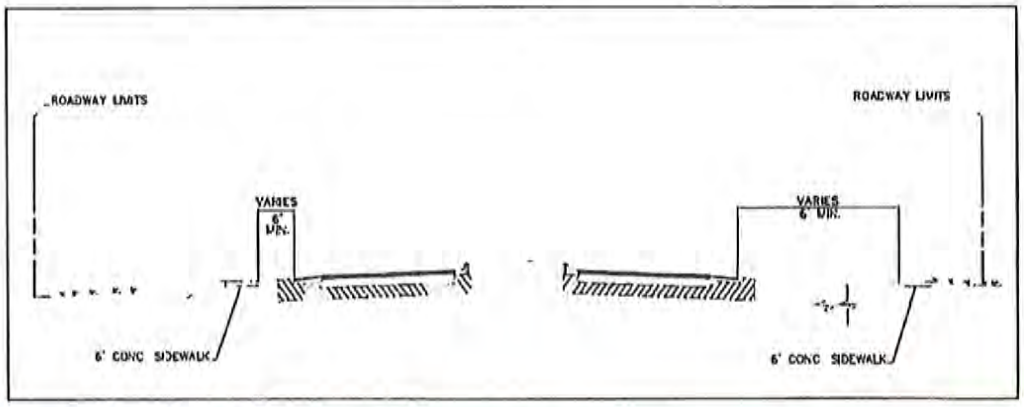
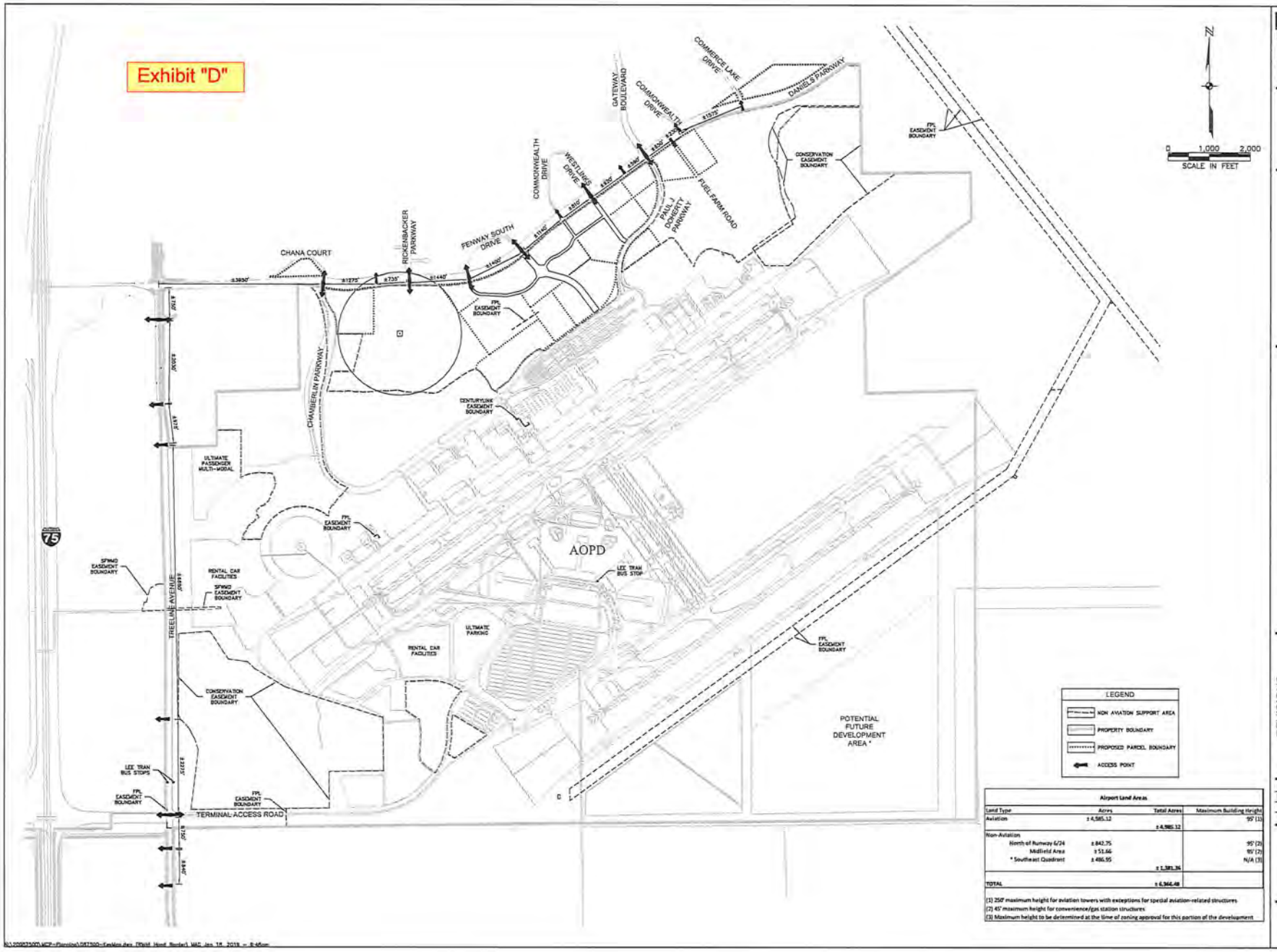


JUSTIFICATION: LDC Section 10-256(b)(1)e. refers to responsibilities of a "developer" to construct or bond pedestrian ways, and LCPA is distinguishable from a 'developer" because it is a public agency and provider of public transportation infrastructure. While the design of roadways on Airport Property is per Lee County Code standards, the construction of roadways on Airport Property is based upon availability of public agency funding. Under the circumstances of the links between to the two public agencies of LCPA and Lee County, it is not usual fiscal practice for one public agency to post a bond for assurance to the other public agency.

The construction of sidewalks has previously been completed at the time of abutting parcel development on the subject site (specifically at time of the Skywalk development along Paul J Doherty Parkway and at time of Gartner development along Chamberlin Parkway), thus a precedent exists for successful application of this condition. For consistency with zoning approval, the condition can be referenced in the future lease agreements for abutting parcels, which are reviewed and approved by the Board of Port Commissioners.

ADD2020-00028 Lee County ePlan

Exhibit "D"



LEGEND

- NON AVIATION SUPPORT AREA
- PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- ACCESS POINT

Airport Land Areas

Land Type	Acres	Total Acres	Maximum Building Height
Aviation	± 4,585.12		95' (1)
		± 4,985.12	
Non-Aviation			
North of Runway 6/24	± 842.75		95' (2)
Midfield Area	± 51.66		85' (2)
* Southeast Quadrant	± 486.95		N/A (3)
		± 1,381.36	
TOTAL		± 6,366.48	

(1) 250' maximum height for aviation towers with exceptions for special aviation-related structures
(2) 45' maximum height for convenience/gas station structures
(3) Maximum height to be determined at the time of zoning approval for this portion of the development

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E.B. #647 & L.B. #647

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

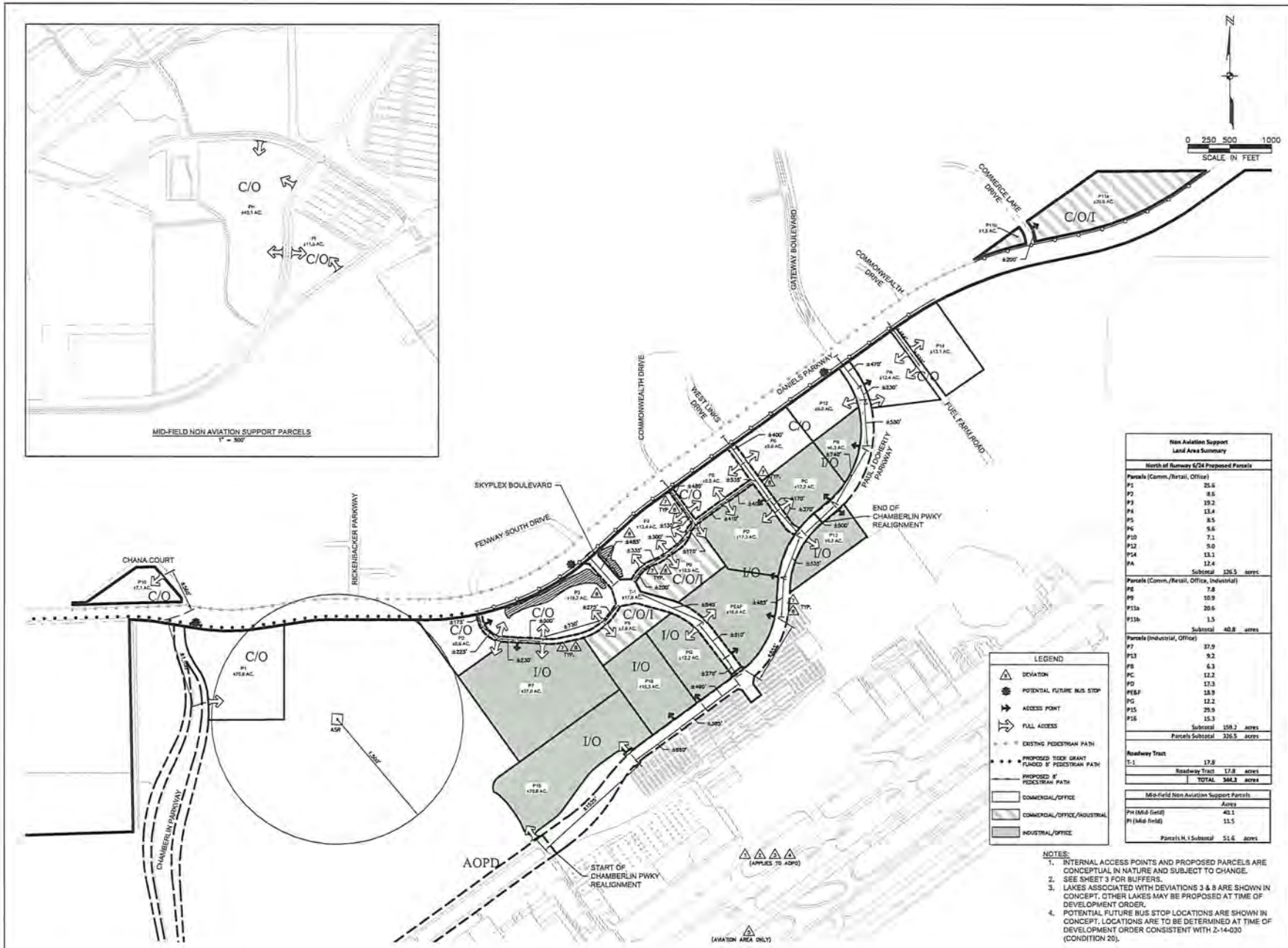
NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	04-2014
2	RESPONSE TO COUNTY COMMENTS	03-2015
3	MGLP ADJ EST	03-2015
4	BOOG PLAN EST	03-2015
5	ADD AIRSPACE EST	03-2015

DATE: DECEMBER 2013
PROJECT NO. 20087500-076
FILE NO. 19-45-26
SCALE: 1" = 1,000'

KEY MAP

SHEET NUMBER
1

ADD2020-00026 Lee County ePlan



Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	25.6	
P2	8.6	
P3	19.2	
P4	13.4	
P5	8.5	
P6	9.6	
P10	7.1	
P12	9.0	
P14	13.1	
PA	12.4	
Subtotal	126.5	acres
Parcels (Comm./Retail, Office, Industrial)		
P8	7.8	
P9	10.9	
P11a	20.6	
P11b	1.5	
Subtotal	40.8	acres
Parcels (Industrial, Office)		
P7	37.9	
P13	9.2	
PB	6.3	
PC	12.2	
PD	17.3	
PE&F	18.9	
PG	12.2	
P15	29.9	
P16	15.3	
Subtotal	158.2	acres
Parcels Subtotal	326.5	acres
Roadway Tract		
T-1	17.8	
Roadway Tract	17.8	acres
TOTAL	344.3	acres

Mid-Field Non Aviation Support Parcels		
	Acres	
PH (Mid-field)	40.1	
PI (Mid-field)	11.5	
Parcels H, I Subtotal	51.6	acres

NOTES:
1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. SEE SHEET 3 FOR BUFFERS.
3. LAKES ASSOCIATED WITH DEVIATIONS 3 & 8 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
4. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-14-030 (CONDITION 20).

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LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	4/2/2014
2	RESPONSE TO COUNTY COMMENTS	10/2/2014
3	HEA PLAN SET	10/2/2015
4	BOCC PLAN SET	12/2/2015
5	ADD AMENDMENT	5/1/2018
6	ADD AMENDMENT	10/2/2020

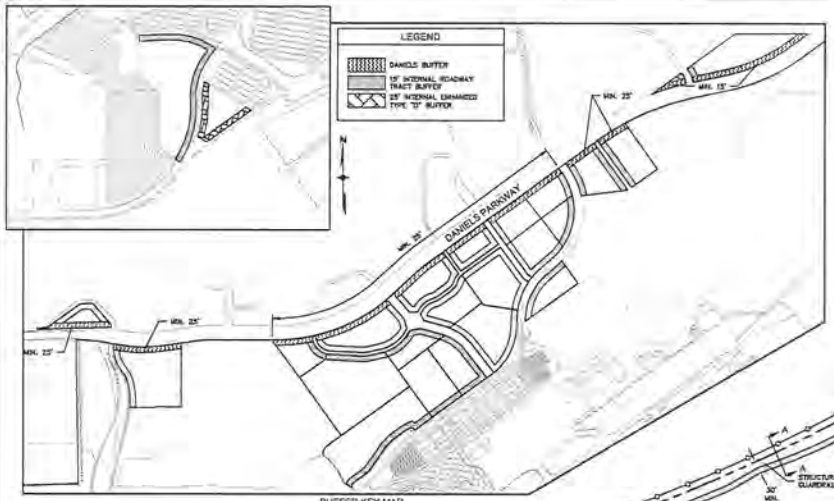
DATE: DECEMBER 2012
PROJECT NO. 20087500-079
FILE NO. 19-15-26
SCALE: AS SHOWN

MASTER CONCEPT PLAN

SHEET NUMBER
2

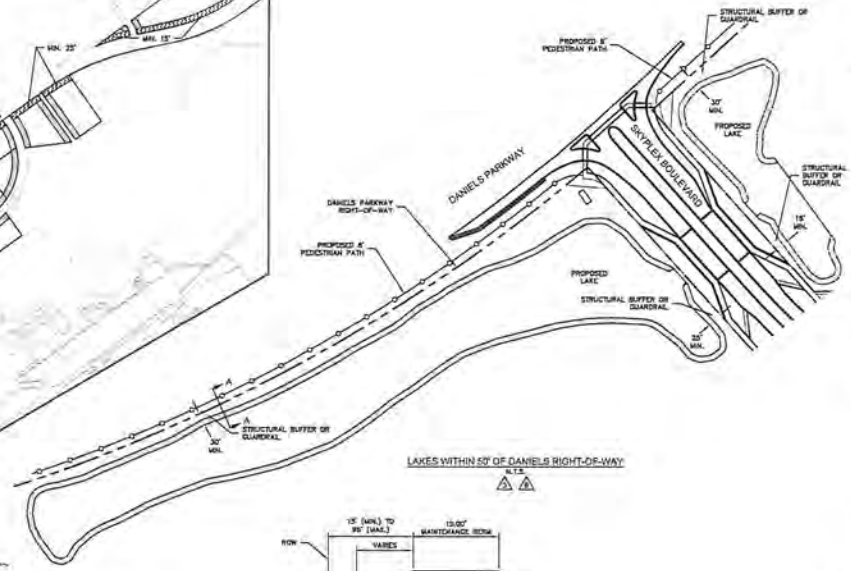
H:\20087500\MCP-Planning\087500-MCP.dwg (Fish, Jared Burdar) WED Jun 04, 2020 - 4:02pm

AD00009-09026 Lee County ePlan

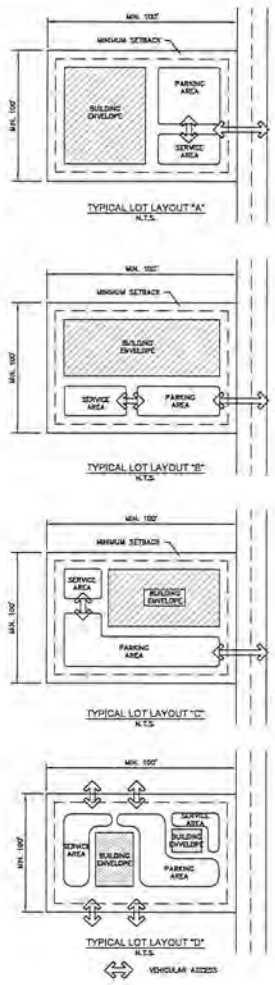


BUFFER KEY MAP
N.T.S.

NOTE:
3' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.



LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
N.T.S.



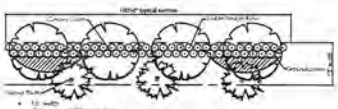
TYPICAL LOT LAYOUT "A"
N.T.S.

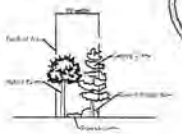
TYPICAL LOT LAYOUT "B"
N.T.S.

TYPICAL LOT LAYOUT "C"
N.T.S.

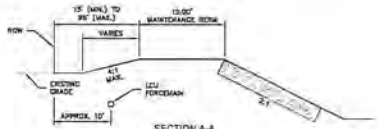
TYPICAL LOT LAYOUT "D"
N.T.S.

DANIELS BUFFER



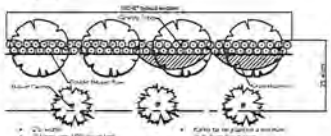


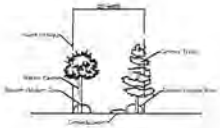
Panels 1 1a & 1 1b Buffer



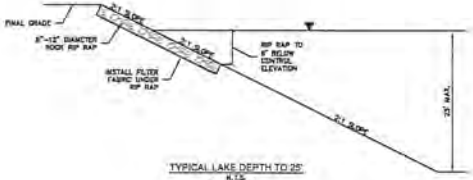
SECTION A-A
N.T.S.

NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.



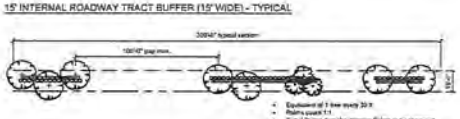


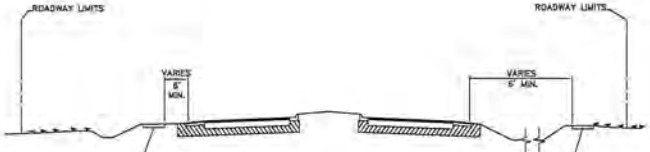
25' width Daniels Rd Buffer



TYPICAL LAKE DEPTH TO 25'
N.T.S.

15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL





TYPICAL SECTION FOR CHAMBERLIN PKWY & PAUL J DOHERTY PKWY
N.T.S.

25' ENHANCED TYPE "D" BUFFER - REFER TO LOC 34-1352 & 34-1353

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LB #807 & L.C.R. #642

rsm design, inc.

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO COUNTY COMMENTS	10-2014
2	RESPONSE TO COUNTY COMMENTS	06-2015
3	HOLD PLAN SET	10-2015
4	PROG PLAN SET	02-2016
5	ADD ANNOTATIONS	01-2018
6	ADD ANNOTATIONS	12-2020

DATE: DECEMBER 2012
PROJECT NO. 2006/1500-076
FILE NO. 19-15-26
SCALE: AS SHOWN

DEVIATIONS & TYPICAL DETAILS

SHEET NUMBER
3

A000000-00006 Lee County ePlan

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total Size: 6,366.48 acres

Open Space for Aviation Land Development Areas: Open Space requirement is 20% (industrial - large project).
Open Space is calculated based upon non-movement areas of airport, so the area calculated for open space does not include runways, taxiways, taxilanes and aprons.

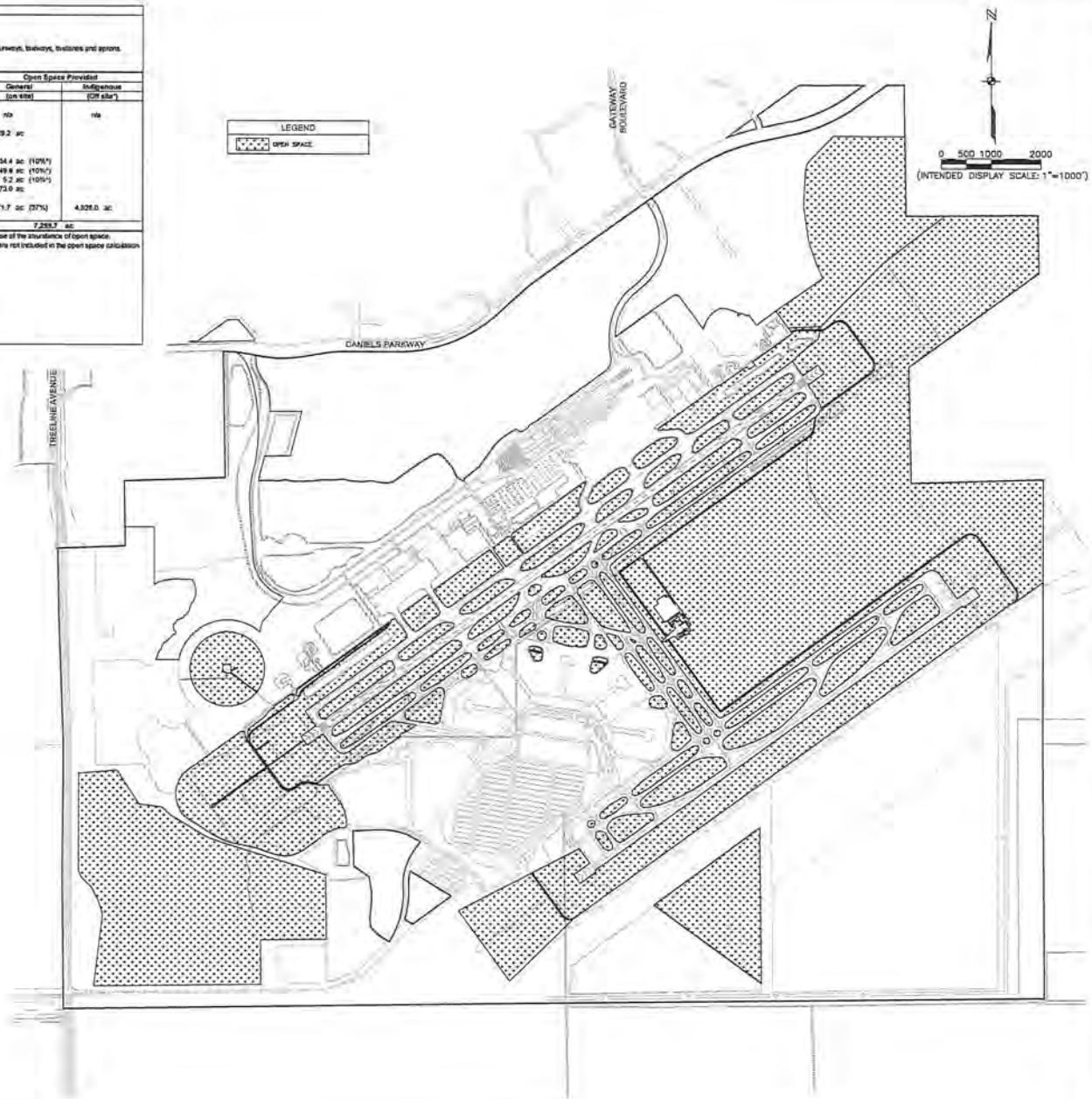
	Acres	Open Space Requirement	Min. Open Space Required	Open Space Provided: General (on site)	Open Space Provided: Indigenous (Off site*)
Runways, Taxiways, Taxilanes & Aprons	484.1 ac	n/a	n/a	n/a	n/a
Aviation Land Development Areas:	4,501.0 ac	@ 20% =	900.2 ac	2,209.2 ac	
Non-Aviation Support Areas					
North of Runway 6/24 (subject to AOPD Amendment)	344.3 ac	@ 30% =	103.3 ac	34.4 ac (10%*)	
Other Non-Aviation North of Runway 6/24 (future)	498.5 ac	@ 30% =	149.6 ac	49.8 ac (10%*)	
Midfield (subject to AOPD Amendment)	51.7 ac	@ 30% =	15.5 ac	5.2 ac (10%*)	
Southeast Quadrant (future)	487.8 ac	@ 30% =	146.1 ac	73.0 ac	
Subtotal				2,371.7 ac (37%)	4,926.0 ac
Totals	6,366.5 ac		1,314.8 ac	7,297.7 ac	

Indigenous Vegetation requirement is 50% of required open space.
1,314.81 acres x 50% = 657.3 acres Indigenous Open Space required
657.3 acres General Open Space required
Total Open Space required 1,314.8 acres

Because of the abundance of open space, lakes are not included in the open space calculation.

* Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1.
657.3 acres x 3 = 1,971.9 acres Indigenous Open Space offsite required
Indigenous Vegetation requirement is allowed to be met off site at a 3:1 ratio for this AOPD
Preservation of Indigenous Vegetation is not precluded onsite where possible

* Individual lots shall provide 10% open space per LDC Section 34-414(c).



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F.B. #147 & L.B. #147

LEE COUNTY PORT AUTHORITY

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD

REVISIONS

NO.	DESCRIPTION	DATE
2	ADDRESS REQUIRED COMMENTS	10/12/18
3	AOP PLAN SET	10/12/18
4	EXCE PLAN SET	01/30/19
5	AOP MODIFICATION	01/30/19

DATE: DECEMBER 2010
PROJECT NO. 2006/7502-0170
FILE NO. 10-4520
SCALE: 1" = 1,000'

OPEN SPACE EXHIBIT

SHEET NUMBER
4

ATTACHMENT K

RESOLUTION NUMBER Z-19-023

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Tina M. Ekblad filed an application on behalf of the property owner, Jared F. Holes, Trustee, to rezone a 695± acre parcel from Residential Planned Development (RPD) and Mixed-Use Planned Development (MPD) to remove Condition 3, which prohibits blasting, in reference to Timber Creek RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Timothy Jones, was advertised and held on August 29, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2019-00003 and recommended APPROVAL WITH CONDITIONS of the Request; and

WHEREAS, a second public hearing was advertised and held on November 6, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 695± acre parcel from RPD and MPD to remove Condition 3, to allow blasting for water management lake excavation and underground utilities installation.

The property is located in the Sub-Outlying Suburban, Central Urban, and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the three-page Master Concept Plan (MCP) entitled "Timber Creek Planned Development," prepared by Morris Depew, dated October 23, 2018, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. Uses and Site Development Regulations

a. Schedule of Uses

Residential Planned Development (RPD)

Agricultural Uses, consistent with Condition 10

Residential Single Family – RSF

Accessory Uses and Structures
Dwelling Units:
    Single-family
    Two-Family Attached
Entrance Gates and Gatehouse (Gatehouses limited to 2)
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences, Walls
Home Occupation
Models: (*subject to* Condition 9)
    Model Home
    Model Unit
Parking Lot, Accessory (limited to lots abutting model homes/units)
Real Estate Sales Office (limited to clubhouse, amenity, or model locations)
Recreation Facilities, Personal
Residential Accessory Uses
Signs
Temporary Uses (limited to Temporary Contractor's Office and Equipment Storage Shed)

Residential Multi-Family – RMF

Accessory Uses and Structures
Administrative Office
Dwelling Units:
    Two-family Attached
    Townhouse
    Multiple Family Building
Entrance Gates and Gatehouse (Entrance Gates limited to 2, Gatehouse limited to 1)
Essential Services*
Essential Service Facilities, Group I
Excavation, Water Retention Only
Fences, Walls
Home Occupation
Models: (*Subject to* Condition 9)
    Model Home
    Model Unit
Parking Lot, Accessory
Real Estate Sales Office (limited to clubhouse, amenity, or model locations)

Recreation Facilities, Personal
Residential Accessory Uses
Signs
Temporary Uses, limited to Temporary Contractor's Office and Equipment Storage Shed

*The use "Essential Services" was approved in the original zoning resolution. Its absence from the list of permitted uses is assumed to be inadvertent.

Residential Amenities – RA

Clubs, Private
Consumption on Premises (limited solely to Food and Beverage, limited); and
Food and Beverage, limited
Community Garden
Excavation, Water Retention Only
Parking lot, Accessory
Recreation Facilities, Private-Onsite
Temporary Uses (limited to Temporary Contractor's Office and Equipment Storage Shed)

Mixed Use Planned Development (MPD)

Agricultural Uses (*subject to* Condition 10)

Commercial – C

Accessory Uses & Structures
Administrative Offices
Aircraft Food Services and Catering
Animal Clinic or Kennel
ATM
Auto Parts Store
Automobile Repair and Service, all Groups
Banks and Financial Establishments, Groups I, II
Bar or Cocktail Lounge
Boat Parts Store
Broadcast Studio
Business Services, Groups I, II
Car Wash
Cleaning and Maintenance Services
Clubs: Commercial, Fraternal, Private
Computer and Data Processing
Consumption on Premises (*subject to* Condition 8)
Contractor Builders, Groups I, II
Convenience Food & Beverage Store (limited to one 6,200 square feet maximum for the entire MPD)
Cultural Facilities
Day Care Center: Child, Adult
Drive-Thru for any permitted use

Drugstore, Pharmacy
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences, Walls
Food and Beverage Services, Limited
Food Stores, Group I
Funeral Home (No Crematory)
Healthcare Facilities, Groups I, II
Hotel/Motel
Household and Office Furniture, All Groups
Laundry, Dry Cleaning, Group I
Lawn and Garden Supply
Library
Medical Office
Motion Picture Production Studio
Nightclubs
Non-store Retailers, All Groups*
Package Store, All Groups
Paint, Glass & Wallpaper
Parcel and Express Services
Parking Lot:
    Accessory
    Commercial
    Garage, Public
    Park & Ride
    Temporary
Personal Services, all Groups
Pet Services
Photofinishing Laboratory
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreation, Commercial, Groups I, III
Religious Facilities
Rental and Leasing Establishments, Group I
Repair Shops, Group I
Research and Development Laboratories, Groups I, II
Restaurants, Fast Food
Restaurants, all Groups
Schools, Commercial & Non-commercial
Self-Service Fuel Pumps (limited to a maximum of 16 pumps and accessory to a Convenience Food and Beverage Store Only)
Signs
Social Services, Group I
Specialty Retail, all Groups
Studios
Theater
Transportation Services, Groups I, II, III

Used Merchandise Stores, Group I
Variety Store
Vehicle and Equipment Dealers, Groups I, II, III

*The use "Non-store Retailers, all Groups" was approved in the original zoning resolution. Its absence from the list of permitted uses is assumed to be inadvertent.

Residential Multi-Family – RMF

Accessory Uses and Structures
Administrative Office
Assisted Living Facility
Clubs, Private
Dwelling Units:
    Multiple Family
    Live-work
    – may be allowed in any dwelling unit type, limited to the following uses:
    - Administrative Office, Accessory Use Only*
    - Business Services, Group I only, excluding blood banks, blood donor stations, caterers, oxygen tent services, and telephone solicitation services including call centers
    - Non-store retailer, Group I
    - Personal Services, Group I, limited to barber and beauty shops, clothing and alterations and repair (including dressmakers, tailors, and seamstresses), and shoe repair or shoe shining services for individual customers
    - Printing and Publishing
    - Specialty Retail, Group I, limited to antique or curio shops, clock or watch shops, gift novelty and souvenir shops, jewelry stores, music stores, and novelty shops
    - Studios
Entrance Gates and Gatehouse
Essential Services*
Essential Service Facilities, Group I
Excavation, Water Retention Only
Fences, Walls
Home Occupation
Models Units (*subject to* Condition #9)
Parking Lot, Accessory
Personal Services, Group I - excluding Laundromats, laundry agents, and massage establishments
Recreation Facilities, Private, Onsite
Residential Accessory Uses
Signs

*The uses "Administrative Office, Accessory Use Only and Essential Services" were approved in the original zoning resolution. Its absence from the list of permitted uses is assumed to be inadvertent.

b. Site Development Regulations

Residential Property Development Regulations

Land Uses	Min. Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Front Setback (FT)	Min Side Setback (FT)	Min Rear Lot Setback (FT)	Max Building Height (FT)[2]	Max Lot Coverage (%)
Single-family	5,500	50	110	20	5	10[1]	45	60
Two-Family	3,300	30	110	20	0 or 5	10[1]	45	60
Townhouse	2,200	20	110	20	0 or 5	10[1]	45	60
Multi-family (Multiple-family)	6,500	65	100	20	7.5	10[1]	45	60

Mixed Use Property Development Regulations

Land Uses	Min. Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Front Setback (FT)	Min Side Setback (FT)	Min Rear Lot Setback (FT)	Max Building Height (FT)[2]	Max Lot Coverage (%)
Non-residential (Includes Medical Office)	10,000	100	100	25	15	25[1]	55	55
Hotel	10,000	100	100	25	15	25[1]	65	55
Assisted Living Facilities	6,500	65	100	20	7.5	10[1]	45	55
Multi-family (Multiple – Family)	6,500	65	100	20	7.5	10[1]	45	55

Notes:
[1]Structures on lots adjacent to lakes must be set back 25 feet from the lowland delineation of the established lake maintenance easement.
[2]Measured from minimum flood elevation.

3. Blasting
Blasting is permitted only within the Blasting Area as identified in Exhibit C, page 4 of 4. As shown on Exhibit C, page 4 of 4, blasting is prohibited within 723 feet of the western property boundary and within 175 feet of the eastern property boundary. At the time of Development Order, the applicant must demonstrate compliance with:

a. A minimum separation of 723 feet from the on-site blasting area to an off property residential structure.

b. Blasting is limited to 10:00 a.m. through 4:00 p.m., Monday through Friday. Blasting is prohibited on weekends or State of Florida listed holidays.

c. Pre-blast inspections shall be offered to property owners with structures/homes within 1,000 feet from the proposed on-site blasting area. Inspection notification shall be completed (by First Class Mail and Certified Mail Return Receipt, USPS, to the address listed on the Lee County Property Appraiser's Office database) a minimum of 30 days before the proposed blasting activities commence. A minimum of 15 days before blasting activities commence a second mailing via First Class Mail shall be made to those not responding to the initial pre-blast inspection notification.

   Pre-blast Inspections shall include visual observation of the interior and exterior of the structure/residence. Digital photographs and written documentation of existing cracks and defects visible at the time of the inspection shall be prepared. A summary written report/diagrams shall be completed for each house and, along with photographs, shall be provided to each property owner following the conclusion of all inspections.

d. Notice (by First Class Mail USPS, to the address listed on the Lee County Property Appraiser's Office database) of the start of blasting will be provided to property owners with structures within a 1,500 foot distance from the on-site blasting area. The notice shall be mailed a minimum of 7-days before the date of the proposed blasting activities and include the estimated starting date, general schedule and shall provide a phone number in the event of questions or concerns.

4. Vehicular/Pedestrian Impacts
Zoning approval does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

5. Lee Plan Consistency
Zoning approval does not guarantee local development order approval. Future development order approvals must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well the remainder of the Lee Plan.

6. State/Federal Permits
Issuance of a County development permit does not establish a right to obtain permits from a state or federal agency. Further, it does not establish any liability on the part of the County if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

7. Accessory Uses
Accessory uses must be located on the same tract, parcel or outparcel as the principal use. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

8. Consumption on Premises (COP) within the MPD

a. COP Indoors. Limited to Bars or Cocktail Lounges, Clubs, Hotels, Nightclubs, or Restaurants.

b. COP Outdoors. May be permitted in conjunction with Bars, Cocktail Lounges, Clubs, Hotels, Nightclubs, or Restaurants or other commercial uses, subject to further approvals consistent with the LDC.

9. Model Homes and Model Units
Model homes, model home centers, model units, related parking, and real estate sales are permitted subject to the following conditions and the LDC.

a. Each model home must be a unique example. Multiple examples of the same model home are prohibited.

b. The development order plan must designate the location of model homes and model units.

c. The number of model homes are limited to:

i. RPD: no more than 10 at one time.

ii. MPD: no more than 4 at one time.

d. Real estate sales are limited to the sale of lots or units within the development.

e. Real estate sales are limited to within model homes and model units within the RPD, within the multi-family development within the MPD, and within real estate sales offices within the MPD.

f. Hours of operation for models and real estate sales within the RPD and within the residential multi-family use within the MPD are limited to Monday through Sunday 8:00 a.m. to 8:00 p.m.

There are no restrictions on the hours of operation for real estate sales offices within the remainder of the MPD.

10. Agricultural Uses
Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

a. Bona fide agricultural uses in existence at the time the zoning application was filed, and as shown on Exhibit D may continue until the County approves the first local development order for the project area containing those uses.

b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not

cleared or expanded. This prohibition does not preclude County approved requests for the removal of invasive exotic vegetation.

c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

i. Termination of all agricultural use on the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the property that specifically provides:

(a) The date the agricultural uses ceased;

(b) The legal description of the property subject to the development order approval;

(c) An affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless the property is rezoned to permit such uses; and,

(d) That the affidavit constitutes a covenant between the owner and the county binding on the owner and their assignees and successors in interest.

The property owner must record the covenant in the public records of Lee County at the owner's expense.

ii. Termination of the agricultural tax exemption on the property that is subject to development order application/approval. The proof of termination must include a copy of the developer's request to terminate the tax exemption provided to the Property Appraiser.

11. Gopher Tortoises

If gopher tortoises will be relocated offsite, the Development Order application must include a Protected Species Management Plan that details of the Florida Fish and Wildlife Conservation Commission (FWC) approved recipient site.

Prior to the issuance of a Vegetation Removal permit for full site clearing, the developer must submit a copy of the FWC gopher tortoise relocation permit to the County.

12. American Alligator

The developer must submit American alligator (Alligator mississippiensis), listed wading bird species, and Sandhill crane (Grus Canadensis) management plans with the local development order application. These management plans must be consistent with the LDC and include sample brochures providing information to residents on living with American alligators and wading birds. The brochures must also explain the importance of preserves, lake littoral areas and beaches for providing foraging habitat for these species. In addition, development order plans must include the proposed location and details of signage to be located between the development and lakes that warns alligators may be present and it is dangerous and illegal to feed or harass alligators. The developer must

also include similar information/warnings in the deed restrictions.

13. Big Cypress Fox Squirrel
The developer must submit a management plan for the Big Cypress Fox Squirrel with the application for a Vegetation Removal permit. The management plan must be consistent with the LDC and include a survey of potential Big Cypress Fox Squirrel nests. If nests are observed, the developer must submit a five consecutive day monitoring report to County Environmental Sciences staff.

14. South Florida Slash pine
At the time of development order application, the development must submit a protected species management plan and landscape plan that illustrates the installation of general trees within upland preserve areas that will follow the removal of exotic vegetation. The general trees installed by the developer must meet LDC specifications and consist of a minimum of 75% South Florida Slash Pines (Pinus ellottii var. densa) and 25% native trees species.

15. Large Mammals
The developer must submit a large mammal management plan with the application for local development order approval. The management plan must address Florida black bear and Florida panther and include sample educational brochures for residents and contractors that increases awareness, safety and includes construction precautions. The brochures must also include recommended design of bear proof dumpsters, and other state and federal permit requirements. The developer must include similar information/warnings in the deed restrictions.

16. Open Space (RPD)
The landscape plans submitted with the application for local development order must show 261.8 acres of open space consistent with the MCP.

17. Indigenous Open Space (RPD)
The landscape plans submitted with the application for local development order must illustrate 131.8 acres of indigenous open space with 19.1 acres of indigenous credits. (Amended via ADD2019-00002)

18. Buffers/Preserves
The landscape plans submitted with the application for local development order must illustrate a Type D buffer (5 trees per 100 linear feet and a double staggered hedge) where the project will use preserve areas to meet the buffer requirements. If plant material does not exist within the preserve, the developer must install the plant material necessary to meet the requirements.

19. FAA Hazardous Wildlife Zone
The landscape plans submitted with the application for local development order must utilize vegetation from the most current Lee County Port Authority "Recommended Compatible and Incompatible Native Landscape List" within the Perimeter B 10,000-foot buffer.

20. Indigenous Open Space (MPD)
The landscape plans submitted with the application for local development order must demonstrate that the 7.8 acres of open space includes 1.6 acres of open space, and 6.2

acres of indigenous open space, which includes 1.8 acres of upland indigenous credits.

21. Central Irrigation System
The project must utilize a centralized irrigation system permitted by South Florida Water Management District (SFWMD) that draws source water from the internal storm water management system ponds augmented by groundwater from the Sandstone Aquifer. The developer must install a water level monitoring well consistent with the South Florida Water Management District Water Use Permit and must install devices (e.g., cutoff switches or similar devices) to cease pumping from the Sandstone Aquifer to address abnormally low water levels and safeguard nearby existing legal users. Abnormally low water levels will be determined consistent with SFWMD Water Use Permitting Basis of Review (Effective July 21, 2013) Section 3.2.4 requiring reasonable assurances that the use will not cause harmful drawdowns.

The developer must set irrigation wells to cease pumping if the potentiometric water level within the monitoring well drops to 20 feet above the top of the uppermost geologic strata comprising the Sandstone Aquifer at the location of the monitoring well.

Consistent with this condition, the first development order application must provide design details of the Sandstone Aquifer irrigation and monitoring wells for review and approval by the County staff. The developer must provide water level monitoring well data to the County upon request by the staff.

The centralized irrigation system must comply with Lee County Ordinance No 17-04, as amended. (Lee County Water Conservation Ordinance)

Irrigation control boxes and irrigation wells are prohibited on individual residential lots.

Project deed restrictions and development order plans must reflect these irrigation design requirements.

22. Potable Water, Sanitary Sewer, Reclaimed Water
The project must connect to water and sanitary sewer services as a condition of development order approval for vertical construction.

The project must connect to reclaimed water if available at the time of development order approval.

23. Landscaping on Single-Family Lots
The developer must utilize 75% native vegetation for landscaping single-family lots. Local development order notes must reflect this requirement and include a native planting list to be shared with the Homeowners Association and developers of single-family home sites.

24. Airport Noise
The property is in proximity to Southwest Florida International Airport and there is the potential for noise created by, and incidental to, the operation of the airport. The developer, its successors and assigns must notify future property owners within the project of the potential noise impacts by including a disclosure statement to this effect on all plats, and property-owner association documents.

25. Protection of Water Resources

a. Monitoring results for the parameters detailed in Sections 4 (Surface Water Quality Monitoring Program) and 5 (Groundwater Level Monitoring Program) of the provided April 2019 Enhanced Lake Management Plan (ELMP) (Exhibit E), and an analysis of these results, must be provided to the Lee County Division of Natural Resources within 30 days of the sampling event dates outlined in Table 1 of the ELMP.

b. In the event that a measured parameter exceeds acceptable levels, as outlined for Class III Waters by the Florida Administrative Code 62-302.530 Table: Surface Water Quality Criteria, the following will be provided to the Lee County Division of Natural Resources:

i. For 3 out of 4 consecutive monitoring events:
   (a) Notification within 30 days of the monitoring event that exhibits this pattern, and
   (b) Identification of the cause and a corrective action plan, including implementation schedule, within 60 days for review and approval, and
   (c) Verification of the execution of the corrective action plan within the corresponding quarterly report.

ii. For 7 out of 10 consecutive monitoring events, or for continued exceedances after implementing a corrective action plan:
   (a) Notification within 30 days of the monitoring event that exhibits this pattern,
   (b) Identification of cause and a corrective action plan, including implementation schedule, or adjustments to a current corrective action plan, within 60 days for review and approval,
   (c) Verification of the execution of the corrective action plan within the corresponding quarterly report.

iii. For continued exceedances at Sampling Location 3, coordinate a meeting with DNR staff to discuss solutions that would prevent degradation of the Lee County Municipal Separate Storm Sewer System (MS4).

c. Modifications to the Enhanced Lake Management Plan must be reviewed and approved by the Lee County Division of Natural Resources (DNR).

26. Driveways
The driveways for the development at the time of development order approval must be consistent with the access points shown in the Daniels Parkway Controlled Access Resolution (Lee County Resolution 16-04-08). If an amendment to Resolution 16-04-08 is subsequently approved by the Board of County Commissioners as set forth in the Administrative Code 11-10, the Master Concept Plan may be administratively amended to show the approved driveway locations.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(4), which requires new excavations for

retention and detention areas to include shorelines sloped at ratios not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table. The deviation permits excavation shorelines to be sloped at ratios of four horizontal to one vertical and two horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures such as Rip-Rap underlay with non-woven "geofabric," within the Airport Wildlife Hazard Protection Zone. This deviation is APPROVED, SUBJECT TO the following conditions:

a. The development order plans must show 2:1 lake bank slopes for the southern lake only.

b. The development order must demonstrate that the lake bank slopes include enhanced slope protection measures within the Hazardous Wildlife buffer zone.

2. Deviation (2) seeks relief from LDC §10-418(2) & (3), which require surface water management systems to include planted littoral shelves that mimic the function of natural systems. The deviation will permit the elimination of planted littoral shelves within the Airport Wildlife Hazard Protection Zone. This deviation is APPROVED.

3. Deviation (3) seeks relief from LDC §10-329(d)(4), which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table. The deviation would permit shoreline slopes within the Airport Wildlife Hazard Protection Zone at a ratio of two horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures including rip-rap underlay and non-woven "geofabric" as depicted on page C-501 of the MCP. This deviation is APPROVED, SUBJECT TO the following conditions:

a. The development order plans must show 2:1 lake bank slopes for the southern lake only.

b. The development order must demonstrate that the lake bank slopes include enhanced slope protection measures within the Hazardous Wildlife buffer zone.

4. Deviation (4) seeks relief from LDC §10-418(2)(d)(3), which allows the substitution of native wetland trees for up to 25% of the total number of required herbaceous plants. The deviation would allow 100% of the total number of required herbaceous plants to be substituted with native wetland shrubs. This deviation is APPROVED, SUBJECT TO the following condition:

Prior to development order approval, the landscape plans must illustrate the lakes within the Hazardous Wildlife buffer zone to include native wetland shrub species installed at ratios of one native wetland shrub per 100 required littorals. The trees must meet the LDC §10-420 (c) (1) plant specifications and the Compatible Native Landscape List for RSW and FMY.

5. Deviation 5 seeks relief from LDC §10-41 8(3), which provides that Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened shoreline structures may comprise up to 20% of an individual lake shoreline, but not adjacent to single-family residential uses. The deviation would permit hardened structures for 100% of individual lake shorelines and

also permit them adjacent to single-family uses. This deviation is APPROVED, SUBJECT TO the following condition:

Prior to development order approval, lakes within the Hazardous Wildlife buffer zone that are 100% hardened must substitute native wetland trees for the compensatory littoral requirement of LDC §10-418(3)(a) at a 100 littoral to one tree ratio. The wetland trees must be illustrated on the landscape plans to be installed in the wetland preserves, meet LDC §10-420(c) tree specifications, and the Compatible Native Landscape List for RSW and FMY.

6. Deviation 6 seeks relief from LDC §34-935(b)(2), which establishes parking on internal roads/drives may not be closer to the development perimeter than the width of any buffer area or landscape strip required by Chapter 10, Chapter 33, or five feet, whichever is greater. The deviation would permit internal roads/drives to be adjacent to, or bisect, the development perimeter without buffer areas or landscape strips. This deviation is APPROVED.

7. Deviation 7 seeks relief from LDC §10-416(d)(1), which requires a buffering area along the entire perimeter of the development whenever the development abuts a different use, to permit no buffering area between commercial uses in the MPD and the multi-family residential uses in the RPD. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit C: Page 4 of 4, Blasting Area
Exhibit D: Bona Fide Agricultural Uses
Exhibit E: Enhanced Lake Management Plan

SECTION E. FINDINGS AND CONCLUSIONS:

Based on the testimony and exhibits presented in the record of this Request, the Hearing Examiner makes the following findings and conclusions:

1. The request complies with the Lee Plan;

2. The request meets the LDC and other County regulations;

3. The request, as conditioned, is compatible with existing and planned uses in the surrounding area;

4. The request will provide access sufficient to support the proposed development intensity;

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

6. The request will not adversely affect environmentally critical or sensitive areas and natural resources;

7. The request will be served by urban services defined in the Lee Plan;

8. The proposed use or mix of uses is appropriate at the proposed location;

9. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

10. No new deviations from LDC requirements are requested.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Manning. The vote was as follows:

Adopted by unanimous consent.

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 6th day of November, 2019.

ATTEST:
LINDA DOGGETT, CLERK
LEE COUNTY CLERK OF COURTS

BY: Missy Flint
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Amanda L. Swindle
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 NOV 26 AM 9:20

EXHIBIT A

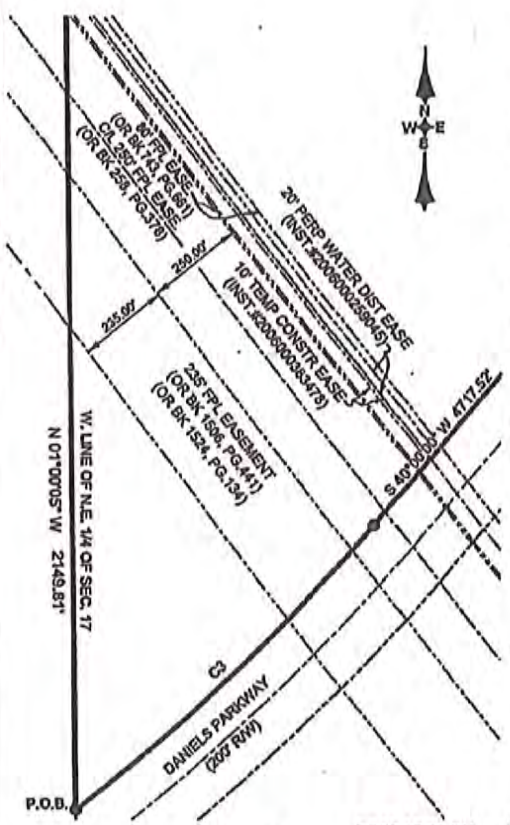
DESCRIPTION:
RPD

PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WESTERLY BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST-HALF OF SAID SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAYLINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.84°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET; THENCE S.25°39'10"W. A DISTANCE OF 1047.58 FEET; THENCE S.64°20'50"E. A DISTANCE OF 961.36 FEET; THENCE S.27°36'21"E. A DISTANCE OF 402.09 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: S.62°23'39"W. A DISTANCE OF 1051.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 2974.79 FEET, A CENTRAL ANGLE OF 22°23'39" AND WHOSE CHORD BEARS S.51°11'49"W. FOR A DISTANCE OF 1155.32 FEET, HAVING AN ARC LENGTH OF 1162.70 FEET; THENCE S.40°00'00"W., ALONG A TANGENT LINE, AND THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4717.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 4473.66 FEET, A CENTRAL ANGLE OF 13°32'43" AND WHOSE CHORD BEARS S.46°46'21"W. A DISTANCE OF 1055.15 FEET, HAVING AN ARC LENGTH OF 1057.61 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 654.36 ACRES, MORE OR LESS.

Applicant's Legal Checked by MD 4/19/19



DETAIL "A"
NOT TO SCALE

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN IS NEW, PREPARED BY SURVEYOR.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17, AS BEARING N.01°00'05"W.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED,THIS MAP IS NOT VALID.

REVISED: 8-02-18, ADD COORDINATES TO MOST EASTERLY CORNER - MAH

RECEIVED FEB 14 2019 COMMUNITY DEVELOPMENT

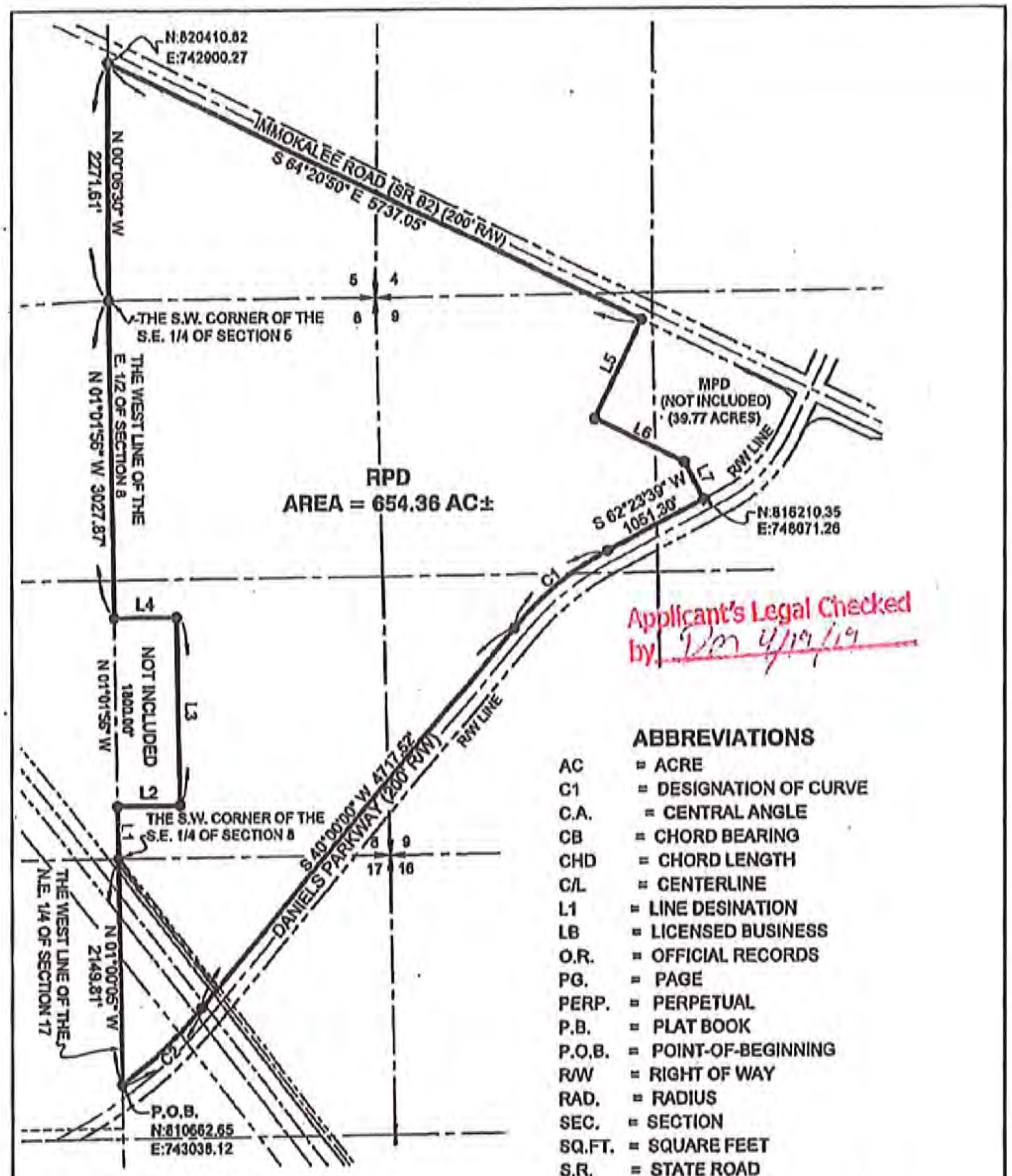
CERTIFICATIONS:
Lennar Homes, LLC
Chicago Title Insurance Company
North American Title Company
Bolanos Truxton, P.A.
Lee County

DCI 2019-00003

PREPARED BY: 1-31-19

MARK A. HATFIELD, P.S.M. DATE
FLORIDA CERTIFICATE NO. 4155

MGA PROJECT: 14012	DESCRIPTION DRAWING PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS	Fort Myers Tallahassee Destin
DESIGNER: MAH / DRAWN: MAH			
DATE: 01-30-19			
SHEET: 1 OF 2			



Applicant's Legal Checked by DM 4/19/19

SEE DETAIL "A" ON SHEET 1 OF 2 FOR EASEMENTS

ABBREVIATIONS

AC	= ACRE
C1	= DESIGNATION OF CURVE
C.A.	= CENTRAL ANGLE
CB	= CHORD BEARING
CHD	= CHORD LENGTH
C/L	= CENTERLINE
L1	= LINE DESINATION
LB	= LICENSED BUSINESS
O.R.	= OFFICIAL RECORDS
PG.	= PAGE
PERP.	= PERPETUAL
P.B.	= PLAT BOOK
P.O.B.	= POINT-OF-BEGINNING
R/W	= RIGHT OF WAY
RAD.	= RADIUS
SEC.	= SECTION
SQ.FT.	= SQUARE FEET
S.R.	= STATE ROAD

RECEIVED
FEB 14 2019
COMMUNITY DEVELOPMENT

DCI 2019-00003

N W E S

0 600 1200
SCALE OF FEET
1" = 1200'

THIS IS NOT A SURVEY!

LINE	BEARING	DISTANCE
L1	N 01°01'56" W	500.00'
L2	N 89°33'59" E	605.00'
L3	N 01°01'56" W	1800.00'
L4	S 89°33'59" W	605.00'
L5	S 25°39'10" W	1047.58'
L6	S 64°20'50" E	961.36'
L7	S 27°36'21" E	402.09'

CURVE	RAD	CA	CB	CL	ARC
C1	2974.79'	22°23'39"	S 51°11'49" W	1155.32'	1162.70'
C2	4473.66'	13°32'43"	S 46°46'21" W	1055.15'	1057.61'

MGA PROJECT: 14012
DESIGN: MAH
DRAWN: MAH
DATE: 01-30-19
SHEET: 2 OF 2

DESCRIPTION DRAWING
PARCEL OF LAND LYING IN
SECTIONS 4, 5, 8, 9, AND 17, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Ocala

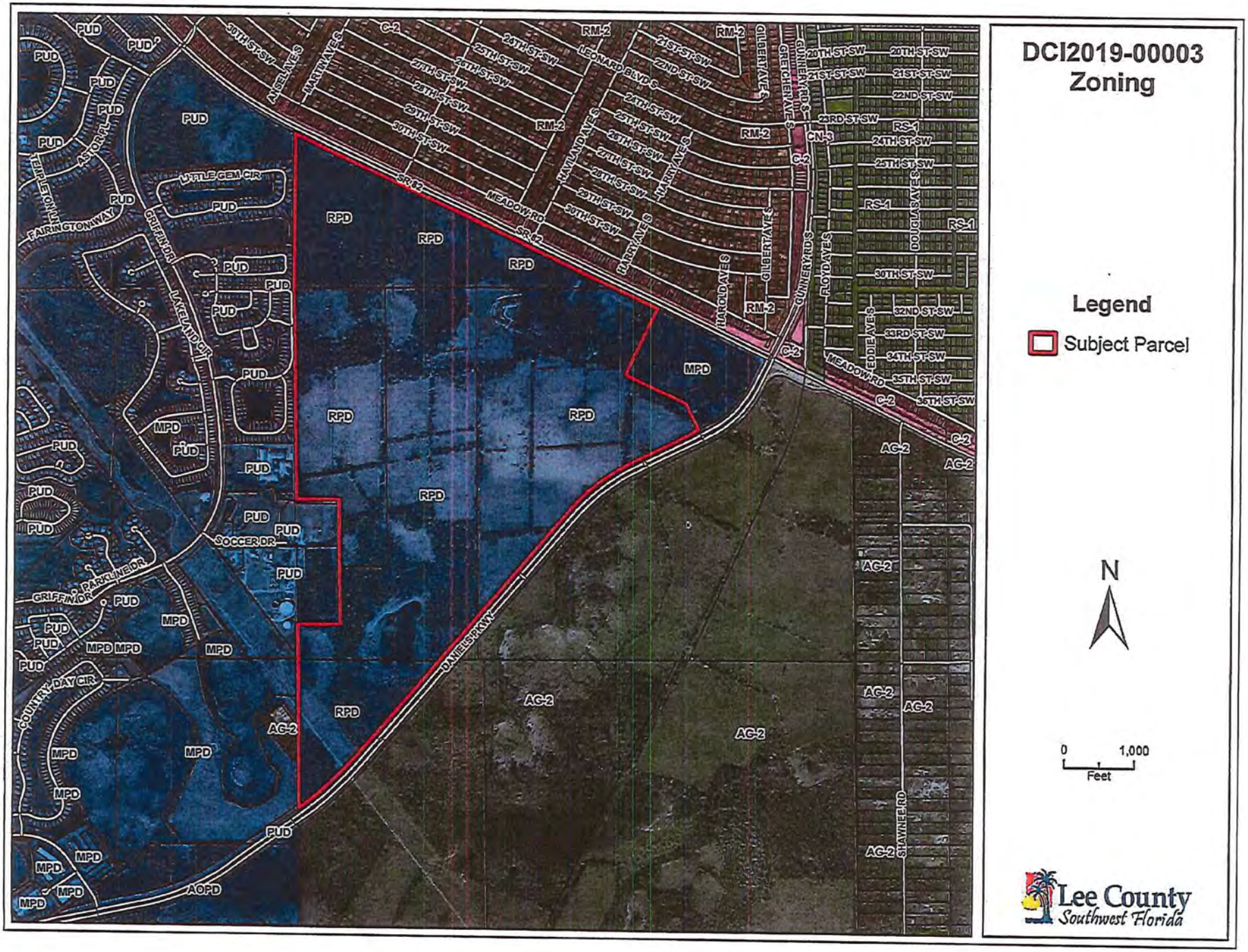
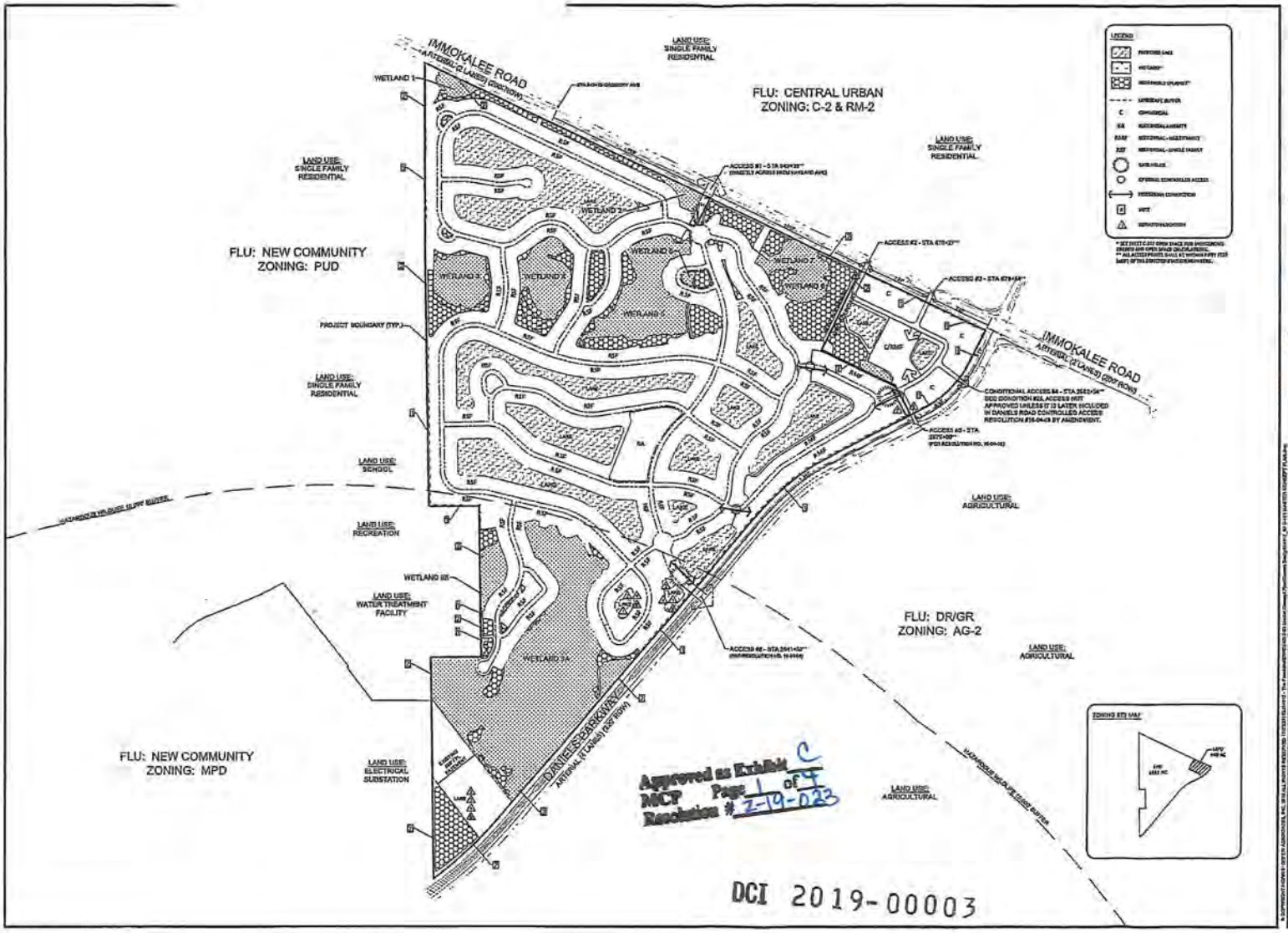

DCI2019-00003
Zoning
Legend
Subject Parcel
N
0
1,000
Feet
Lee County
Southwest Florida
RPD
MPD
PUD
AG-2
C-2
RM-2
RS-1
CN-3
AOPD
MEADOW RD
DANIELS PKWY
SOCCER DR
PARKLINE DR
GRIFFIN DR
LITTLE GEM CIR
FAIRINGTON WAY
TEMPLETON LN
ASTOR PL
LAKELAND CIR
COUNTRY DAY CIR
LEONARD BLVD S
HAYLAND AVE S
HARTWAY AVE S
ASELA AVE S
HAROLD AVE S
GILBERT AVE S
GREICHER AVE S
GUNNERY RD S
FLOYD AVE S
EDDIE AVE S
DOUGLAS AVE S
SLAYNER RD
20TH ST SW
21ST ST SW
22ND ST SW
23RD ST SW
24TH ST SW
25TH ST SW
26TH ST SW
27TH ST SW
28TH ST SW
29TH ST SW
30TH ST SW
31ST ST SW
32ND ST SW
33RD ST SW
34TH ST SW
35TH ST SW
36TH ST SW

EXHIBIT B



Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-19-023

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL.

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

REVISIONS	DATE

PROJECT MANAGER:	TMB
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	10/23/2018

TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: C-101

SCALE 1"=200'

JOB/FILE NUMBER: 14012-03

Approved as Exhibit C
MCP Page 2 of 4
Resolution # Z-19-023

DCI 2019-00003

MIXED USE PLANNED DEVELOPMENT OPEN SPACE TABLE

Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve*	Indigenous Upland Credits	Required Open Space (30%/40%)	Provided Open Space
Total Property Acreage	49.0					
Commercial / Residential Multifamily****	7.0	1.4			2.8	0.2
Commercial****	15.7	2.5			5.0	0.5
Lakes**	5.0					1.5
Other Open Space	0.3					0.3
Wetlands Area (less Indigenous Uplands)			0.8			0.8
Indigenous Upland						
Indigenous Upland Area - 1a			3.6			3.6
150% Credit Area						1.8
Total		3.9	4.4	0.6	7.8	9.2

RESIDENTIAL PLANNED DEVELOPMENT OPEN SPACE TABLE

Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve*	Indigenous Upland Credits: Credit %	Indigenous Upland Credits: Basic Credit	Indigenous Upland Credits: Credit AC Provided	Required Open Space (40%)	Provided Open Space
Total Property Acreage	654.4							
Residential Area****	654.4	130.9					261.8	267.1
Lakes**	65.4							65.4
Other Open Space	63.3							63.3
Wetlands Area (less Indigenous Uplands)								
Wetland 1			1.5					1.5
Wetland 2			0.8					0.8
Wetland 3			1.1					1.1
Wetland 4			0.5					0.5
Wetland 5			1.6					1.6
Wetland 6			0.5					0.5
Wetland 7			0.0					0.0
Wetland 8			8.8					8.8
Wetland 8A			15.7					15.7
Wetland 8B			8.0					8.0
Wetland 8C			2.0					2.0
Wetland 9D			8.5					8.5
Wetland 9E			2.7					2.7
Indigenous Upland								
Indigenous Upland Area - 1			2.0	125%	110%	0.7		2.0
Indigenous Upland Area - 2			0.0			0.0		0.0
Indigenous Upland Area - 3			2.7	125%	110%	0.9		2.7
Indigenous Upland Area - 4			0.0			0.0		0.0
Indigenous Upland Area - 5			0.1			0.0		0.1
Indigenous Upland Area - 6			3.2	150%	110%	1.9		3.2
Indigenous Upland Area - 7			1.4	125%	110%	0.5		1.4
Indigenous Upland Area - 8			1.2	125%		0.3		1.2
Indigenous Upland Area - 9			8.8	150%	110%	5.1		8.8
Indigenous Upland Area - 10			0.0			0.0		0.0
Indigenous Upland Area - 11			0.0			0.0		0.0
Indigenous Upland Area - 12			0.7			0.0		0.7
Indigenous Upland Area - 13			0.0			0.0		0.0
Indigenous Upland Area - 14			2.0	125%		0.5		2.0
Indigenous Upland Area - 15			1.8			0.0		1.8
Indigenous Upland Area - 16			1.2	125%		0.3		1.2
Indigenous Upland Area - 17			0.0			0.0		0.0
Indigenous Upland Area - 18			0.1			0.0		0.1
Indigenous Upland Area - 19			0.0			0.0		0.0
Indigenous Upland Area - 20			4.5	150%		2.3		4.5
Indigenous Upland Area - 21			3.1	150%		1.5		3.1
Indigenous Upland Area - 22			0.3			0.0		0.3
Indigenous Upland Area - 23			2.9	125%		0.7		2.9
Indigenous Upland Area - 24			0.0			0.0		0.0
Indigenous Upland Area - 25			0.8	110%		0.1		0.8
Indigenous Upland Area - 26			2.5	125%		0.6		2.5
Indigenous Upland Area - 27			1.0	125%		0.2		1.0
Indigenous Upland Area - 28			0.2			0.0		0.2
Indigenous Upland Area - 29			0.0			0.0		0.0
Indigenous Upland Area - 30			0.0			0.0		0.0
Indigenous Upland Area - 31			0.7			0.0		0.7
Indigenous Upland Area - 32			0.0			0.0		0.0
Indigenous Upland Area - 33			0.0			0.0		0.0
Indigenous Upland Area - 34			0.5			0.0		0.5
Indigenous Upland Area - 35			0.8	110%		0.1		0.8
Indigenous Upland Area - 36			0.2			0.0		0.2
Indigenous Upland Area - 37			1.1	125%		0.3		1.1
Indigenous Upland Area - 38			0.5	110%		0.1		0.5
Indigenous Upland Area - 39			0.2			0.0		0.2
Indigenous Upland Area - 40			0.8			0.0		0.8
Indigenous Upland Area - 41			3.9	150%		3.0		3.9
Subtotal			112.6			18.1		
Total		130.9	191.8				261.8	267.6

* INDIGENOUS PRESERVE MUST MAKE UP 50% OF THE REQUIRED OPEN SPACE.

** TWENTY FIVE PERCENT (25%) OF OPEN SPACE MAY BE COMPRISED OF LAKE AREA. THE MINIMUM AMOUNT OF LAKE AREA IS 1 AC FOR THE MPD & 1.65 AC FOR THE MPD.

*** AN ADDITIONAL MAXIMUM TEN PERCENT (10%) WILL BE GRANTED FOR PASSIVE OPEN SPACE TO A BOUNDARY.

**** NO LAKE, EXACT ON ENTRANCE, MAY PROVIDE LESS THAN TEN PERCENT (10%) OPEN SPACE.

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL.

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2271 Cleveland Avenue
Fort Myers, Florida 33901
(239) 332-2096
Fax: (239) 332-2645
C.A. No. 2000-026-00

Tallahassee
1111 South Bronough Street
Tallahassee, Florida 32301
Tel/Fax: 850-224-7922

Destin
4171 Grand Boulevard
Suite 202
Miramar Beach, FL 32550
Tel/Fax: 850-267-2142

REVISIONS	DATE:

PROJECT MANAGER:	TMS
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	10/1/2019

SHEET TITLE:

OPEN SPACE AMENDMENT EXHIBIT

SHEET NUMBER: X-102

SCALE 1"=200'

JOBFILE NUMBER: 14012-03

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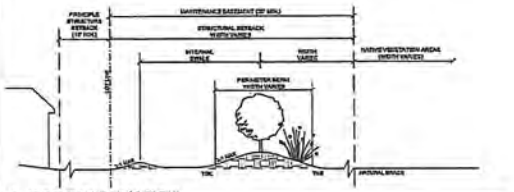
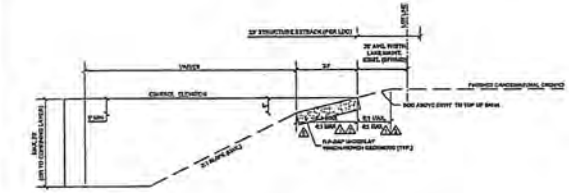
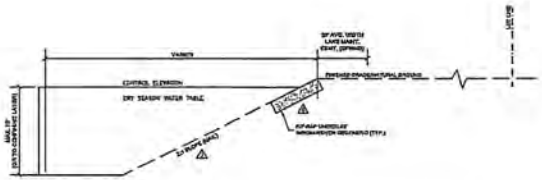


1 LOTS BORDERING NATIVE VEGETATION

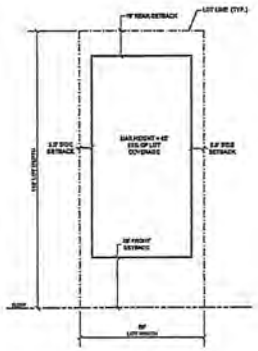


3 TYPICAL LAKE SECTION

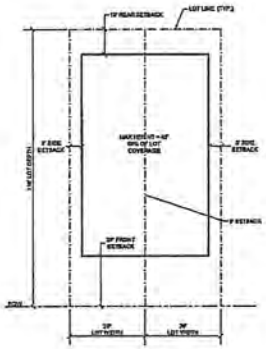


2 TYPICAL LAKE SECTION

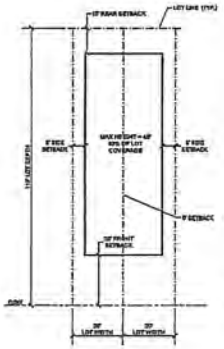
NOTES	DEVIATIONS
1 10' TYP. "D" LANDSCAPE BUFFER	1 LAKE DEVIATION TO 4:1 SLOPE
2 PRESERVE TO PROVIDE A BUFFER	2 PLANTED LITTORAL SHELF DEVIATION
Rezonde Rezoning from AG-2 to MPD AND RPD for Residential & Commercial uses.	3 LAKE DEVIATION TO 2:1 SLOPE
1,342 Dwelling units 310,000 SF Commercial 230 Hotel Rooms	4 SHOP LITTORALS FOR TREES DEVIATION
Future land use designation per CPA2014-00005 Central Urban & DR/GR-Outlying Suburban	5 VARIGUSED ENVELOPE
Not on a List Tree Zones	6 BUFFER REDUCTION/OFF DEVIATION
Comprehensive Plan Amendment per CPA2012-00007 proposes an extension of the Density Urban overlay area on parcels the proposed project.	7 ROW SETBACK DEVIATION
Thirty feet (30') setback/buffer provided from indigenous area to be preserved.	
Fifty feet (50') separation from lake's center to property boundary to be provided.	



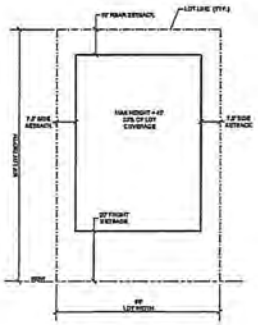
4 TYPICAL SINGLE FAMILY LOT



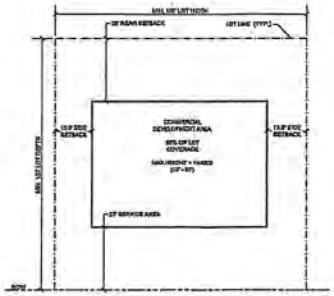
5 TYPICAL TWO FAMILY ATTACHED LOTS)



6 TYPICAL TOWNHOME LOTS)



7 TYPICAL MULTI-FAMILY LOT



8 TYPICAL COMMERCIAL LOT

Approved as Exhibit C
MCP Page 3 of 4
Resolution # 2-19-023

DCI 2019-00003

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers

Tallahassee

Davie

REVISIONS	DATE

PROJECT MANAGER:	TMF
DRAWING BY:	ALA
JURISDICTION:	LEE COUNTY
DATE:	10/30/2018

TITLE:

NOTES, DEVIATIONS AND TYPICALS

SHEET NUMBER: C-501

JOB/FILE NUMBER: 14012-03

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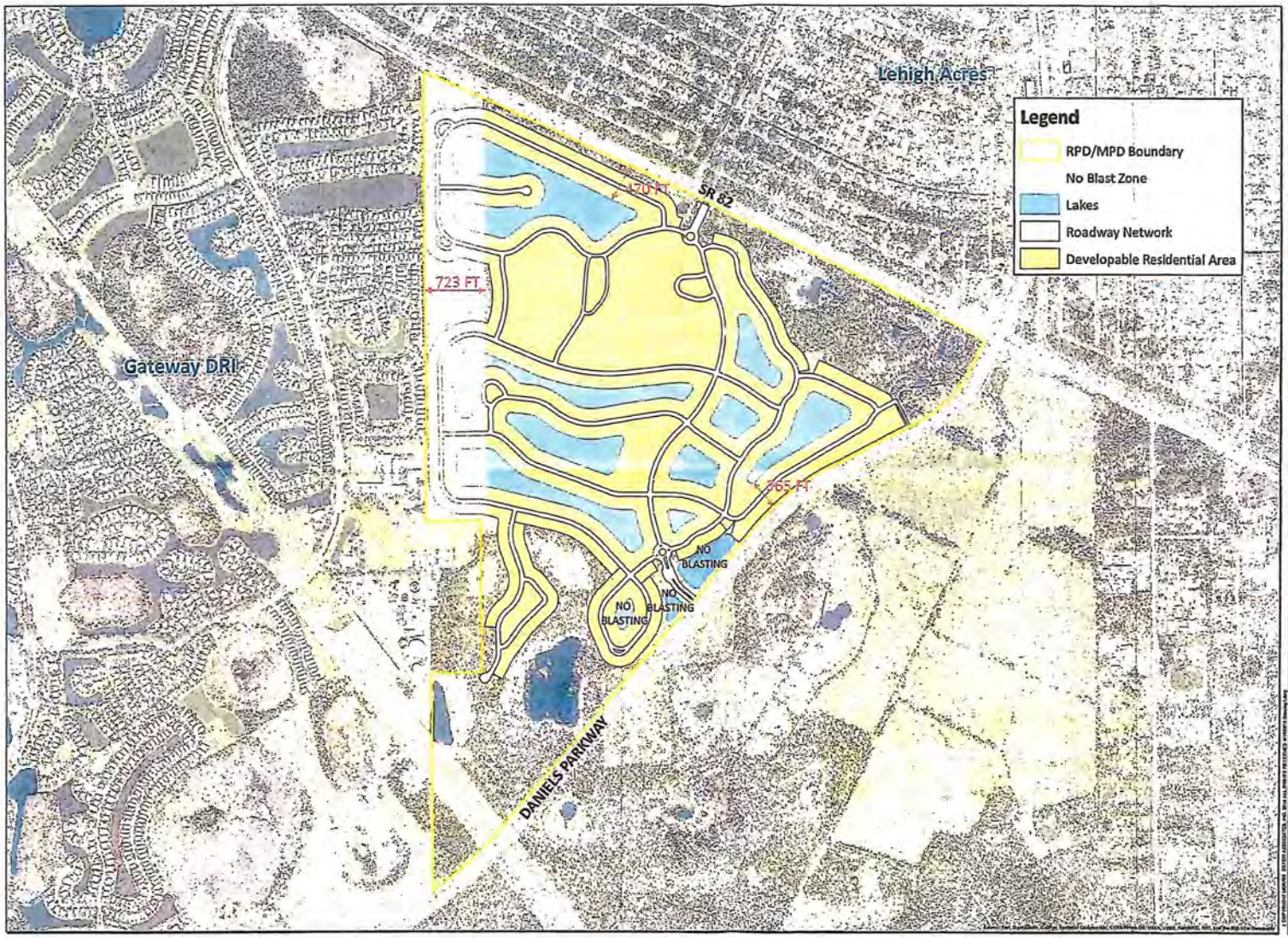


PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

PREPARED BY:

RECEIVED
FEB 11 2019
COUNTY DEVELOPMENT

DCI 2019-00003

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CLB
JURISDICTION:	LEE COUNTY
DATE:	1/14/19

SHEET TITLE:

BLASTING EXHIBIT

SHEET NUMBER:

SCALE 1"=500'

JOB FILE NUMBER: 14012-15

Approved as Exhibit
MCP Page 4 of 11
Resolution 2-19-DCI

DCI 2019-00003

EXHIBIT D

BONA FIDE
AGRICULTURAL USES
AT TIME OF ZONING APPLICATION

I, Jared F. Holes, as trustee and authorized representative of Land Trust Number 5018, a Florida Limited Liability Company, after having been duly sworn in accordance with law, hereby depose and say:

A bona fide agricultural use, livestock grazing, exists on the property known as Timber Creek and was in existence at the time the application for this project was filed.

The entire 695 acres of the parcel (as described in the attached Exhibit A) is utilized for cattle grazing.

Jared F. Holes 7-18-16
(Signature) (Date)

Jared F. Holes, Authorized Representative

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was SUBSCRIBED AND SWORN before me this 18th day of July 2016, by Jared F. Holes who is (personally known to me) or (has provided _____ as identification.)

Laura G. Toledo
Notary Public
Print Name: Laura G. Toledo
My commission expires: 2/18/2020

Notary Public State of Florida
Laura G Toledo
My Commission FF 962742
Expires 02/18/2020

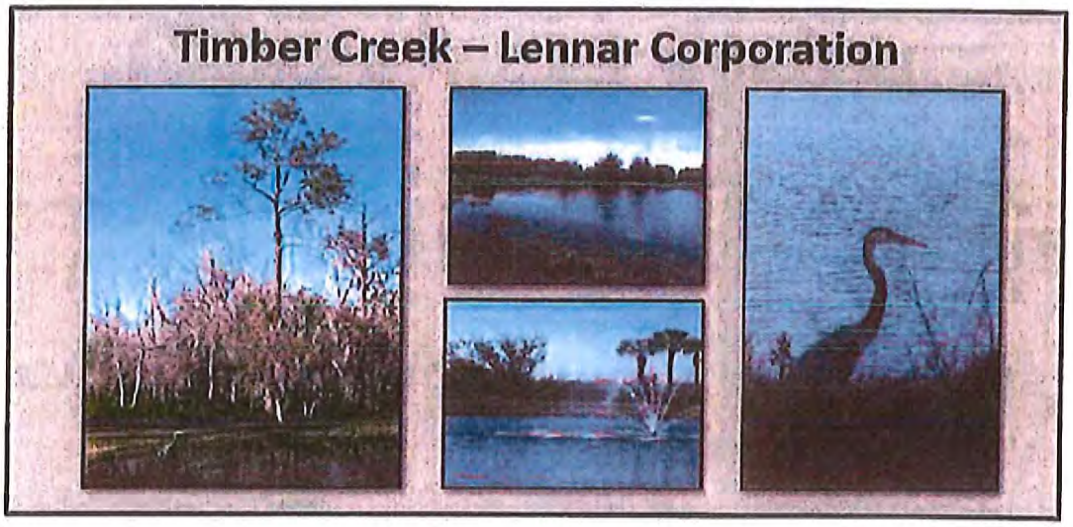
RECEIVED
FEB 14 2019
COMMUNITY DEVELOPMENT

DCI 2019-00003

EXHIBIT E

Enhanced Lake Management Plan

For Timber Creek



April 2019

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APR 15 2019
COMMUNITY DEVELOPMENT

DCI 2019-00003

Progressive Water Resources
Integrated Water Resource Consultants
6561 Palmer Park Circle Suite D Sarasota, Florida 34238 (941) 552-5657

Enhanced Lake Management Plan for Timber Creek

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Introduction

The proposed residential development (i.e. Timber Creek) demonstrates a substantial net benefit to the water resources within the project area as compared to the previous agricultural land use. The subject property site was previously characterized as a "grandfathered" farming operation with a decades-long history as a row crop, container flower farm and cattle grazing operation. The historical farming operation was not required to have a stormwater management system for flood control and water quality treatment purposes, nor was it required to monitor surface water quality. Benefits of the residential development over the historic conditions include:

1. Reduced groundwater withdrawals as a result of the conversion of the site from a farming operation supplied solely by groundwater to a conjunctive use (recycled stormwater and groundwater) residential irrigation system;

2. The use of a centralized master irrigation system that prohibits individual homeowner irrigation wells and controllers/timers to enhance overall community-wide water conservation;

3. The connection to public utilities for both potable supply and wastewater, thereby preventing the installation of numerous private wells and septic tanks and associated sanitary hazards;

4. The improved opportunity for increasing recharge to the Surficial Aquifer, otherwise known as the Water Table Aquifer System, through the construction of engineered stormwater detention ponds and the elimination of the historic network of drainage ditches associated with farming.

6. The elimination of the shallow Water Table Aquifer wells historically used by the farming operations thereby dramatically reducing potential drawdown impacts on nearby environmental features including wetlands.

Collectively, these improvements represent a much higher standard of water resource protection as compared to the historic authorized land use.

The change in land use, coupled with the management practices contained within the Enhanced Lake Management Plan (ELMP) herein, provides for a high standard of water resource protection. For ease of use and understanding, the proposed ELMP contains several sections that address key elements, with each of the main ELMP sections in turn having subsections that provide specificity regarding the management actions necessary to safeguard the water resources. Where applicable, Best Management Practices (BMPs) are provided in bold text to highlight the water resource protection measures included in this ELMP.

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Section 1. Historic Surface Water Hydrology

To better understand the proposed water resource management actions contained within this ELMP, it is important to understand historic surface water flows on the property. The land surface elevations on the site range from approximately 20.2 feet above the North American Vertical Datum (NAVD 88) in a wetland in the northern section of the property to approximately 26.2 feet NAVD 88 in the eastern side of the property. Therefore, the property has a slight topographic gradient (tilt) to the west, southwest and exhibits several isolated wetlands in the north and southern sections of the property. Historically, stormwater was conveyed away from the centrally located farming operations by interconnected (north-south and east-west) drainage ditches that transected the farm fields as illustrated by Figure 1.

The subject property is fairly isolated in regards to historic surface water drainage patterns based on the Southeast Lee County DRGR Major Flowways Map, created from the National Resources Conservation Service (NRCS) hydric and transitional soils data and 1953 aerial photography. The South Florida Water Management District (SFWMD) indicates that the site, as well as areas immediately east of Daniels Parkway, is within the Six Mile Cypress Sub-Watershed.

Section 2. Water Resources Best Management Practices

As the project evolves from predominately a "construction phase" to "partial construction" and ultimately to a "post-construction" residential phase, the BMPs must also evolve to maintain water resource protection. Construction of the proposed development may take up to 10 years, depending on market conditions. However, after initiation of construction, the vast majority of major earthwork is anticipated to be completed by the end of the 5th year.

A. Deep Lake Management

As shown on Figure 2, several of the development's stormwater detention lakes are proposed to be deeper than 12 feet in depth. The proposed deep lakes will satisfy the following criteria.

1. The stormwater detention deep lakes will not exceed a maximum water depth of 20 feet.
2. A destratification (i.e., aeration) system will be installed in any lake that exceeds a 12 foot water depth. Documentation that the proposed destratification system is adequately sized and designed for each lake deeper than 12 feet will be submitted to Lee County for approval. An example of a deep lake aeration device is provided as Appendix A.
3. Native shade trees, meeting the specifications of Lee County Land Development Code Section 10-420 will be planted around each deep lake perimeter, at approximately one tree per 100 feet of lake shoreline measured at detention lake's water level control elevation. Trees and other plants may be grouped or clustered together around the lake perimeter.

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4. The deep lake management techniques, including operation of the destratification system will be maintained for the life of the lake and will be recorded in the development's covenants, in accordance with the County Attorney's Office.

5. A post-construction bathymetric survey verifying each deep lake's finished water depth, sealed by a professional surveyor and mapper, will be submitted to Lee County for approval.

B. Construction Phase BMPs

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuel/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all ELMP BMPs and requirements until such time that control of the development is transitioned to the Homeowner's Association (HOA) and/or Community Development District (CDD).

Construction Phase BMPs

1. The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates the work area before construction is initiated to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances.

2. If any regulated substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store regulated substances in violation of the Lee County Land Development Code Section 14-477 Stormwater Pollution Prevention Plan (SWP3) criteria.

3. Each contractor/subcontractor shall familiarize themselves with the manufacturer's safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of the regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.

4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources Director at (239) 533-8109 and the FDEP South District Office at (239) 344-5600. Additional measures, such as those described in the Lake Maintenance Plan (Section 3), may also apply.

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5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.

6. Proper turbidity abatement measures, as required by the SFWMD, the Florida Stormwater Sedimentation Control Inspector's Manual standards, and the FDEP National Pollutant Discharge Elimination System (NPDES) permit criteria will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

C. Post-Construction Phase BMPs

After Lee County Certificate of Compliance or SFWMD stormwater management system certification is completed in a particular phase of the development, the primary focus of the ELMP will be maintaining the stormwater management system lakes, since all runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or a CDD that will be responsible for the maintenance of all aspects of the stormwater management system including the lakes and associated stormwater conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of the stormwater management system and water quality testing will require compliance with the terms and conditions as contained within this ELMP.

Additional details on BMPs, including the monitoring of surface water is provided in the Lake Maintenance Section (Section 3).

Section 3. Lake Maintenance

A. General Provisions

Proper lake maintenance is an integral aspect of this ELMP since stormwater runoff is directed to these features for treatment and attenuation. As previously described, the lakes will be excavated into the top of the Water Table Aquifer. In addition, the groundwater withdrawn from the proposed (new) onsite wells will be constructed into the deeper Intermediate Aquifer System (Sandstone Aquifer) and will augment five (5) of the lakes proposed for use in the master irrigation system, three (3) of which are proposed for water quality sampling as shown in Figure 2.

There will also be five (5) proposed surface water irrigation pumps that will "repump" groundwater supplies and retained stormwater (surface water) for the irrigation of the residential development. Three (3) of the five (5) lakes proposed as irrigation sources are also proposed for sampling. The recycling of surface water quantities is expected to further improve water quality on the property and maintain high water quality in the lakes. The stormwater lakes must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are also provided.

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B. Nuisance and Exotic Vegetation Control

The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County Land Development Code.

Nuisance and Exotic Vegetation Control BMPs

1. Lakes must be inspected annually and any prohibited vegetation must be removed by the use of hand-clearing or appropriate treatment. Only aquatic approved compounds may be utilized in the stormwater management system lakes.

2. Herbicides and/or algaecides may only be applied by a licensed professional applicator, who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

C. Littoral Vegetation Preservation

Littoral zone vegetation is required to be installed by the Developer and maintained by the HOA and/or CDD, in perpetuity, for twelve applicable lakes within the project area except those lakes where such vegetation is prohibited by the Federal Aviation Administration. Littoral zones provide habitats for wading birds, fish, and aquatic invertebrates. Littoral vegetation also helps to stabilize lake shorelines and prevents erosional problems.

Littoral Vegetation Preservation BMPs

1. Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants throughout the lakes is desirable and may help to improve the water quality within the lakes.

2. The spread of littoral plants will be encouraged throughout the designated planted littoral shelves.

3. Mechanical trimming, mowing or the use of herbicides on desirable littoral plants will be prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

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D. Fertilizer Application

Strict adherence will be maintained with Lee County's Fertilizer Ordinance. Individual lot owners shall be prohibited from applying fertilizer to their lots. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance.

Fertilizer Application BMPs

1. All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County.

2. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper.

3. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources.

4. At least one (1) BMP-trained employee must be on site while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

E. Erosion Protection and Lake Bank Maintenance

Lake banks are generally susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks within the project are designed to minimize this potential for erosion.

Erosion Protection and Lake Bank Maintenance

1. Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated if possible.

2. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.

F. Lake Education Program

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A narrative explaining the benefits of littoral vegetation, lake maintenance, and surface and groundwater quality will be made available to residents.

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Lake Education Program BMPs

1. Lake experts will be encouraged to attend the HOA and/or CDD meetings annually to discuss the lake system operation and maintenance requirements.

2. Individual homeowners within the property will be informed that they are prohibited from removing or trimming littoral vegetation.

3. Additionally, the homeowners will be made aware of the extreme importance related to the elimination of any introduction of hazardous materials or substances into the lakes.

G. Pesticide, Herbicide or Fungicide Applications

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

Pesticide, Herbicide, Algaecide or Fungicide Application BMPs

1. Individual lot owners shall be prohibited from applying pesticides, herbicides and/or fungicides to their lots. These activities will only be performed by certified contractors approved by the HOA and/or CDD.

2. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the surface water management system is prohibited. This rule shall not apply to the use of chemical agents by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer specifications, and meet all applicable local, state and/or federal guidelines and requirements.

3. Pesticides, fungicides, and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer to address the specific problem. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

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Section 4. Surface Water Quality Monitoring Program

A. General Data Quality Objectives

All water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 1000 Field Quality Control Requirements.

All surface water quality samples will be collected in accordance with FDEP-SOP-001/01 FS 2100 Surface Water Sampling. A summary of the proposed surface water sampling schedule is provided in the attached Table 1.

B. Surface Water Monitoring Goals

The purpose of the surface water monitoring program is to assure stormwater discharges from the subject property meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards before discharging surface water from the stormwater management system. Additionally, monitoring of the lakes will allow management actions to assure the lakes' health for the residents' enjoyment. Please note that additional surface water quality parameters may be required if the FDEP determines that the sub-watershed or FDEP Water Body Identification (WBID) No. 3258C becomes impaired.

C. Surface Water Quality Monitoring

Immediately after the operational completion of the proposed stormwater management system (see Figure 2), three (3) lakes will be sampled quarterly (March, June, September and December). Surface water quality grab samples will be collected per FDEP protocol and analyzed by a NELAC/TNI-certified laboratory. The surface water quality parameters to be tested are listed below and summarized in Table 2. In addition, Table 2 also includes the laboratory's Accuracy, Precision, and minimum Method Detection Limit (MDL). Please note that the Practical Quantitation Limit (PQL) for each parameter may vary between laboratories, however the PQL typically equates to 4 times the MDL.

- Field Parameters: Depth of Water, % Dissolved Oxygen Saturation, Dissolved Oxygen, pH, Temperature and Specific Conductivity.
- Lab Parameters: Total Nitrogen, Nitrite + Nitrate, Ammonium, Ammonia, Total Kjeldahl Nitrogen, Total Phosphorus, Chlorophyll-a, and Ortho-phosphate.

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Quarterly surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for discontinuation or reduction in the monitoring requirements will be proposed to the Lee County Natural Resources Department if it can be demonstrated that water quality is being maintained within applicable State standards.

D. Water Quality Data Reporting and Analysis

Surface water data will be submitted to Lee County Department Natural Resources staff in an approved electronic format within 30 days of receiving the water quality results from the contract laboratory. The submittal will include all field notes, field and laboratory water quality data results and all previously collected water quality data, i.e., the period of record. The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances.

By March 1 of each year, a Water Quality Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff that summarizes the surface water testing results for the development. The results will include a summary table that lists all the field and laboratory parameters for the monitoring location. Laboratory parameter concentrations that fall below the Practical Quantitation Limit (PQL) for that parameter will be reported with no value; however a value qualifier of "I" (between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in Table 2 that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values. Any reported concentrations above the Maximum Contamination Level (MCL) will be clearly identified as well as remedial actions that were used to timely reduce that particular analyte's concentration. Details regarding remedial actions are provided in the Remedial Actions section of this ELMP

E. Remedial Actions

In the unforeseen event that significant surface water impacts (as defined below) are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the property, the Developer or designee of the HOA and/or CDD will notify the Director of the Natural Resources Division within no less than 12 hours (or next business day). If a spill or release "presents an immediate threat to human health and/or the environment" the FDEP Office of Emergency Response ("OER") will be contacted within 24 hours. Guidance outlining the definition of a release as well as reporting procedures is presented in the OER Web page located at: http://www.dep.state.fl.us/per/reportable incident.htm.

The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state, and federal permitting requirements. The

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initial phase of the remediation plan may consist of temporary monitoring wells installed for short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a comprehensive assessment may be required.

Section 5. Groundwater Level Monitoring Program

As a requirement of the SFWMD Water Use Permit (WUP), the Developer or their successor(s) will implement a Sandstone Aquifer (SSA) water level monitoring program. A single water level monitoring well (designated as MW-1) will be installed into the Sandstone Aquifer when the first irrigation wells are constructed. The location of MW-1 is provided on Figure 2. Daily water level elevations will be recorded in MW-1 relative to NAVD (88) and submitted quarterly to both Lee County and SFWMD.

In Conclusion

The information and technical requirements in this ELMP are provided to the Developer or designee of the HOA and/or CDD to assist with the understanding of the importance of a well maintained and fully functioning stormwater and irrigation management system. The stormwater detention system lakes within the development are not only required by state law, but can be a source of beauty and enjoyment for the residents while maintaining the value and integrity of the water resources.

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TABLES

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Table 1
Water Quality Sampling Schedule

Date	Sample Type	Sample Location
January-31	N/A	N/A
February-28	N/A	N/A
March-31	Surface Water	3 Stormwater Lakes*
April-30	N/A	N/A
May-31	N/A	N/A
June-30	Surface Water	3 Stormwater Lakes*
July-31	N/A	N/A
August-31	N/A	N/A
September-30	Surface Water	3 Stormwater Lakes*
October-31	N/A	N/A
November-30	N/A	N/A
December-31	Surface Water	3 Stormwater Lakes*

*See Figure 2 for surface water quality sampling locations.

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Table 2
Surface Water Quality Analytes and Schedule for Sampling

Field Parameters					
Parameter	Units	Precision (%RPD)*	Accuracy (%Recovery)	MDL**	Sampling Frequency
Depth of Water	Feet	0.01	NA	NA	Quarterly
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	Quarterly
pH	SU	FT 1000-1	FT 1000-1	NA	Quarterly
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	Quarterly
Specific Conductivity	µs/cm	FT 1000-1	FT 1000-1	NA	Quarterly
Laboratory Parameters (Nutrients)					
Total Nitrogen	mg/L	CALC	CALC	CALC	Quarterly
Nitrite + Nitrate	mg/L	5	90-110	0.004	Quarterly
Ammonium	mg/L	CALC	CALC	CALC	Quarterly
Ammonia	mg/L	17	90-110	0.008	Quarterly
Total Kjeldahl Nitrogen	mg/L	11	90-110	0.05	Quarterly
Total Phosphorus	mg/L	10	90-110	0.008	Quarterly
Chlorophyll-a	mg/L	20	93-108	0.25	Quarterly
Ortho-phosphate	mg/L	10	88-118	0.002	Quarterly

* Relative Percent Difference
** Minimum Detection Limit

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FIGURES

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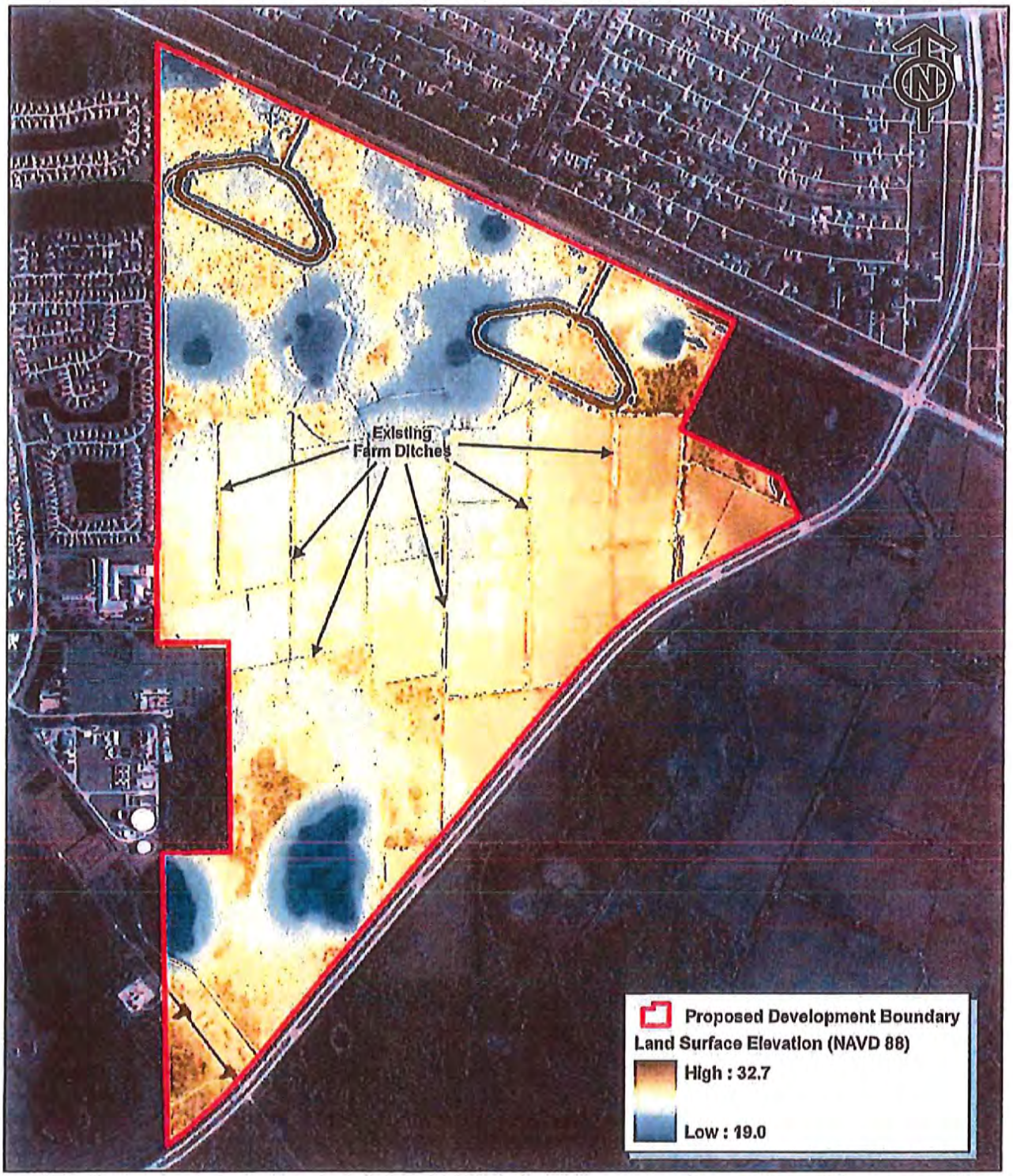

Scale: 1:13,200 8/3/2016 Image: ESRI Aerial 0 600 1,200 2,400 Feet

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Figure 1
Lennar Corporation - Timber Creek
Site Topography

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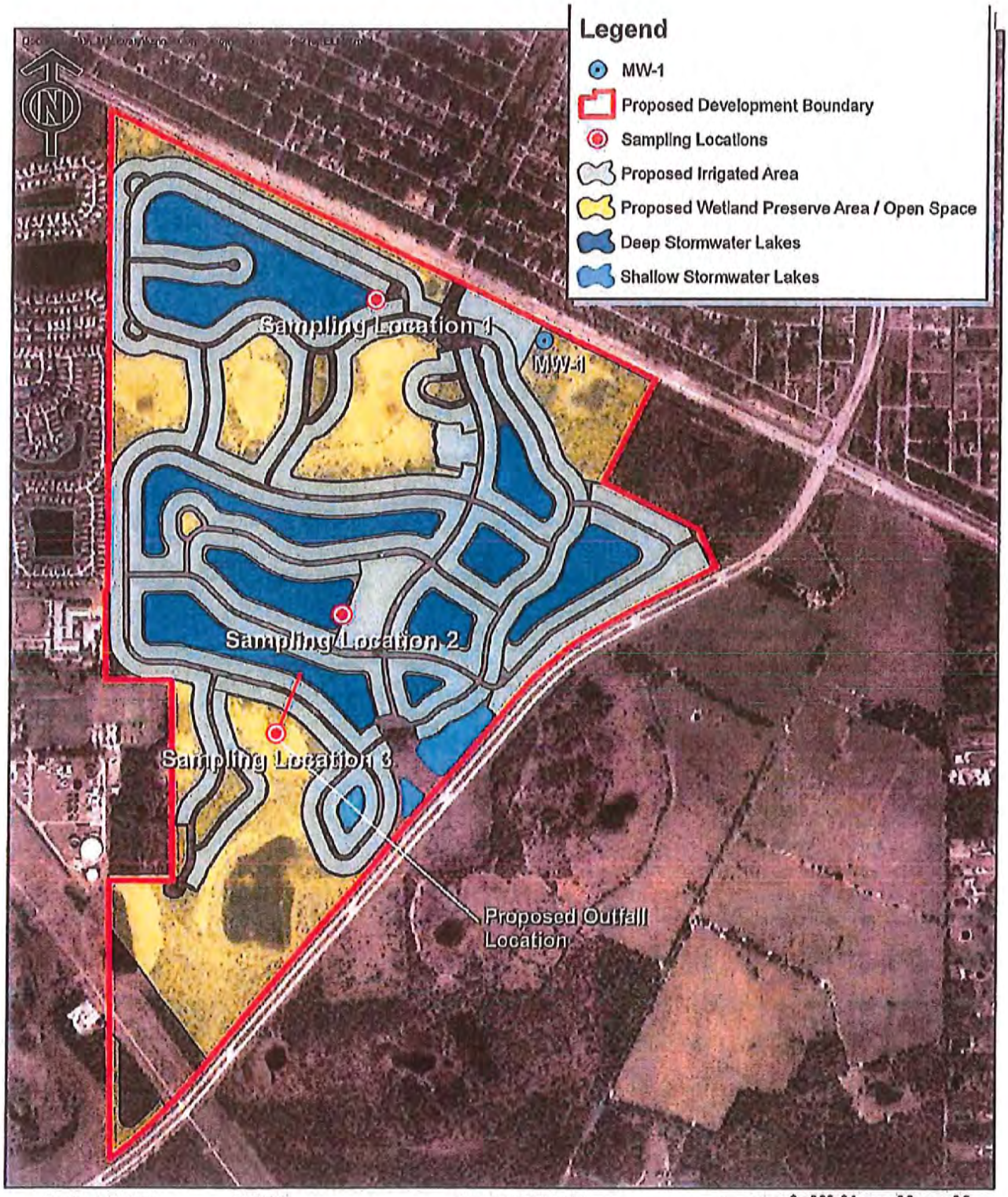

Scale: 1:13,800 4/9/2019 Image: ESRI Aerial 0 0.05 0.1 0.2 0.3 Miles

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Figure 2
Lennar Corporation - Timber Creek
Proposed Surface Water Quality Sampling Locations

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Appendix A

Deep Lake Aeration Device

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Vertex Water Features
Pond and Lake Aeration
BOTTOM AERATION

With Vertex MicronBubble™ Technology

AIR3 XL2™

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.

FEATURES

AIRSTATIONXL2™

- Total pumping capacity of up to 11,400 GPM
- Six 9" flexible membrane discs with MicronBubble™ technology
- Shallow water Airstation optional for depths lower than 8'
- Self-cleaning, low maintenance
- Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- Vertex SafeStart™ Technology
- UL, 115v or 230v, 35 Max PSI
- Thermal overload protection
- 1/2hp (0.37kW): low electrical costs
- 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- Class "A" GFCI protection on all 115v circuits
- Powder coated aluminum for a durable attractive finish
- High capacity 290 CFM fan
- Easy access design with cam lock
- Easy plug-in connection to waterside electrical service
- Disconnect switch
- Heavy duty, light weight mounting pad included
- Sound dampening kit optional
- Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- Over-sized I.D. for high flow
- Self-weighted for easy installation
- Available in 100' and 500' increments
- 15-year Vertex warranty

BENEFITS TO THE LAKE

- High pumping rate easily penetrates stratification layers
- Circulates entire water column
- Increases oxygen levels throughout water column
- Promotes beneficial bacteria growth
- Prevents low oxygen fish kills
- Reduces nutrient levels and associated algae growth
- Oxidizes/reduces bottom muck
- Expands oxygenated habitat for improved fisheries
- Reduces aquatic midge and mosquito insect hatches
- Eliminates foul odors from undesirable dissolved gases
- Safe entry – no electricity in the water
- Extremely energy efficient

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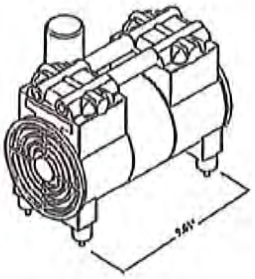
SPECIFICATIONS: AIR3 XL2™ LAKE AERATION SYSTEM

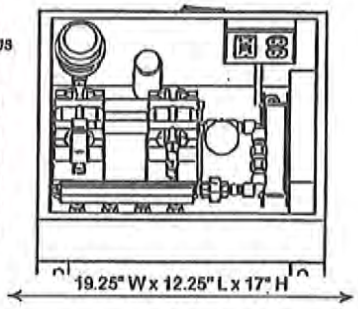
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



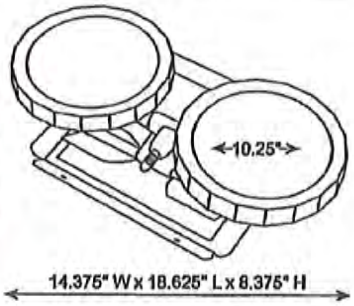
QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quiter operation.



AIRSTATION XL2™ ASSEMBLY

Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



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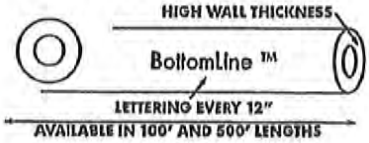
Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



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Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

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APR 15 2019
COMMUNITY DEVELOPMENT
DCI 2019-00003

ATTACHMENT L

Date: April 13, 2023

To: Dirk Danley Jr., Principal Planner

From: Nic DeFilippo, Senior Environmental Planner
239.533.8983
ndefilippo@leegov.com

Subject: DCI2022-00002
Natural Resources Staff Report and Conditions for Daniels Parkway South
STRAP# 21-45-26-00-00001.0000, 16-45-26-00-00001.0000, 09-45-26-00-00003.0000, 17-45-26-00-00001.0010

The request is to rezone 1,233± acres from Agricultural (AG-2) to Mixed Planned Development (MPD) to allow up to 350,000 square feet of commercial uses, of which up to 70,000 square feet may be medical office, and 1,600 dwelling units. The requested companion map amendments to the Future Land Use Map would redesignate 153.7 upland acres of the property from the Density Reduction/Groundwater Recharge (DR/GR) future land use category to the Sub-Outlying Suburban future land use category, add the property to the Lee County Future Water Service Area, Map 4-A, and Lee County Future Sewer Service Area, Map 4-B, and remove 515.4 acres of the subject property from Map 1-F, Private Recreation Facilities Overlay. The requested text amendments to Policy 33.2.2 and Table 1(b) will accommodate residential development between the Lehigh Acres Mixed Use Community identified on Map 2-D and existing residential development within the Southeast Lee County Plan Area.

The proposed development is located within the Lehigh Acres and Southeast Lee County Community Planning areas and will be comprised, at time of CPA adoption, of four Future Land Use categories: Central Urban, Sub-Outlying Suburban, Wetlands, and DR/GR. The requested 1,600 dwelling units will be spread across the entire property and commercial uses will be located near the intersection of Daniels Road and SR 82. The applicant has requested to add the subject property to both Map 4-A and Map 4-B and the proposed text amendments will require connection to Lee County Utilities for potable water and sewer.

> **POLICY 61.1.6:** When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

Reuse water is not available at this time to meet the irrigation needs for the potential development, therefore other sources must be explored. Currently the site is permitted through South Florida Water Management District (SFWMD) to utilize the Surficial Aquifer for livestock water supply. Utilizing the on-site lakes (Surficial Aquifer) for irrigation of the proposed uses could have a negative effect on the surrounding wetland systems and will require an additional recharge source. The applicant initially proposed to use eight (8) Sandstone groundwater withdrawal wells to replenish water withdrawn from the onsite lakes. Staff had concerns regarding the number and location of these proposed irrigation wells. The Sandstone Aquifer, which is a protected resource, is the primary source for domestic self-supply wells within Lehigh Acres and other nearby residential uses. Additionally, this groundwater source has been experiencing stresses from development within Lehigh Acres. The Lee County monitoring well approximately 2 miles north of the subject property, has come within 10 feet of reaching the Sandstone Aquifer maximum developmental level (MDL) and monitoring wells within the Sandstone Aquifer have

shown a downward trend in water levels year over year. The MDL is defined as twenty feet above the top of the geologic strata of the respective aquifer. This rule was established by SFWMD (40E-8) to prevent harmful drawdown, or mining, the aquifers. The MDL is a key prevention for keeping aquifer levels with the minimum flows and levels established in the Florida Administrative Code.

Lee Plan policies 2.3.1 and 2.3.2 require the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use category. The concerns outlined above were the basis for the Natural Resources memorandum, dated 3/10/23, provided with CPA2021-00017 and CPA2021-00018 (see Attachment 1). Based on the data and site design provided at the time, the Division of Natural Resources could only find the proposal consistent with Lee Plan policies 2.3.1 and 2.3.2 if the Lower Hawthorn aquifer was used to offset irrigation withdrawals from the onsite lakes and the following conditions were applied.

1. Irrigation will be through a master controlled system and no individual homeowner irrigation systems will be allowed. The master controlled system will be designed to meet the water conservation ordinance.
2. No irrigation water will be utilized from the Sandstone Aquifer.
3. Withdraw pumps from the surficial aquifer and Lower Hawthorn will be equipped with a water meter. The metered amounts from both aquifers will be reported to the County quarterly.

Since the Local Planning Agency hearing, the applicant has provided additional information and committed to reducing the number of Sandstone Aquifer irrigation wells. The project will now consist of six Sandstone Aquifer and two Mid-Hawthorn Aquifer irrigation wells, as depicted on Attachment 2. The Mid-Hawthorn Aquifer is a deeper less utilized aquifer that does not have the prolific use that is seen within the Sandstone Aquifer. Construction of the two northernmost proposed irrigation wells to the Mid-Hawthorn Aquifer, as opposed to the Sandstone Aquifer, is important because it will increase the distance between existing Sandstone Aquifer users north of SR 82 and the Sandstone Aquifer irrigation wells proposed as part of this development. In addition, the applicant has proposed to install a Sandstone Aquifer groundwater level monitoring well along the eastern property boundary and provide the monitoring data to Lee County to ensure groundwater levels are maintained or improved consistent with Lee Plan policy 126.1.4. Furthermore, the applicant has proposed to provide a master-controlled irrigation system that must comply with the Lee County Water Conservation Ordinance. These measures ensure the proposed rezoning will result in no significant impacts on present or future water resources.

To ensure that the proposed development installs the two Mid-Hawthorn irrigation wells as depicted in Attachment 2, connects to public utilities, and implements a master-controlled irrigation system. Staff recommends the following conditions to mitigate potential impacts on groundwater resources:

Prior to local development order approval the development order plans must identify the location and Aquifer source for all irrigation wells. The development must utilize the onsite lakes for irrigation withdrawals with a maximum of eight groundwater makeup wells of which a minimum of two must be to the Mid-Hawthorn Aquifer. The location of all irrigation wells must be in substantial compliance with locations depicted in Attachment 2.

Prior to local development order approval the development order plans must depict connection to public water and sewer service.

Prior to local development order approval the development order plans must demonstrate that irrigation will be provided via a master-controlled central irrigation system. The Property Owner Association documents, including Declarations and Covenants (submitted prior to Development Order

approval and recorded prior to issuance of Certificate of Compliance), must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Water Conservation Ordinance #17-04, as amended.

> **POLICY 1.4.5:** The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.
>
> > **1.** New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be Future Land Use II-8 January 2023 utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.
>
> **POLICY 33.1.7:** Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.

In compliance with Lee Plan policies 1.4.5 (1) and 33.1.7 the applicant provided an integrated surface and groundwater model demonstrating that the proposed development will maintain surface and groundwater levels at their historic levels. The model demonstrated that the proposed development would not adversely impact properties upstream, downstream, or adjacent to the subject property. In addition, the substitution of two Sandstone Aquifer irrigation wells with two Mid-Hawthorn Aquifer irrigation wells and the location of these wells ensures the protection of Lee County's natural resources.

> **POLICY 125.1.2:** New development and additions to existing development must not degrade surface and ground water quality.
>
> **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.
>
> **POLICY 126.1.4:** Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

As outlined above, reuse water is not available at this time to meet the irrigation needs for the potential development. The proposed development is intending to use surface water from the wet detention lakes in the community as the primary irrigation source. The stormwater lakes will then be resupplied using groundwater withdrawals from six Sandstone aquifer and two Mid-Hawthorn Aquifer irrigation wells during times of low rainfall. The Sandstone Aquifer is the primary source for domestic self-supply wells within Lehigh Acres, to the north, and the large lot single family residences east of the project. The Sandstone Aquifer has been experiencing stresses from development of the existing platted lots within Lehigh Acres Community and Sandstone Aquifer monitoring wells have observed a downward trend in

water levels year over year north of the project. To address concerns with the Sandstone Aquifer and consistency with Lee Plan policy 126.1.4 the applicant has reduced the number of Sandstone Aquifer irrigation wells and has proposed the installation of a Sandstone Aquifer groundwater level monitoring well along the eastern property boundary. These proposals increase the distance of Sandstone Aquifer irrigation wells south away from existing users north of SR 82 and ensure that groundwater levels will be maintained or improved consistent with Lee Plan policy 126.1.4.

The proposed development is located in both the Six Mile Cypress and Estero River watersheds and straddles a historic north-south farm road, which represents the dividing line between the Estero River and Six Mile Cypress watersheds based on data from SFWMD. The project is proposing to utilize an interconnected master storm water management system consisting of wet detention lakes prior to outfalling into the onsite preserves and ultimately offsite. The Master Drainage Plan exhibit, provided by the applicant, depicts five outfalls into the onsite preserves and a piped flowway connection that will convey water from the Six Mile Cypress watershed to the Estero River watershed in storm events that exceed 10-year 1 day storm event. Lee Plan Objective 60.3 identifies both the Six Mile Cypress and DR/GR as critical areas for surface water management. Lee Plan policy 125.1.2 states new development and additions to existing development must not degrade surface and ground water quality. Lee Plan policy 125.1.4 states developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. To address consistency with Lee Plan policies 125.1.2, 125.1.4, and 126.1.4 the applicant has provided a draft surface water quality and groundwater level monitoring plan within the Enhanced Lake Management Plan (see Attachment 3). Staff recommends the following condition to demonstrate compliance with the above Lee Plan policies.

Prior to local development order approval the Enhanced Lake Management Plan (dated November 2022, attached as Attachment 3) must be modified to reflect the use of the Mid-Hawthorn Aquifer and must contain a Surface Water Quality and Groundwater Level Monitoring Plan for review and approval by Lee County Division of Natural Resources. At a minimum, the Surface Water Quality and Groundwater Level and Monitoring Plan must establish:

- **i) The overall Goals and Objectives of the Surface Water Quality and Groundwater Level and Monitoring Plan;**
- **ii) An outfall monitoring schedule during "wet" season of June through September and "dry" season of October through May for Total Kjeldahl Nitrogen, Ammonia, Ammonium, Total Nitrogen, Nitrite, Nitrate, Chlorophyll A, Total Phosphorus, Ortho-phosphate, Total Dissolved Solids, Zinc, Iron, Lead, E. coli, Total Hardness, Field Temperature, Specific Conductance, pH and Dissolved Oxygen.**
- **iii) A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.**
- **iv) Water quality monitoring data must be provided to the Division of Natural Resources annually and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Five years after issuance of final Certificate of Occupancy and after meeting or exceeding State water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.**

v) **A Sandstone Aquifer groundwater level monitoring well must be installed on the eastern boundary of the project. The monitoring well must take measurements hourly and groundwater level monitoring data must be submitted to Lee County Division of Natural Resources quarterly as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.**

vi) **A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.**

Attachments:

1. Memorandum from Lee County Division of Natural Resources dated 3-10-2023
2. Memorandum from Lee County Division of Natural Resources dated 4-12-2023
3. Daniels Road South Enhanced Lake Management Plan dated November 2022

Attachment 1

MEMORANDUM

FROM

PUBLIC WORKS

Natural Resources Division

Date: March 10, 2023

TO: Brandon Dunn
Principal Planner, Planning Section

From: Phil Gillogly, P.E.
Interim Operations Manager,
Natural Resources Division

SUBJECT: CPA2021-00017 and CPA2021-00018 Daniels South Text and Map Amendments

Natural Resources staff has reviewed the revised application materials and request from the applicant, which, in part, includes an amendment to the Future Land Use Map to redesignate approximately 153.7 acres from the DR/GR future land use category to the Sub-Outlying Suburban future land use category. Along with the proposed amendment to the Future Land Use Map other Map and Text amendments are proposed that will facilitate the development of a mixed use project with approximately 350,000 square feet of commercial uses and 1,600 residential dwelling units. The commercial uses will primarily be built within existing future urban areas in the Lehigh Acres Community Plan area. The residential uses are primarily planned within the areas proposed to be in the Sub-Outlying Suburban future land use category as well as lands that are to remain within the DR/GR future land use category. These residential areas are within the Southeast Lee County Community Plan area.

The subject property has historically been used for agricultural operations. A surface water management system, including an extensive network of ditches and berms have been constructed on the property which has led to the partitioning of wetland systems within the site. The berm system includes a historic farm road that bisects the site and precludes hydrologic connectivity between wetland systems located in the northern and southern portions of the property. Today, this road represents the dividing line between the Estero River and Six Mile Cypress sub-watersheds, based on data from the SFWMD.

Because the request includes proposed changes to the Future Land Use Map that include redesignating 153.7 acres of DR/GR to Sub-Outlying Suburban Lee Plan Policies 2.3.1 and 2.3.2 must be addressed. Policy 2.3.1 requires a specific finding by the Board of County Commissioners "that no significant impacts on present or future water resources will result from the change." These Policies are provided below.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change. (Ord. No. 92- 47, 94-30, 00-22, 02-02, 14-10, 18-05)

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

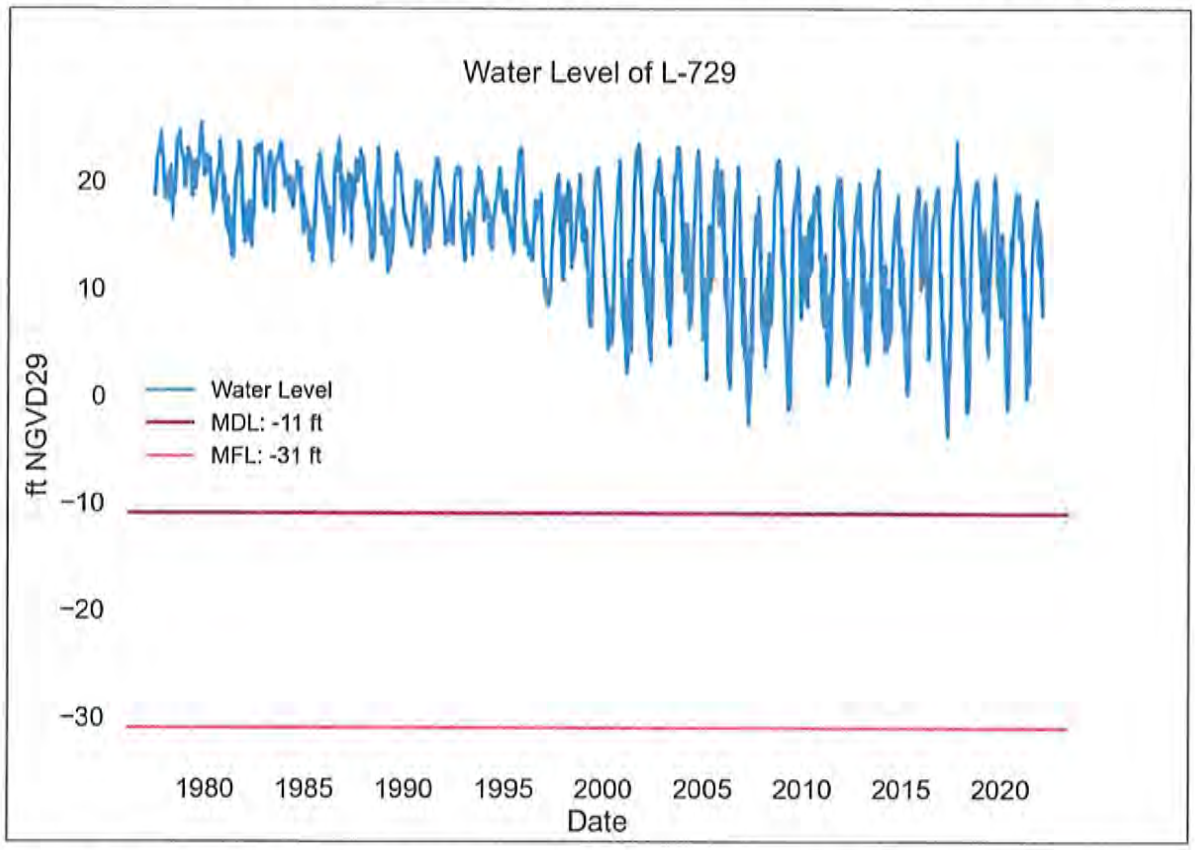
1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,
2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,
3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,
4. supply data and analysis specifically addressing urban sprawl.

During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them. (Ord. No. 97-05, 16-01, 18-05)

All proposed uses will connect to Lee County Utilities for potable water needs. Policy 61.1.6 provides that all other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting irrigation needs of a development. Reuse water for irrigation is not available to the subject site, therefore other sources must be explored. As part of the required review, staff analyzed the available irrigation sources availability and the impact of using that source for irrigation purposes. Currently, the site is permitted through South Florida Water Management District (SFWMD) to utilize the Surficial Aquifer for livestock water supply. Utilizing the Surficial Aquifer for the proposed use could have a negative effect on the surrounding wetland systems and will require an additional "make up" source. This source is from a confined aquifer to replenish the water withdrawn from the Surficial, or unconfined, aquifer. At a 1 to 1 ratio, there is no net change in the Surficial Aquifer levels and thus ensure no negative impacts.

There are two potential make up sources that were analyzed. First the Sandstone Aquifer, which is a protected resource, is the source for domestic self-supply wells within Lehigh Acres. This source has been

experiencing additional stresses from development of the existing platted lots within Lehigh Acres. SFWMD has been discussing concerns since 2021 with Lee County regarding reaching the maximum developmental level (MDL) within this aquifer. MDL is defined as twenty feet above the top of the geologic strata of the respective aquifer. This rule was established by SFWMD (40E-8) to prevent harmful drawdown, or mining, the aquifers. The MDL is a key prevention for keeping aquifer levels with the minimum flow and levels established in the Florida Administrative Code. The Lee County monitoring well approximately 2 miles north of this property has come within 10 feet of reaching the MDL. Monitoring wells within the Sandstone Aquifer have shown a downward trend in the water levels year over year.



Source: SFWMD presentation 1/20/22 by Robert Verrastro

This trend concerns staff that utilizing the Sandstone Aquifer for irrigation will have an effect on the potable water supply of the surrounding community.

The second makeup source is from the Lower Hawthorn that is listed as an alternative water supply source in the Lower West Coast Water Supply Plan. This source does not have the prolific use that is seen within the Sandstone. The water quality and depth to the aquifer make this an unattractive source for domestic self-supply. As a makeup source this poses no impact on the surrounding community. Mixing the water from this source with the proposed onsite water management system overcomes the lower water quality for irrigation use.

Policy 61.1.1 provides "that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality fresh water compatible with that use, consistent with financial and technical constraints."

Based on the data above as well as the Policies discussed in this memo staff finds that the following conditions are necessary in order to make a formal finding "that no significant impacts on present or future water resources will result from the change."

Proposed Conditions

1. Irrigation will be through a master controlled system and no individual homeowner irrigation systems will be allowed. The master controlled system will be designed to meet the water conservation ordinance.
2. No irrigation water will be utilized from the Sandstone Aquifer.
3. Withdraw pumps from the surficial aquifer and Lower Hawthorn will be equipped with a water meter. The metered amounts from both aquifers will be reported to the County quarterly.

Based on the information provided by the applicant as well as the conditions identified in this memorandum, the Division of Natural Resources staff finds that no significant impacts on present or future water resources will result from the change. The Division of Natural Resources staff recommends that the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1 and Policy 2.3.2.

This memo does not intend to relieve the applicant from complying with any part of the Lee Plan. The applicant may be required to confirm their findings through additional data and a detailed numerical modeling process at a later stage of plan development. Upon receipt of further information during plan development stage, staff reserves the right to review and disagree with any or all of the water resources analysis. Lee County staff also reserves the right to deny the application for plan amendment or subsequent applications for zoning changes or development, if it is found that the project as proposed is not consistent with the Lee Plan.

Attachment 2

MEMORANDUM

FROM

PUBLIC WORKS

Natural Resources Division

Date: April 12, 2023

TO: Brandon Dunn
Principle Planner, Planning Section

From: Phil Gillogly, P.E.
Interim Operations Manager,
Natural Resources Division

SUBJECT: CPA2021-00017 and CPA2021-00018 Daniels South Text and Map Amendments

Lee County staff held a meeting with the applicant to discuss concerns of the Daniels South project adding stress to the Sandstone aquifer and potentially affecting the surrounding domestic self-supply wells to the north and to the west of the project. The applicant has offered to construct the two northernmost proposed irrigation wells to the Mid-Hawthorn aquifer, as shown on the attached letter from the applicant. As stated in the initial memo, like the Lower Hawthorn, the Mid Hawthorn Aquifer does not have the prolific use that is seen within the Sandstone Aquifer. By increasing the distance of the Sandstone Aquifer use south away from the existing users, no significant impacts on present or future water resources will result.

Based on this information provided by the applicant, the Division of Natural Resources staff finds that no significant impacts on present or future water resources will result from the change. The Division of Natural Resources staff recommends that the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1 and Policy 2.3.2.

PAVESE
LAW FIRM
est. 1949

STEVEN C. HARTSELL
Florida Bar Board Certified Attorney in
Condominium and Planned Development Law
Direct dial: (239) 336-6244
Email: SteveHartsell@Pavesel.aw.com

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

April 12, 2023

Ms. Rebecca Sweigert, Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Via email: rsweigert@leegov.com

RE: Daniels Parkway South – CPA2021-00017 and CPA2021-00018
(Our File #91150.004)

Dear Becky:

Thank you for the time that you and the other staff took to meet with us on April 3, 2023. We all felt the meeting was productive and wanted to confirm that the applicant has agreed to change two of the proposed Sandstone Aquifer wells to become Mid-Hawthorn Aquifer wells. David Brown has prepared a conceptual exhibit which shows those two Mid-Hawthorn wells as well as the proposed Sandstone Aquifer wells that he described during our meeting, and these will be the wells proposed for the RPD.

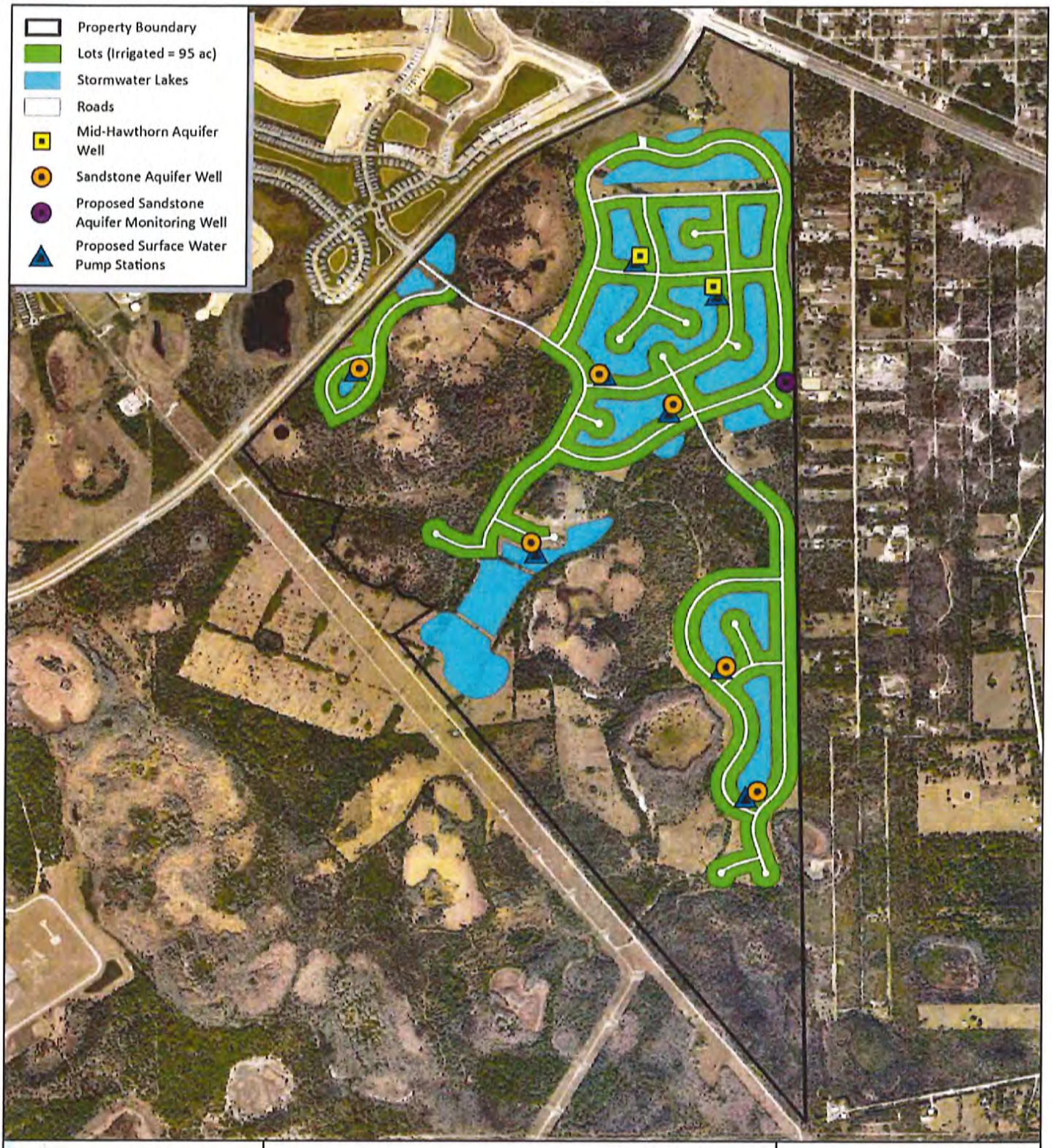
If you have any questions, please feel free to contact Tina or me.

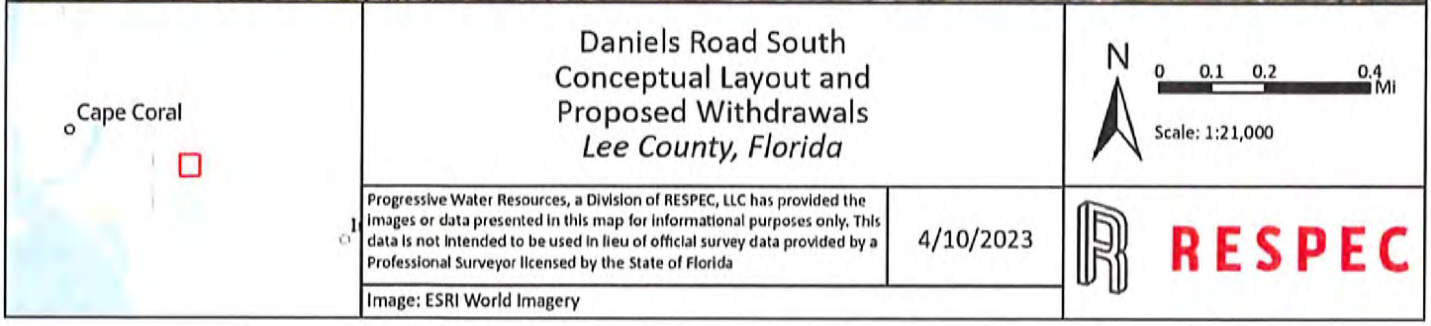
Very truly yours,

Steven C. Hartsell

SCH:llp
Enclosure: Conceptual Layout Well Location Exhibit

cc: Lee Werst *via email LWerst@leegov.com*
Dirk Danley *via email DDanleyJr@leegov.com*
Brandon Dunn *via email BDunn@leegov.com*
Phil Gillogly *via email PGillogly@leegov.com*
Tina Ekblad *via email TEkblad@stearnsweaver.com*
Barry Ernst *via email Barry.Ernst@Lennar.com*
Scott Edwards *via email Scott.Edwards@Lennar.com*
Nic DeFilippo *via email NDeFilippo@leegov.com*
David Brown *via email David.Brown@respec.com*





Daniels Road South
Conceptual Layout and
Proposed Withdrawals
Lee County, Florida

N

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Scale: 1:21,000

Progressive Water Resources, a Division of RESPEC, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

4/10/2023

RESPEC

Image: ESRI World Imagery

Attachment 3

Enhanced Lake Management Plan

Daniels Road South

Lee County, Florida

Prepared By:

Progressive Water Resources, a Division of RESPEC, LLC

Rev. Nov 2022

Daniels Road South – Enhanced Lake Management Plan
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Figure 7 Proposed Groundwater Monitoring Well Attached

APPENDICES

Appendix A Example of Deep Lake Aeration Device Attached
Appendix B Lee County Fertilizer Ordinance No. 08-08 Attached

Introduction

The proposed Daniels Road South mixed-use residential development encompasses approximately 1,233 acres and offers a unique opportunity to enhance water resource benefits within the highly-disturbed project site. Historically, approximately 553 acres (45 percent) of the property was used for row crop farming but is currently characterized as improved pasture and currently utilized for livestock grazing. The remainder of the property is composed of pine and oak forest, palmetto prairie, hydric pine, wet prairies and cypress heads. Onsite observations indicate many areas are heavily infested with invasive plants, namely Melaleuca and Brazilian Pepper. Of the 1,233-acre property, approximately 1,149 acres (93 percent) is located within Lee County's Density Reduction/Groundwater Resource (DR/GR) area, as shown in **Figure 1**. The remaining 84 acres, outside of the DR/GR and south of State Highway 82, are within the Central Urban Land Use category. The property is also located north and west of Lee County's Wild Turkey Strand Preserve, the third-largest conservation preserve in Lee County.

The property has a long history of farming and was used for agricultural purposes since the late 1950s, resulting in the creation of numerous historic farm roads and agricultural ditches which facilitated drainage of wetlands and other low-lying areas. In addition, the northern section of the site was part of a large World War II military training facility (Buckingham Army Airfield) that constructed multiple triangular-shaped earthen berms located south of Highway 82 that were part of facility's aerial gunnery ranges. One of the earthen WWII features occurs on the northern section of property and, along with alterations associated with historic farming operations, contributes to the highly-disturbed nature of the site.

As part of the historic farming operations, a prominent northeast-southwest trending elevated dirt road was constructed that resulted in bifurcating the property's drainage, with the western side of the site draining towards the Six Mile Cypress watershed and the eastern side draining towards the Estero River watershed. Onsite observations indicate that the area west of the divide, constituting approximately 415 acres, or 34 percent, remains hydrologically separated from lands to the east and can conceivably be considered as "isolated" from the balance of the DR/GR. Natural surface water flows originating from the western section of the property also appear constrained by Daniels Parkway, to the east. Given the totality of hydrologic alterations that have occurred onsite, the proposed Daniels Road South mixed-use residential development offers a unique opportunity to re-establish hydrologic connections that will facilitate hydrologic communication between the isolated western section of the property with the balance of DR/GR to the east.

Consistent with the proposed hydrologic restoration of the site, the development's proposed irrigation system will seasonally offset proposed groundwater use with surface water stored in dedicated stormwater-wet detention lakes. Irrigation quantities are proposed to be regulated by a centrally-controlled irrigation system whereby individual homeowners are prevented from altering the initiation and duration of irrigation events. The conjunctive use of both ground and surface water supplies significantly reduces groundwater demands when adequate surface water supplies are available (i.e., post-rainy season). Achieving the hydrologic restoration of the property, while conserving water resources, is consistent with Lee Plan policies and goals, and when coupled with the management practices proposed herein, provides a framework of protection measures that enhance and safeguard

the water resources of the northern Density Reduction/Groundwater Resource (DR/GR) area.

In accordance with Lee County's Comprehensive Plan (The Lee Plan), proposed developments within the DR/GR must demonstrate the protection, preservation, and enhancement of groundwater resources and environmental (wetland) systems. As demonstrated herein, the Daniels Road South project offers several important water resource protection measures that will result in the following Water Resource Benefits to the DR/GR:

Water Resource Benefits

- The total proposed lawn and landscape area within the Daniels Road South development is approximately 95 acres and represents a decrease of approximately 458 acres (79 percent reduction) as compared to the existing livestock areas.

- The Daniels Road South development will utilize both captured stormwater and groundwater for irrigation, whereby groundwater quantities from the Sandstone Aquifer are used to supplement surface water irrigation supplies within the project's stormwater management system lakes. Irrigation quantities will then be withdrawn from the lakes to irrigate lawn and landscaped areas. The proposed conjunctive use of both ground and surface water is anticipated to conserve groundwater supplies that would otherwise have to be withdrawn from the Sandstone Aquifer. When adequate surface water supplies are available, groundwater usage will be reduced, or possibly eliminated, thereby furthering the project's resource benefits within the DR/GR.

- The project includes a master-controlled irrigation system that will regulate the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers). Evapotranspiration sensors are also proposed for each irrigation pump station and future plans may include an integrated communication system between the controller clocks and the irrigation pump station(s).

- Currently there is little, if any, stormwater attenuation or treatment onsite. Improved surface water quality is anticipated through the creation of numerous interconnected stormwater management system lakes.

- Integrated surface and groundwater modeling indicates that the proposed stormwater management system enhances recharge to the underlying aquifers, thereby improving hydrologic conditions within the DR/GR.

- Only professional landscape businesses registered with Lee County will be allowed to perform their services at the Daniels Road South development. Proof of completion of a Lee County-approved Best Management Practices (BMP) training program will be required.

- To further protect the water resources, the Daniels Road South project includes surface water quality monitoring of the proposed stormwater lake outfalls to document that no adverse

surface water quality conditions will occur because of the proposed change in land use.

- Twice-daily groundwater level monitoring of the Sandstone Aquifer is also proposed along the east side of the development.

Collectively, these Water Resource Benefits represent a high level of water resource and environmental protection and, in many cases, exceeds the future land use requirements contemplated by Lee County's Comprehensive Plan. For ease of use and understanding, the Daniels Road South Enhanced Lake Management Plan (ELMP) contain Sections that address key water resource protection elements, with each of the main ELMP Sections in turn having Subsections that provide specificity regarding the management actions necessary to safeguard the water resources. Where applicable, BMPs are provided to highlight specific water resource protection measures.

Proposed Deviations from Lee County Land Development Code

A portion of the subject property is within the Southwest Florida International Airport. FAA Advisory Circular 150/5200-33B, published August 28, 2007, provides guidance on land uses that have the potential to attract hazardous wildlife on or near public airports and requires 10,000 feet of separation are provided from hazardous wildlife attractants. The advisory also states under the summary for "New storm water management facilities" that "to facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lines, and narrow, linearly shaped water detention basins." In addition, the summary states "all vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated." Therefore, the following deviations are incorporated into the ELMP.

1. Deviation from Section 10 -329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table TO PERMIT the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring. Within the AWHPZ acceptable enhanced slope protection measures may include, but are not limited to, use of an appropriate geosynthetic turf reinforcement mat or similar shoreline stabilization technique and might include hardened structures such as those identified in Section 10-418(3). The design technique(s) used will be determined at the time of development order by the project engineer upon approval by the Director based upon evaluation of site-specific conditions at that time.

2. Deviation from Section 10-418(2) & (3) which require a planted littoral shelf for all surface water management systems to mimic the function of natural systems TO PERMIT those surface water management systems within the Airport Wildlife Hazard Protection Zone to eliminate the planted littoral shelf requirement and to permit the substitution for 100% of the required littoral plantings for native wetland trees.

3. Deviation from Section 10-418(2)(d)(3) which limits substitution of native wetland trees may to 25 percent of the required number of herbaceous plants TO PERMIT substitution for 100 percent of the required number of herbaceous plants to be native wetland trees.

4. Deviation from Section 10-418(3) which limits Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened shoreline structures to 20 percent of an individual lake shoreline and these structures cannot be used adjacent to single-family residential uses TO PERMIT that Bulkheads, Geo-textile tubes, riprap revetments or other similar hardened structures may be used for 100 percent of an individual lake shoreline and may be used adjacent to single-family uses.

Section 1. Historic Surface Water Hydrology

To better understand the proposed water resource management elements contained within this ELMP, it is important to provide a basic context of the historic, pre-development surface water flows on the property. The project site generally exhibits a relatively flat topographic relief, with the highest naturally-occurring land surface elevation of approximately 27 feet NAVD88 located on the northeastern portion of the property, immediately south of Highway 82. The lowest land surface elevations are located to the south and southeast at approximately 21 feet NAVD88.

Prior to agricultural development, the subject property was predominantly characterized as open rangeland and pine flatwoods, interspersed with shallow freshwater forested/shrub and emergent wetlands. Prior to any anthropogenic disturbances, 1944 historic aerials indicate the presence of semi-connected wetland features as shown in **Figure 2**. Development of agricultural operations at the project site began in the early 1950s and farming activities necessitated the construction of a grid pattern of drainage ditches that eliminated the naturally occurring surface water flow paths as shown in **Figure 3**. In addition, a well-defined access road was constructed to provide year-round access to the farm fields and was significant enough to be identified by the South Florida Water Management District (SFWMD) as a surface water basin divide.

In addition, several historical connecting ditches are evident in and around onsite wetlands and were presumably used to shorten hydroperiods and further facilitate drainage. The existing onsite drainage ditches were used to reduce water table elevations and subsequently lowered recharge potential. Depending on the ditch characteristics, such features can negatively impact nearby environmental features (wetlands) and consequently the water resources within the DR/GR. Hydrologic alterations can also favor the growth of exotic and nuisance plant species.

Please note that the Daniels Road South property occurs within a single Water Body Identification (WBID) No. $3258D_3$ (Estero River), which is not impaired as reported by the Florida Department of Environmental Protection (FDEP). It is important to note that the FDEP places the entire property within the Estero River WBID and does not differentiate the site into eastern and western sections.

Given the totality of hydrologic alterations that have occurred onsite, the proposed Daniels Road South development offers a unique opportunity to re-establish connections that will facilitate hydrologic communication of the isolated western section of the property with the balance of DR/GR. The proposed connection will preferentially allow movement of seasonally high surface waters to be conveyed towards the southeast corner of the property as occurred historically. In addition, the Daniels Road South project aims to eliminate wetland rim-ditching to help restore the wetland systems' hydroperiods.

Section 2. Proposed Water Resources Best Management Practices

As the Daniels Road South project evolves from predominately a "construction phase" to "partial construction" and ultimately to a "post-construction" residential phase, the BMPs must also evolve to maintain water resource protection. Construction completion of the proposed development may take between 5 and 10 years, depending on market conditions. However, the initiation of construction is anticipated to commence prior to the end of 2023. At the onset of construction, all cattle are proposed to be removed from the site.

A. Construction Phase BMPs

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all ELMP BMP requirements until such time that control of the development is transitioned to the Homeowner's Association (HOA) and/or Community Development District (CDD).

1. The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates the work area before construction is initiated to determine if site conditions may pose particular problems for the safe and secure handling of any regulated substances.

2. If any regulated substances are temporarily stored onsite during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store regulated substances in violation of the Lee County Land Development Code Section 14-477, Stormwater Pollution Prevention Plan (SWP3) criteria.

3. Each contractor/subcontractor shall familiarize themselves with the manufacturer's safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of a regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.

4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources Director at (239) 533-8109 and the Florida Department of Environmental Protection (FDEP) South District Office at (239) 344-5600.

5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.

6. Proper turbidity abatement measures, as required by the SFWMD, the Florida Stormwater Sedimentation Control Inspector's Manual standards, and the FDEP National Pollutant Discharge Elimination System (NPDES) permit criteria, will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

B. Post-Construction Phase BMPs

After the Lee County Certificate of Compliance or the SFWMD stormwater management system certification is completed for a particular phase of the development, the primary focus of the ELMP will be maintaining the stormwater management system lakes since all internal runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish and create an HOA and/or a CDD that will be responsible for the operation and maintenance of all aspects of the stormwater management system including the lakes, including associated stormwater conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of the stormwater management system will require compliance with the terms and conditions contained within this ELMP. Additional details on BMPs, including monitoring of surface water, are provided in **Section 3** below.

Section 3. Lake Maintenance

A. General Provisions

Proper lake maintenance is an integral aspect of this ELMP since internal stormwater runoff is directed to these features for treatment and attenuation. As an added protection to underlying groundwater resources, the excavation of the lakes will not penetrate any continuous impervious layer of clay or rock. In addition, the groundwater withdrawn from the proposed (new) onsite Sandstone Aquifer wells will be used to replenish a subset of stormwater lakes as needed for use in the master irrigation system.

As shown in the conceptual layout provided as **Figure 4**, surface water irrigation pumps will "repump" groundwater supplies and retained stormwater (surface water) for the irrigation of the residential development. The recycling of surface water quantities is expected to further improve water quality on the property and maintain water quality in the lakes. The stormwater lakes must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are also provided.

B. Deep Lake Management

If any of the Daniels Road South stormwater management lakes are proposed to be constructed deeper than 12 feet in depth. In accordance with Lee County Land Development Code Section 10-329(d) (3), these lakes are designated as "deep lakes" and are subject to specific criteria. Based on Lee County Code, the proposed deep lakes will satisfy the following criteria (exceptions may apply within the 10,000-foot Airport Wildlife Hazard Protection Zone):

1. The stormwater management deep lakes will not exceed a maximum water depth of 20 feet and will not penetrate any continuous impervious layer of clay or rock.
2. A destratification (i.e., aeration) system will be installed in any lake that exceeds a 12-foot water depth. Documentation that the proposed destratification system is adequately-sized and designed for each lake deeper than 12 feet will be submitted to Lee County for approval. An example of a deep lake aeration device is provided as **Appendix A**.
3. Native shade trees meeting the specifications of Lee County Land Development Code Section 10-420 will be planted around each deep lake perimeter at approximately one tree per 100 feet of lake shoreline measured at the detention lake's water level control elevation. Trees and other plants may be grouped or clustered together around the lake perimeter.
4. The deep lake management techniques, including operation of the destratification system, will be maintained for the life of the stormwater management system and will be recorded in the development's covenants, in accordance with the County Attorney's Office.
5. A post-construction bathymetric survey verifying each deep lake's finished water depth, sealed by a professional surveyor and mapper, will be submitted to Lee County for approval.

C. Nuisance and Exotic Vegetation Control

The HOA and/or CDD will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County Land Development Code.

1. Lakes must be inspected annually and any prohibited vegetation must be removed by the use of hand-clearing or appropriate chemical treatment. Only aquatic- approved compounds may be utilized in the stormwater management system lakes.

2. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

D. Littoral Vegetation Preservation

Littoral zone vegetation is required to be installed by the Developer and maintained by the HOA and/or CDD (in perpetuity). Littoral zones provide habitats for wading birds, fish and aquatic invertebrates and also help to stabilize shorelines and reduce lake bank erosion.

1. Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants throughout the lakes is desirable and may also help to improve the water quality within the lakes.

2. The spread of littoral plants will be encouraged throughout the designated littoral areas.

3. Mechanical trimming or the use of land-based herbicides on desirable littoral plants is prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

E. Fertilizer Application

Strict adherence will be maintained with Lee County's Fertilizer Ordinance. Individual lot owners are prohibited from applying fertilizer to their lots. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate must be in compliance with Lee County's Fertilizer Ordinance. The Lee County Fertilizer Ordinance No. 08-08 is provided as **Appendix B**.

1. All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County.

2. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper.

3. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources.

4. At least one (1) BMP-trained employee must be onsite while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

F. Erosion Protection and Lake Bank Maintenance

Lake banks are susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks within the project are designed to minimize this potential for erosion.

1. Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated, if possible.

2. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.

3. No motorized boats will be allowed within any of the onsite stormwater management lakes.

G. Lake Education Program

A narrative explaining the benefits of littoral vegetation, lake maintenance and surface and groundwater quality will be made available to residents.

1. Lake experts will be encouraged to attend the HOA and/or CDD meetings annually to discuss the lake system operation and maintenance requirements.

2. Homeowners will be informed that they are prohibited from removing or trimming littoral vegetation.

3. Additionally, the homeowners will be made aware of the extreme importance regarding any introduction of hazardous materials or substances into the lakes.

H. Pesticide, Herbicide or Fungicide Applications

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system.

1. Homeowners shall be prohibited from applying pesticides, herbicides and/or fungicides to their lots. These activities will only be performed by certified contractors approved by the HOA and/or CDD.

2. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the stormwater management system is prohibited. This requirement shall not apply to the use of chemical agents by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer's specifications, and meet all applicable local, state and/or federal guidelines and requirements.

3. Pesticides, fungicides and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure is prohibited.

I. Southwest Florida International Airport Land Use Restrictions

As mandated by Lee County Land Development Code, no proposed land use changes can interfere with the safe operation of aircraft originating from, or flying into, the Southwest Florida International Airport, located to the southwest of the subject property. (See the proposed deviations from Lee County's Land Development Code included herein).

1. No land use alterations are allowed within the designated airport exclusion zone that will produce a wildlife attractant hazard that is considered greater than the existing, historic conditions. If such an attractant is identified by the Lee County Port Authority, the landowner will have the full and sole responsibility of eliminating the hazardous situation at their expense.

2. All stormwater management ponds, lakes, canals, conveyances, and other features are to be designed and constructed in accordance with Federal Aviation Administration (FAA) recommendations that discourages wildlife.

3. The use of rock-lined, steep-sided stormwater basins is required within the airport exclusion zone to facilitate the control of potentially hazardous wildlife. The rocks help to hide the water during periods of low inundation and help discourage shoreline vegetation and wildlife foraging along shorelines.

J. Commercial Area Adjacent to State Highway 82

The lake maintenance requirements and BMPs described within this Section also pertain to the commercial development area located along State Highway 82. Additional water quality monitoring may be necessary as specific details of the commercial development are provided through the Development Order process.

Section 4. Wellfield Protection

A. Green Meadows Wellfield Protection

The Daniels Road South development is located approximately 0.1 miles north of the nearest Lee County Wellfield Protection Zone associated with the Green Meadows Wellfield, as shown in **Figure 5**. Therefore, additional measures regarding Wellfield Protection are not applicable to this ELMP. The level of water quality assurance offered by this ELMP offers significant assurance that, in the unlikely event that degradation of water quality or contamination occurs, ample time exists to initiate remedial measures and safeguard Lee County's nearest wellfield. In addition, surface water quality monitoring at all stormwater lake outfalls is also proposed, as shown in **Figure 6**.

Section 5. Surface Water Quality Monitoring Program

A. General Data Quality Objectives

All surface water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 1000 Field Quality Control Requirements and FDEP-SOP-001/01 FS 2100 Surface Water Sampling. A summary of the proposed surface water sampling schedule is provided in the attached **Table 1**.

B. Surface Water Monitoring Goals

The purpose of the surface water monitoring program is to assure that surface water coming onto, originating within, and leaving the project meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards. Additionally, water quality monitoring of the designated stormwater management lakes will verify the efficiency of the ELMP management actions and assure the lakes' health for the residents' enjoyment. Additional surface water quality parameters may be required if the FDEP determines that the sub- watershed or FDEP WBID No. $3258D_3$ becomes impaired. Please note that a single set of project background samples are proposed once the stormwater lakes are constructed and rehydrated. Future monitoring of the proposed stormwater lakes will be compared to and contrasted with the initial background testing results.

C. Surface Water Quality Monitoring

Surface water quality grab samples will be collected per FDEP protocol and analyzed by a NELAC/TNI-certified laboratory. The surface water quality parameters to be tested are listed below and summarized in the attached **Table 2.** In addition, the attached **Table 2** also includes the laboratory's Accuracy, Precision and minimum Method Detection Limit (MDL). Please note that the Practical Quantitation Limit (PQL) for each parameter varies between laboratories, however the PQL typically equates to four times the MDL.

- **Field Parameters – Depth of Water, Dissolved Oxygen, pH, Temperature, Total Dissolved Solids, and Specific Conductivity**

- **Lab Parameters – Total Nitrogen, Nitrate and Nitrite, Ammonium, Ammonia, Total Kjeldahl Nitrogen, Total Phosphorus, Chlorophyll-a, Ortho-phosphate, Iron, Zinc, E.coli, and TSS.**

Surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for discontinuation or reduction in the monitoring requirements will be proposed to the Lee County Natural Resources Department if it can be demonstrated that the surface water quality is being maintained within applicable State standards.

Section 6. Surface Water Quality Data Reporting and Analysis

Surface water quality data will be submitted to the Lee County Natural Resources Department staff in an approved electronic format within 30 days of receiving results from the contract laboratory if an issue has been detected. Otherwise, data will be submitted annually. The submittal will include all field notes, field and laboratory water quality data results and all previously collected (i.e., period of record) water quality data. The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances.

By **March 1 of each year**, a Water Quality Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff which summarizes the surface water testing results for the development. The results will include a summary table that lists all the field and laboratory parameters for the monitoring locations. Laboratory parameter concentrations that fall below the PQL for that parameter will be reported with no value; however, a value qualifier of "I" (i.e., between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in the attached **Table 2** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values. Any reported concentrations above the MCL will be clearly identified, as well as remedial actions which were used to timely reduce that particular analyte's concentration. Where appropriate, testing results for constituents already proposed, i.e., Dissolved Oxygen, pH, and Specific Conductance can be compared to Chapter 62-302.530 criteria for Class III waters.

Section 7. Groundwater Level Monitoring Program

A. General Data Quality Objectives

The groundwater level monitoring plan will include construction of one (1) Sandstone Aquifer monitoring well on the eastern side of the project, as shown in **Figure 7**. This monitoring well will be outfitted with an electronic water level measuring device that will take measurements every 12 hours, i.e., twice daily, to ensure the protection of the water resources.

B. Groundwater Monitoring Goals

The purpose of the groundwater monitoring program is to establish site-specific baseline water levels prior to completion of the proposed irrigation system, that will then be compared to post-development groundwater levels to ensure that no adverse impacts occur to surrounding existing legal users.

C. Groundwater Water Level Monitoring

As previously stated, the proposed monitor well will be fitted with an electronic water level measuring device that will take measurements every 12 hours, i.e., twice daily. Groundwater level monitoring shall be continued for a minimum of five (5) years after operational completion of the irrigation system. After five (5) consecutive years of monitoring, a request for discontinuation or reduction in monitoring requirements will be proposed to Lee County Natural Resources Department if it can be demonstrated that groundwater levels are being maintained.

By **March 1 of each year**, a Water Level Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff which summarizes the groundwater level results for the development. trends in water level data will be summarized, along with any measures deemed necessary to protect the water resources of the Any DR/GR.

Section 8. Groundwater Monitoring Data Reporting and Analysis

Groundwater level monitoring data will be submitted quarterly to the Lee County Natural Resources Department staff in an approved electronic format. The submittal will include all groundwater level data results, including all previously collected (i.e., period of record) data.

Section 9. Remedial Actions

In the unforeseen event that any significant surface and/or groundwater impacts are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the subject property, the Developer or designee of the HOA and/or CDD will notify the Director of the Lee County Natural Resources Division within no more than 12 hours (or next business day). If a spill or release "presents an immediate threat to human health and/or the environment" then the FDEP Office of Emergency Response (OER) will be contacted within 24 hours. Guidance outlining the definition of a release as well as reporting procedures is presented in the OER webpage located at:

http://www.dep.state.fl.us/per/reportable incident.htm.

The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state and federal permitting requirements. The initial phase of the remediation plan will consider the actions outlined in Section 4 and may consist of additional temporary monitoring wells installed for the short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and the vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a more comprehensive assessment may be required.

Section 10. In Conclusion

The information and technical requirements in this ELMP are provided to the Developer or designee of the HOA and/or CDD to assist with understanding the importance of a well-maintained and fully-functioning stormwater management system. The stormwater management system lakes within the development are not only required by State law but can also be a source of beauty and enjoyment for the residents while maintaining the value and integrity of the water resources. The Daniels Road South recreated flow-path will enhance and promote increased recharge to the shallow Water Table Aquifer. Therefore, the groundwater resource benefits and the management actions required herein demonstrate an exceptional level of protection, preservation and enhancement of groundwater and surface water resources within the DR/GR.

Table 1

Water Quality Sampling Schedule

Date	Sample Type	Sample Location
January-31	N/A	N/A
February-28	N/A	N/A
March-31	N/A	N/A
April-30	N/A	N/A
May-31	Surface Water	6 Locations
June-30	N/A	N/A
July-31	Surface Water	6 locations
August-31	N/A	N/A
September-30	Surface Water	6 locations
October-31	N/A	N/A
November-30	N/A	N/A
December-31	N/A	N/A

*See Figure 6 for surface water quality sampling locations

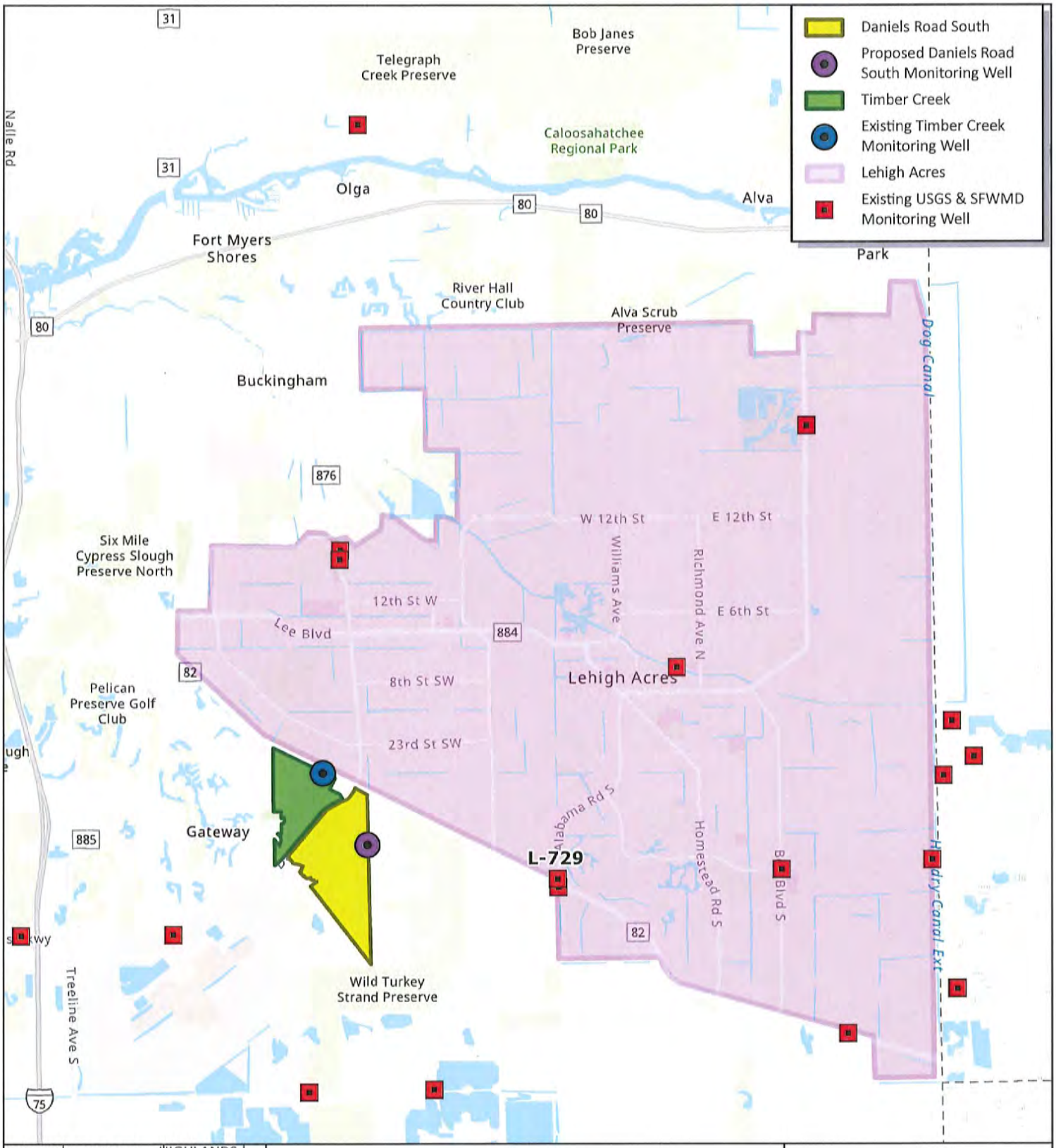
Table 2

Surface Water Quality Analytes

Field Parameters					
Parameter	**Units**	**Precision (%RPD)**	**Accuracy (%Recovery)**	**MDL**	**Sampling Frequency**
Depth of Water	Feet	0.01	NA	NA	3 times per year
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	3 times per year
pH	SU	FT 1000-1	FT 1000-1	NA	3 times per year
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	3 times per year
Total Dissolved Solids	mg/L	FT 1000-1	FT 1000-1	NA	3 times per year
Specific Conductivity	µS/cm	FT 1000-1	FT 1000-1	NA	3 times per year
Laboratory Parameters (Nutrients)					
Total Nitrogen	mg/L	CALC	CALC	CALC	3 times per year
Nitrite + Nitrate	mg/L	5	90-110	0.004	3 times per year
Ammonium	mg/L	CALC	CALC	CALC	3 times per year
Ammonia	mg/L	17	90-110	0.008	3 times per year
Total Kjeldahl Nitrogen	mg/L	11	90-110	0.05	3 times per year
Total Phosphorus	mg/L	10	90-110	0.008	3 times per year
Chlorophyll-a	mg/L	20	93-108	0.25	3 times per year
Ortho-phosphate	mg/L	10	88-118	0.002	3 times per year
Iron*	mg/L	10	70-130	29	3 times per year
Zinc*	mg/L	10	70-130	1.4	3 times per year
E.coli*	mg/L	15	90-110	10	3 times per year
TSS*	mg/L	7	85-110	0.57	3 times per year

*Sampling of these constituents will only occur at Sampling Sites SW-2 and SW-3.

Notes:



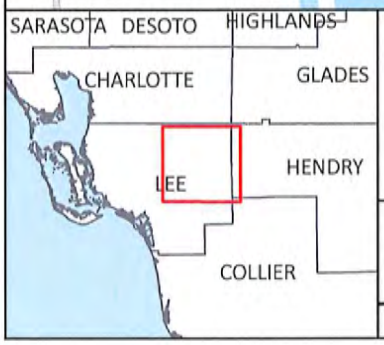


Figure 1
Existing and Proposed
Sandstone Aquifer Monitoring Wells
Lee County, Florida

N

0 0.5 1 2 Mi

Scale: 1:130,000

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11/22/2022

Image: ESRI World Street Map

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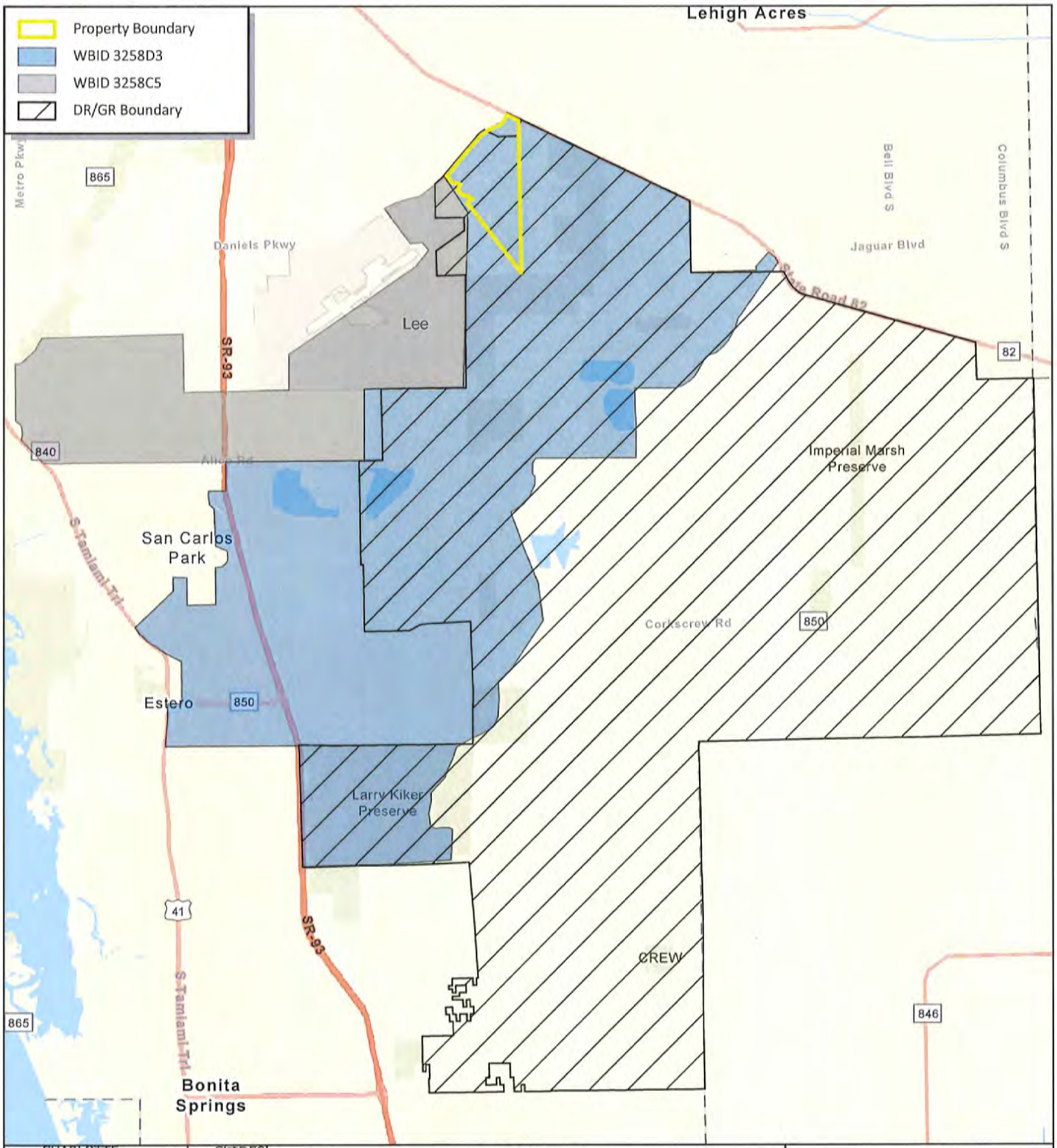

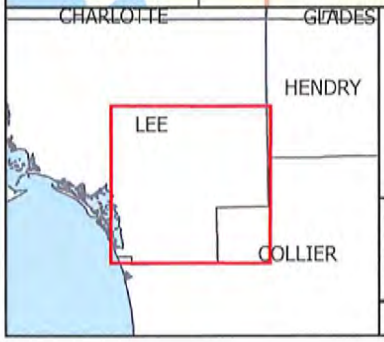

Figure 2
Daniels Road South
WBIDs and DR/GR
Lee County, Florida

N

0 0.5 1 2 Mi

Scale: 1:145,000

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11/22/2022

Image: ESRI World Street Map

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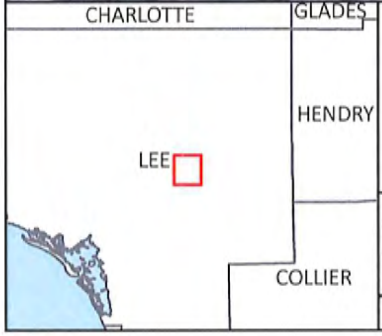

Figure 3
Daniels Road South
1958 Historic Aerial Imagery
Lee County, Florida

N

0 0.1 0.2 0.4 Mi

Scale: 1:22,000

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4/18/2022

Image: UFDC 1958 Historic Aerial Imagery

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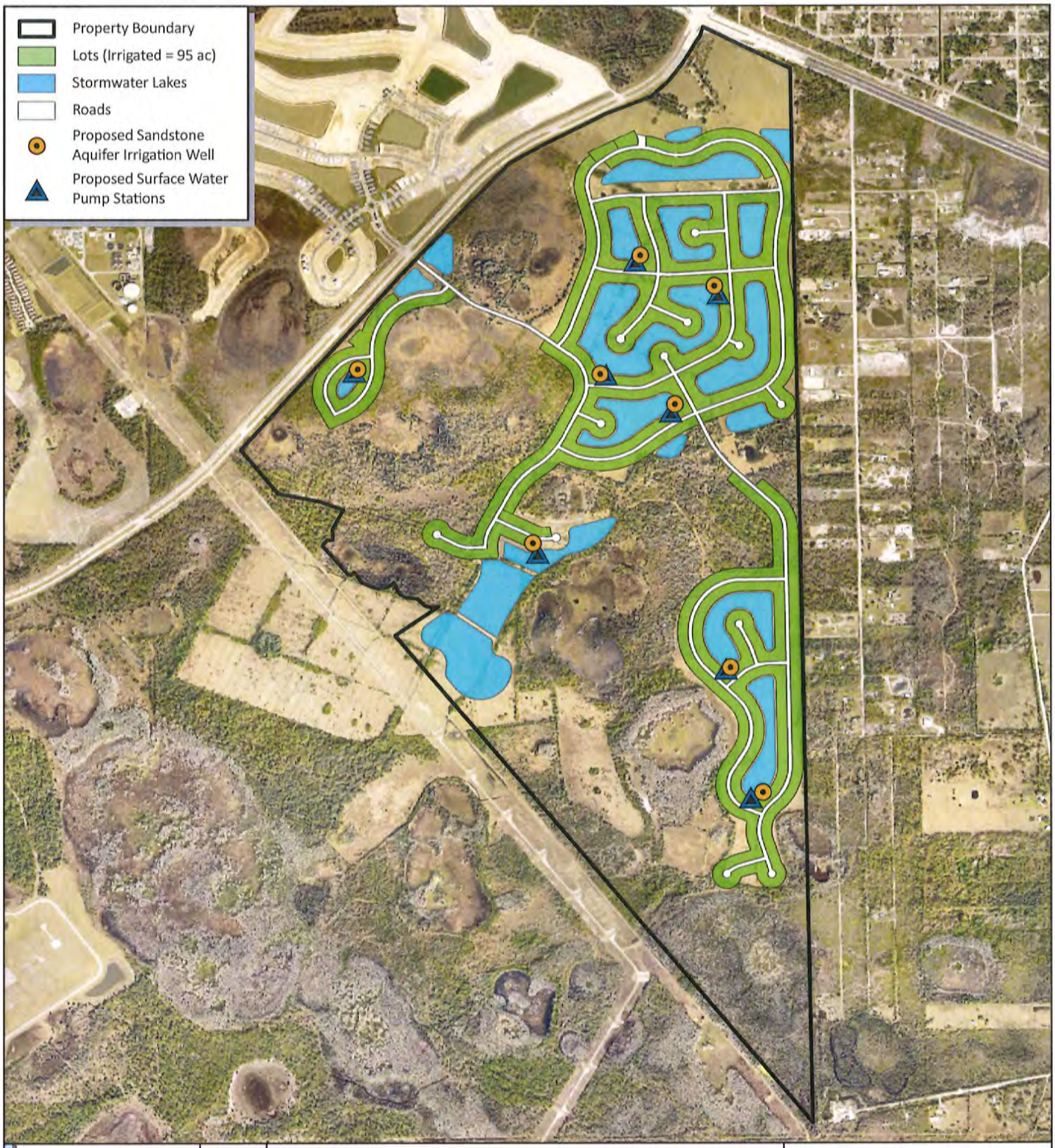
a Division of RESPEC Company LLC



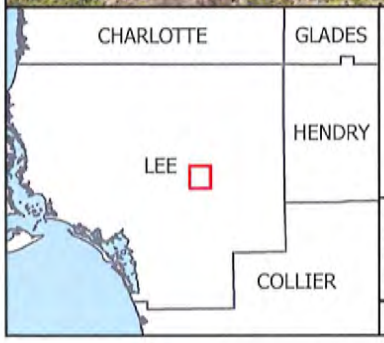


Figure 4
Daniels Road South
Conceptual Layout and
Proposed Withdrawals
Lee County, Florida

N

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Scale: 1:21,000

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8/17/2022

Image: ESRI World Imagery

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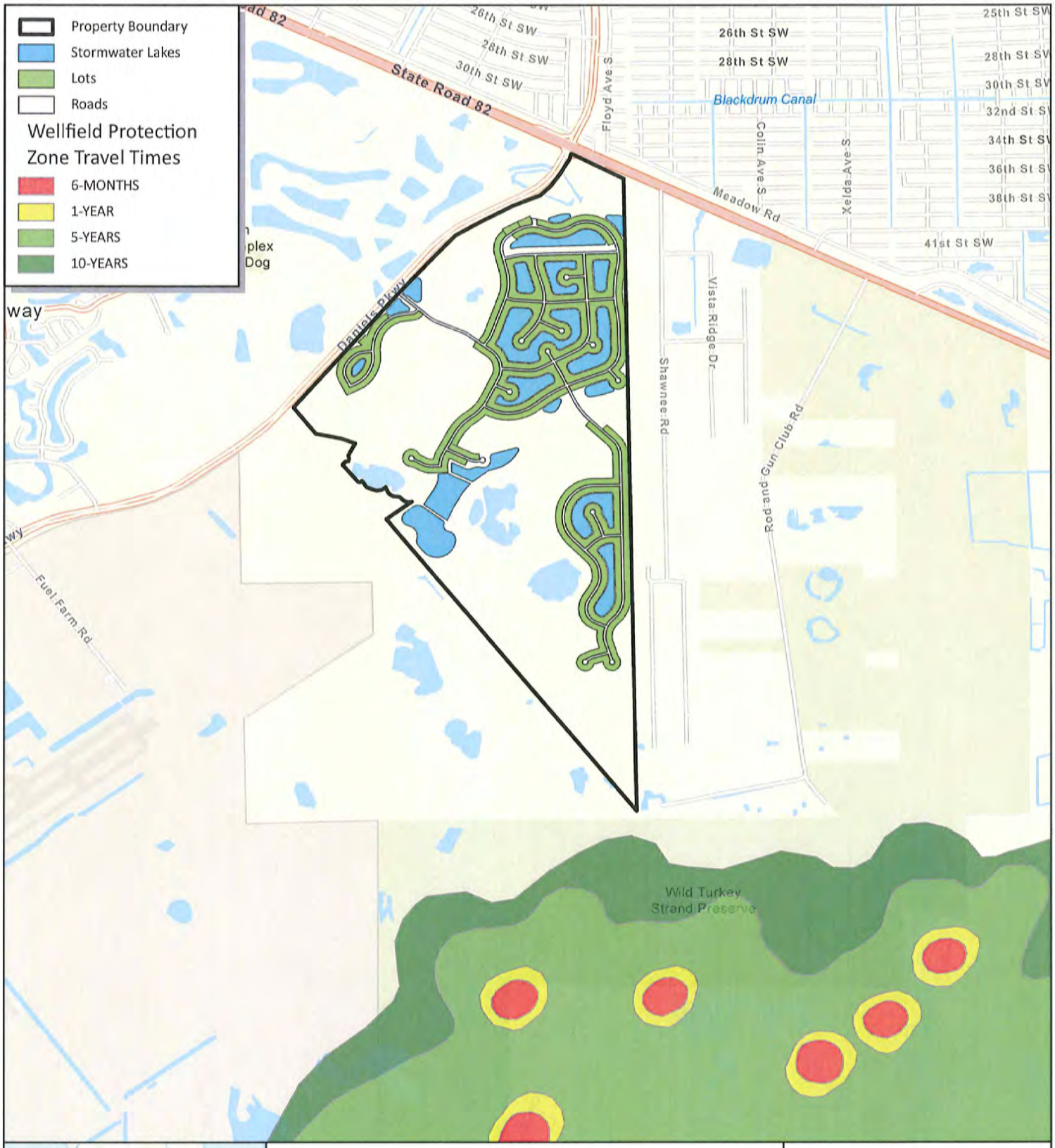

Figure 5
Daniels Road South
Proximity to Lee County
Wellfield Protection Zone
Lee County, Florida

N

0 0.17 0.35 0.7 Mi

Scale: 1:35,000

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4/15/2022

Image: ESRI World Imagery

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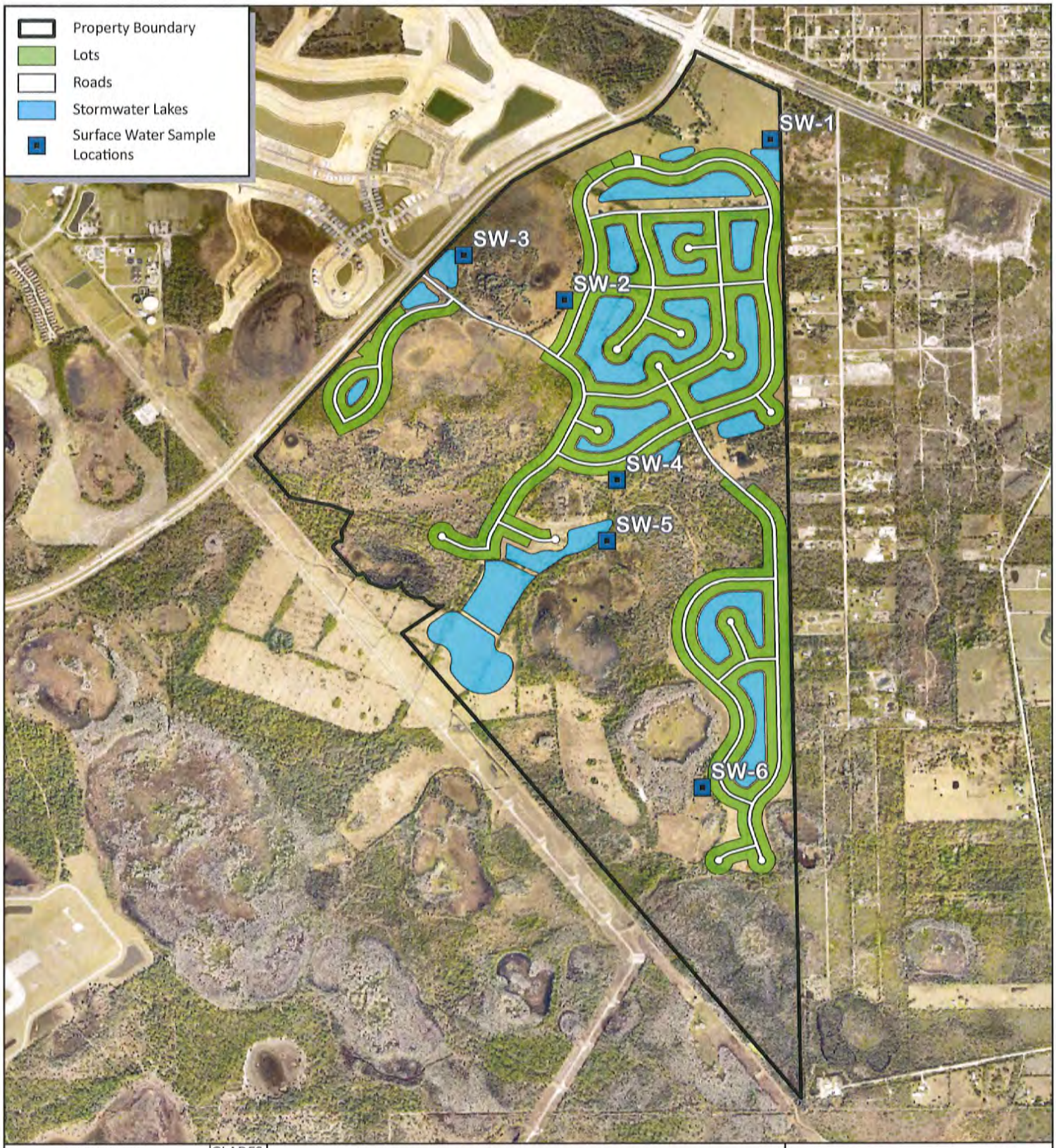

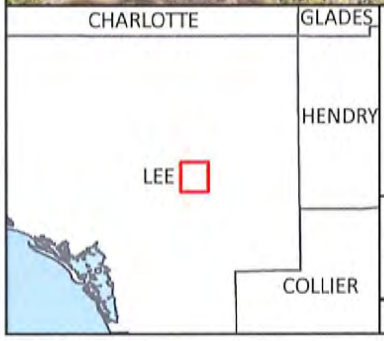

Figure 6
Daniels Road South
Proposed Surface Water Sampling Locations
Lee County, Florida

N

0 0.1 0.2 0.4 Mi

Scale: 1:22,000

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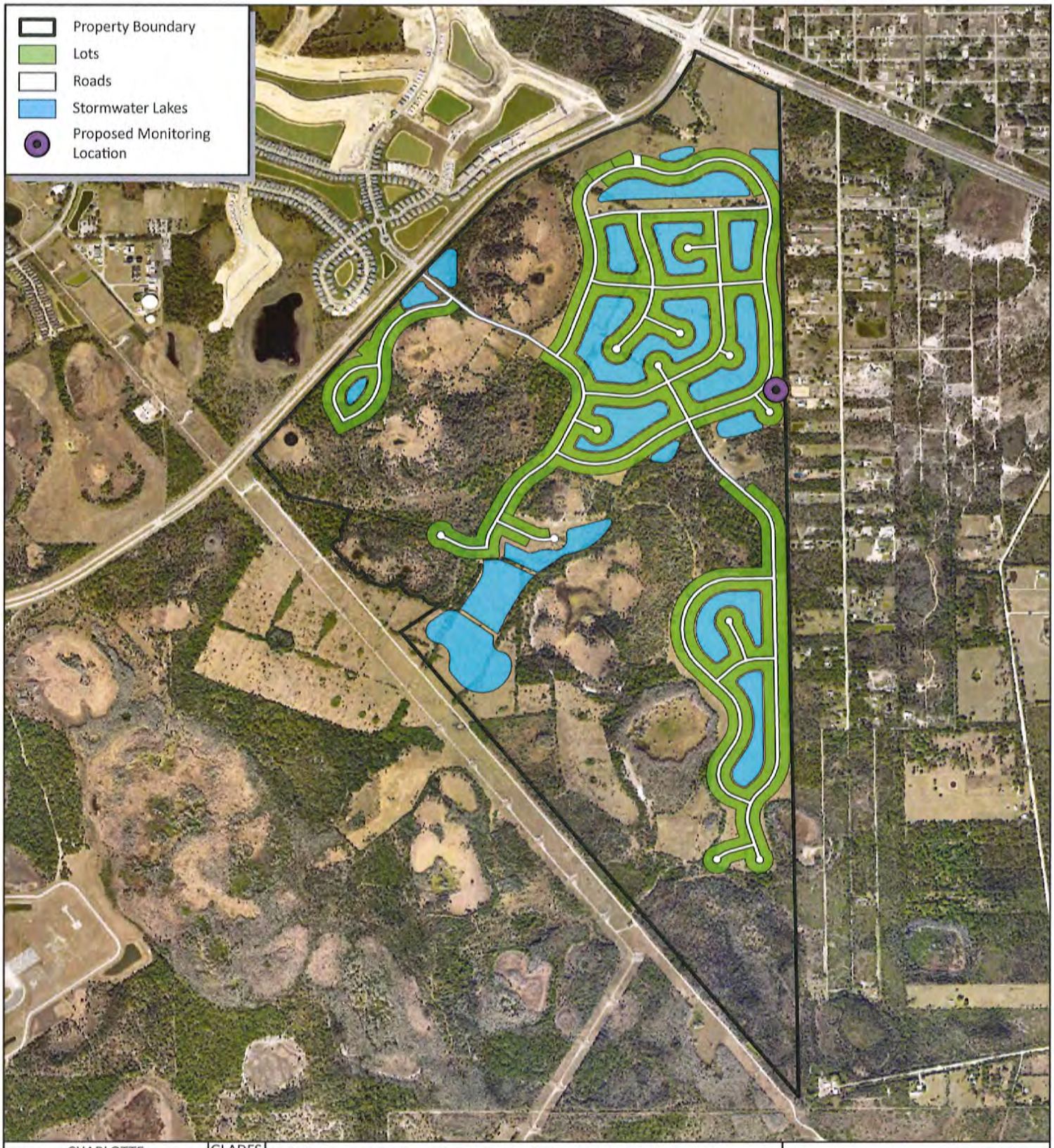

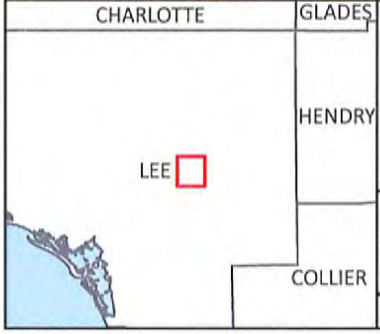

Figure 7
Daniels Road South
Proposed Groundwater Monitoring Well
Lee County, Florida

N
0 0.1 0.2 0.4 Mi
Scale: 1:22,000

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11/21/2022

Image: ESRI World Imagery

Progressive Water Resources
Integrated Water Resource Consultants
a Division of RESPEC Company LLC

APPENDIX A

Example of Deep Lake Aeration Device

Vertex Water Features
Pond and Lake Aeration
BOTTOM AERATION

With Vertex MicronBubble™ Technology

AIR3 XL2™

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.

FEATURES

AIRSTATIONXL2™

- Total pumping capacity of up to 11,400 GPM
- Six 9" flexible membrane discs with MicronBubble™ technology
- Shallow water Airstation optional for depths lower than 8'
- Self-cleaning, low maintenance
- Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- Vertex SafeStart™ Technology
- UL, 115v or 230v, 35 Max PSI
- Thermal overload protection
- 1/2hp (0.37kW): low electrical costs
- 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- Class "A" GFCI protection on all 115v circuits
- Powder coated aluminum for a durable attractive finish
- High capacity 290 CFM fan
- Easy access design with cam lock
- Easy plug-in connection to waterside electrical service
- Disconnect switch
- Heavy duty, light weight mounting pad included
- Sound dampening kit optional
- Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- Over-sized I.D. for high flow
- Self-weighted for easy installation
- Available in 100' and 500' increments
- 15-year Vertex warranty

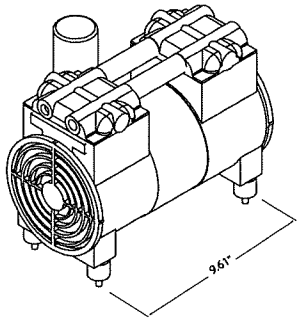
BENEFITS TO THE LAKE

- High pumping rate easily penetrates stratification layers
- Circulates entire water column
- Increases oxygen levels throughout water column
- Promotes beneficial bacteria growth
- Prevents low oxygen fish kills
- Reduces nutrient levels and associated algae growth
- Oxidizes/reduces bottom muck
- Expands oxygenated habitat for improved fisheries
- Reduces aquatic midge and mosquito insect hatches
- Eliminates foul odors from undesirable dissolved gases
- Safe entry – no electricity in the water
- Extremely energy efficient

SPECIFICATIONS: AIR3 XL2™ LAKE AERATION SYSTEM

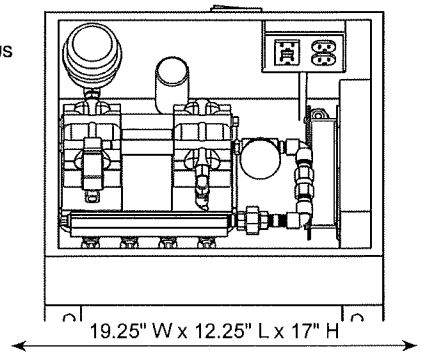
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



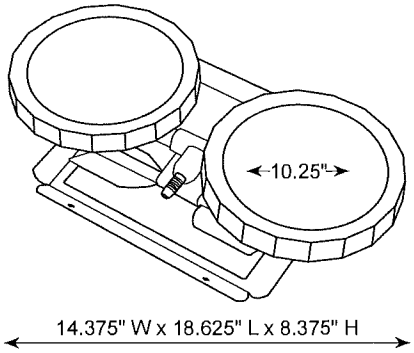
QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quiter operation.



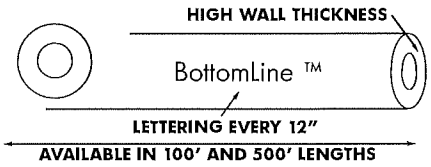
AIRSTATION XL2™ ASSEMBLY

Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



Vertex Water Features
Pond and Lake Aeration

(844) 432-4303 • info@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

©Vertex Water Features rev.051116

APPENDIX B

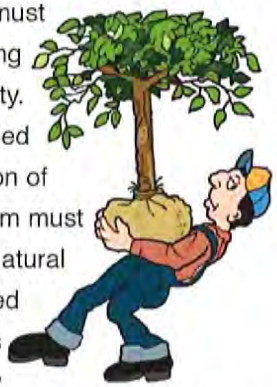
Lee County Fertilizer Ordinance No. 08-08

LEE COUNTY FERTILIZER ORDINANCE (08-08)

APPLICATION: This ordinance applies to anyone performing lawn care and maintenance on turf and/or landscape plants within unincorporated Lee County as a "professional landscape business" or an "institutional landscaper". This ordinance does not apply to individual homeowners who perform their own landscape maintenance.

EFFECTIVE DATE: This ordinance goes in to effect on May 13, 2009.

REGISTRATION:



- All professional landscape businesses must register with Lee County prior to performing landscaping within unincorporated Lee County. At least one (1) employee must be a Certified Professional Landscaper. Proof of completion of a Lee County approved BMP training program must be provided to the Division of Lee County Natural Resources. At least one (1) BMP trained employee must be on site while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles. NOTE: An example of a professional landscape business is any company you hire to perform landscaping at your home.
- All institutional landscapers must follow the same registration guidelines as professional landscape businesses with the exception of displaying a registration decal on company vehicles. NOTE: An example of an institutional landscaper is the in-house landscape maintenance staff at Shadow Wood.

TRAINING & CERTIFICATION:

- Florida Green BMP training & certification can be completed through the Lee County Extension Service. This must be done prior to registration.
- Non-professional landscapers are not required to complete the Florida Green BMP training & certification, but are strongly encouraged to participate in the University of Florida IFAS Florida Yards & Neighborhoods Outreach & Public Education Program. This applies to individual owners of single-family residential units who perform lawn care and maintenance on turf and/or landscape plants.

TIMING OF FERTILIZER APPLICATION: Fertilizers containing Nitrogen (N) and/or Phosphorus (P) may not be applied on turf and/or landscape plants from June 1 through September 30.

FERTILIZER CONTENT/APPLICATION RATE:

- Phosphorus (P) in any fertilizer may not exceed a rate of 0.25 lb. per 1,000 sq. ft. per application.
- Phosphorus (P) in any fertilizer may not exceed a rate of 0.50 lbs. per 1,000 sq. ft. per year.
- All fertilizers applied must contain at least 50% slow release nitrogen (N).
- Nitrogen (N) in any fertilizer may not exceed a rate of 4 lbs. per 1,000 sq. ft. per year.

IMPERVIOUS SURFACES: No fertilizers should be deposited, intentionally or accidentally, on an impervious surface such as a driveway, sidewalk or street.

BUFFER ZONES: No fertilizers shall be applied on turf and/or landscape plants within ten (10) feet of a water body, seawall or wetland. (See Florida DEP chapter 62-340)

MODE OF FERTILIZER APPLICATION: When using a rotary spreader, use of a deflector shield is required to deflect fertilizers away from water bodies, seawalls and wetlands.

LOW MAINTENANCE ZONES (NO MOW): A voluntary six (6) foot low maintenance zone is strongly recommended from any water body, seawall or wetland.

GRASS CLIPPINGS/VEGETATIVE MATERIAL: No grass clippings or vegetative materials shall be deposited into storm drains, ditches, water bodies, roadways or other impervious surfaces.

EXEMPTIONS (ordinance does not apply to):

- New landscaping in place for less than sixty (60) days.
- Vegetable gardens as long as they are not within fifteen (15) feet of a water body, seawall or wetland.
- Yard waste, compost or mulches applied to improve the soil.
- Reclaimed water used for irrigation which usually contains high amounts of nitrogen and phosphorus.
- Farm operations.
- Pastures used for grazing livestock.
- Golf courses.
- Specialized turf areas (parks, cemeteries, athletic fields, golf practice areas).

ENFORCEMENT & PENALTIES:

- This ordinance shall be enforced by designated Lee County officials and/or inspectors.
- First violation...$100.00
- Second violation...$250.00
- Third and subsequent violations...$500.00

ATTACHMENT M

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2022-00002
TYPE OF CASE: Mixed Use Planned Development
CASE NAME: Daniels South
TOTAL ACREAGE: 1,233.08 acres
SUFFICIENCY DATE: January 4, 2022
HEARING EXAMINER DATE: May 4, 2023

Request

The applicant is requesting to rezone the subject property from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to develop 350,000 square feet of commercial, of which 70,000 square feet may be medical office, and 1,600 dwelling units. The property is located at the southeast corner of Daniels Parkway and State Road 82. According to the Lee Plan, the parcels are located in the Density Reduction/Groundwater Resource (DR/GR), Wetlands and Central Urban Future Land Use Categories. The proposed development is within the Southeast Lee County and Lehigh Acres Planning Community areas. The applicant has requested two Comprehensive Plan Amendments (CPA). CPA2021-00018 (Map Amendment) is being requested to amend the following:

a. Lee Plan Map 1A to re-designate 153.7 acres from DR/GR future land use category to Sub-Outlying Suburban future land use category; and
b. Add 1,148 acres of the subject property to Map 4A, Future Water Service Area; and
c. Add 1,148 acres of the subject property to Map 4B, Future Sewer Service Area; and
d. Remove 515.4 acres of this subject property from Map 1F, Private Recreation Facilities Overlay.

CPA2021-00017 (Text Amendment) is being requested to amend the following:

a. Amend Policy 33.2.2 to allow density transition in Southeast Lee County adjacent to Mixed Use Communities within Lehigh Acres, as identified on Map 2D; and
b. Amend Table 1(b) to accommodate residential development between Lehigh Acres Mixed Use Community identified on Map 2-D and existing residential development within the Southeast Lee County Plan Area.

The proposed language changes are as follows:

POLICY 33.2.2: Map 2-D identifies future locations for Mixed-Use Communities where development rights can be concentrated from large Southeast Lee County tracts ~~into Traditional Neighborhood Developments~~. The preferred pattern for residential development is to cluster density within Mixed-Use Communities along existing roads and away from Future Limerock Mining areas.

1. Southeast Lee County Mixed-Use Communities must be concentrated from contiguous property owned under single ownership or control. Residential density is calculated from the upland and wetland acreage of the entire contiguous Southeast Lee County property. Increases in residential densities may be approved through incentives as

specified in the LDC for permanent protection of indigenous native uplands on the contiguous tract (up to one extra dwelling unit allowed for each five acres of preserved or restored indigenous native uplands) and through the acquisition of TDUs from TDR sending areas within Southeast Lee County as provided in Objective 33.3.

a. The maximum gross density is 5 dwelling units per acre of total land designated as a Mixed-Use Community when TDUs are used.

b. Properties that concentrate development rights and/or use TDUs created from Southeast Lee County within the Mixed-Use Communities identified on Map 2-D will be allowed to develop using permitted uses and the property development regulations for the C-2A zoning district.

c. ~~2.~~ Contiguous property under the same ownership may be developed as part of a Mixed-Use Community, provided it does not extend more than 400 feet beyond the perimeter of the Mixed Use Community as designated on Map 2-D.

d. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.

2. Contiguous property adjacent to the Mixed-Use Community located within the Lehigh Acres Community Plan Area may sum allowable dwelling units for entire property. The resulting allowable dwelling units may be allocated across the project regardless of the underlying future land use category, provided:

a. the project is developed as a Planned Development, and

b. the project maintains a minimum of 60 percent open space.

3. Central water and wastewater services are required to develop a Mixed-Use Community.

~~4. Commercial uses developed as part of a Mixed-Use Community will be consistent with Policy 33.2.5 and will not exceed the allowable total square footage for commercial uses in Southeast Lee County.~~

The map and text amendments are necessary to establish a unified commercial and residential development pattern while enhancing each planning community by preserving and restoring habitat and historic flowways across the property. Environmental Sciences Zoning staff have reviewed the application to ensure consistency with the map and text amendment changes as well as the Lee Plan and LDC.

Open Space

The text amendment, as described, requires the applicant to depict 60 percent of the total site area as open space. Sheet X-102 of the Master Concept Plan (MCP) provides a breakdown of the 60 percent open space as follows:

OPEN SPACE CALCULATIONS				
	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	44.10	10%	4.41	4.41
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.34
TOTAL	1,233.08	60%	739.85	739.85
*MAX 25% OF REQUIRED OPEN SPACE				
INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10
**SUBJECT TO FINAL STATE & FEDERAL APPROVALS				

The 44.10 acres of commercial will be required to provide a minimum of 10 percent open space at time of development order that includes the commercial tract. The applicant must depict 55 percent of the total site area as indigenous open space through the preservation and restoration of wetlands, uplands and rare and unique uplands as depicted on sheet X-102 of the Master Concept Plan.

Staff recommends the following open space conditions to ensure that open space is provided in substantial compliance with the Master Concept Plan dated November 4, 2022:

Prior to the issuance of the first development order, the development order plans must depict 55 percent indigenous open space. If the first development order includes the commercial tract, the applicant must depict ten percent open space.

Indigenous Open Space Preservation and Enhancement (295.80 acres)

The applicant is required to provide 60 percent open space for the entire project and is proposing to provide 55 percent of the 60 percent as indigenous and restored open space. The applicant is required to provide 678.15 acres of indigenous open space and is providing 679.10 acres. Passarella and Associates, Inc. have submitted an Indigenous Preservation, Restoration, and Management Plan (IPRMP) that describes the various indigenous areas proposed to be preserved or restored (Exhibit A). The preservation areas consist of upland, wetland, and rare and unique upland areas that meet the indigenous definition of having less than 75 percent invasive exotic vegetation coverage. The applicant will enhance these areas by removing the invasive exotics.

Indigenous Wetlands (205.7 acres)

The applicant received a formal jurisdictional wetland determination (Permit # 36-107020-P from the South Florida Water Management District (SFWMD) (Exhibit B). The formal determination states that the SFWMD identified a total of 532.51 acres of

wetlands and 30.93 acres of other surface waters (OSW). The applicant is preserving and enhancing 205.7 acres of the indigenous wetlands that consist of bald cypress, hydric pine, mixed wetland hardwood habitats, freshwater marsh, hydric cabbage palm, wetland shrub, and wet prairies.

Indigenous Uplands (90.1 acres)
The applicant is preserving and enhancing 90.1 acres of upland that consist of palmetto prairie, pine flatwoods, pine, cabbage palm, and hardwood conifer mixed habitat adjacent to the on-site wetland areas. The indigenous uplands are depicted as the beige color on Appendix D of the IPRMP (Exhibit C).

Rare and Unique Uplands
Rare and Unique Upland habitat is defined in the Lee Plan as "high-quality native upland habitats categorized as "mature" due to the absence of severe impacts by logging, drainage, and exotic infestation. These habitat types include those classified as: sand scrub (320); coastal scrub (322); those pine flatwoods (411); slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and, cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985)". Approximately 58.1 acres of the 90.1 acres of indigenous uplands described previously are rare and unique upland. The applicant has provided a Rare and Unique Upland Preserve Map that depicts green hatching to represent the indigenous upland rare and unique areas (Exhibit D).

Non-Indigenous Restoration (359.60)
A portion of the 55 percent indigenous open space consists of non-indigenous vegetative communities that do not meet the indigenous vegetation definition due to the presence of 75 percent or greater exotic vegetation. The applicant is proposing to restore these areas to their native habitat. Approximately 359.60 acres of non-indigenous upland and wetland will be restored by the removal of exotics and replanting with native vegetation. The applicant has provided Supplemental Wetland and Upland planting schedules in Tables 3 and 4 of the IPRMP that state the native plant species and specifications for the restoration (Exhibit C). The non-indigenous wetland area is approximately 301.5 acres and the non-indigenous upland area is approximately 58.1 acres as depicted on Appendix D of the IPRMP (Exhibit C).

Other Surface Waters, Berm Removal, and Supplemental Plantings
The subject property was previously used for an agricultural operations that included ditches and berming of the wetland systems within the site. The site has an old farm road that bisects the property separating the north from the south and also demarcates the dividing line between the Estero River and the Six Mile Cypress watersheds. The applicant is proposing to restore the hydrologic function of the on-site wetlands by removing the berms and backfilling the ditches. Approximately 16.80 acres of berms are proposed to be removed and 6.90 acres of ditches (other surface waters) will be backfilled. These areas will be restored with supplemental plantings. Approximately 13.7 acres of the 23.7 acres of berm and ditches will be restored to wetlands and ten acres will be restored to uplands.

Hydroperiods
The hydrologic restoration proposed is primarily to reconnect the wetland systems that have been cut-off by the historic agricultural uses on the property. The hydroperiods will not be changed due to the applicant designing the hydrological connection at a similar

grade as the abutting lands by not lowering the ground surface, creating impoundments, or creating new flowway areas. There are four hydrological connection areas depicted on the MCP. Two are located within the 10,000-foot Hazardous Wildlife Buffer and are part of the flow path described below. The other two are located outside of the 10,000-foot Hazardous Wildlife Buffer and are proposed to be culverts (Exhibit C, D, and F).

Flow Path

The applicant is proposing to establish a hydrologic connection between the Estero River and Six Mile Cypress watersheds. The flow path will be a closed system so that it will not attract wildlife. The proposal is to connect two wetland habitat types that consist of hydric pine and mixed wetland hardwoods which will maintain a short hydroperiod. The flow path location is depicted on Exhibits C and D and a cross section is depicted on Exhibit F which are included in the IPRMP Exhibit A.

Wetland Impacts

As previously mentioned, the applicant was issued a formal jurisdictional wetland determination that indicated the site has 532.51 acres of jurisdictional wetlands. The applicant is proposing to preserve, enhance, and restore 507.20 acres of wetlands. Approximately 25.31 acres of wetlands are proposed to be impacted and mitigated by onsite restoration per the IPRMP.

Lee County Port Authority (LCPA) Compatibility

Approximately half of the proposed project is located within the 10,000-foot Hazardous Wildlife Buffer as depicted on the MCP and the supporting maps provided as part of the IPRMP. This buffer is an area where the creation of habitat is prohibited. The applicant is proposing to restore the wetland and upland areas by replacing exotics with like-for-like vegetation maintaining similar structural characteristics within the preservation areas. The native vegetation that will replace the exotic vegetation will be consistent with the LCPA Hazardous Wildlife Buffer Compatible and Non-Compatible Native Landscape List (Exhibit E). The preservation and enhancement and restoration preserve management proposed include areas that are inside and outside the 10,000-foot Hazardous Wildlife Buffer. The applicant provided Table 1 in the IPRMP that depicts the Preserve Acreage Summary that provides the acreages of areas within and without of the Buffer (see below). The areas outside the buffer will be managed and restored as noted in Tables 3 and 4 (see below).

Table 1. Preserve Acreage Summary

Activity Type	Acreage		
	Within Buffer	Outside Buffer	Total
Indigenous Wetland Preserve and Enhancement	181.05	24.65	**205.70**
Indigenous Wetland Restoration	229.79	71.71	**301.50**
Indigenous Upland Preserve and Enhancement	60.79	29.31	**90.10**
Indigenous Upland Restoration	53.88	4.22	**58.10**
OSW to be Restored to Indigenous Wetlands	1.77	0.73	**2.50**
OSW to be Restored to Indigenous Uplands	4.03	0.37	**4.40**
Berms to be Restored to Indigenous Wetlands	7.84	3.36	**11.20**
Berms to be Restored to Indigenous Uplands	4.75	0.85	**5.60**
Totals	**543.90**	**135.20**	**697.10**

Table 3. Supplemental Wetland Plantings[1]

Common Name	Scientific Name	Minimum Height	Container Size	Planting Instruction (On Center)
Trees (minimum three species)				
Bald cypress*	*Taxodium distichum*	2 to 5 ft.	BR to 3 gal.	20 ft.
Dahoon holly (male only)*	*Ilex cassine*	2 to 5 ft.	BR to 3 gal.	20 ft.
Laurel oak*	*Quercus laurifolia*	2 to 5 ft.	BR to 3 gal.	20 ft.
Pond apple	*Annona glabra*	2 to 5 ft.	BR to 3 gal.	20 ft.
Pop ash	*Fraxinus caroliniana*	2 to 5 ft.	BR to 3 gal.	20 ft.
Red maple	*Acer rubrum*	2 to 5 ft.	BR to 3 gal.	20 ft.
Slash pine*	*Pinus elliottii* var. *densa*	2 to 5 ft.	BR to 3 gal.	20 ft.
Swamp bay*	*Persea palustris*	2 to 5 ft.	BR to 3 gal.	20 ft.
Ground Cover (minimum three species)				
Alligator flag*	*Thalia geniculata*	12 in.	2 in.	3 to 5 ft.
Arrowhead	*Sagittaria lancifolia*	12 in.	2 in.	3 to 5 ft.
Blue maidencane	*Amphicarpum muhlenbergianum*	12 in.	2 in.	3 to 5 ft.
Dense-flower knotweed	*Polygonum glabrum*	12 in.	2 in.	3 to 5 ft.
Fakahatchee grass*	*Tripsacum dactyloides*	12 in.	2 in.	3 to 5 ft.
Golden canna	*Canna flaccida*	12 in.	2 in.	3 to 5 ft.
Gulfdune paspalum	*Paspalum monostachyum*	12 in.	2 in.	3 to 5 ft.
Maidencane	*Panicum hemitomon*	12 in.	2 in.	3 to 5 ft.
Muhly grass*	*Muhlenbergia capillaris*	12 in.	2 in.	3 to 5 ft.
Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 to 5 ft.
Sand cordgrass*	*Spartina bakeri*	12 in.	2 in.	3 to 5 ft.
Sawgrass	*Cladium jamaicense*	12 in.	2 in.	3 to 5 ft.
Soft-stem bulrush	*Scirpus validus*	12 in.	2 in.	3 to 5 ft.
Spikerush*	*Eleocharis interstincta*	12 in.	2 in.	3 to 5 ft.
Swamp lily	*Crinum americanum*	12 in.	2 in.	3 to 5 ft.
Wiregrass*	*Aristida stricta*	12 in.	2 in.	3 to 5 ft.

BR – Bare root
[1]Plantings to be installed in Indigenous Wetland Restoration (301.50± acres)
*Compatible with LCPA plant list.

Table 4. Supplemental Upland Plantings[1]

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction (On Center)
Trees (minimum two species)				
Laurel oak*	*Quercus laurifolia*	2 to 5 ft.	BR to 3 gal.	20 ft.
Live oak	*Quercus virginiana*	2 to 5 ft.	BR to 3 gal.	20 ft.
Slash pine*	*Pinus elliottii* var. *densa*	2 to 5 ft.	BR to 3 gal.	20 ft.
Ground Cover (minimum three species)				
Blue maidencane	*Amphicarpum muhlenbergianum*	12 in.	2 in.	3 to 5 ft.
Broomsedge	*Andropogon virginicus*	12 in.	2 in.	3 to 5 ft.
Fakahatchee grass*	*Tripsacum dactyloides*	12 in.	2 in.	3 to 5 ft.
Gulfdune paspalum	*Paspalum monostachyum*	12 in.	2 in.	3 to 5 ft.
Muhly grass*	*Muhlenbergia capillaris*	12 in.	2 in.	3 to 5 ft.
Sand cordgrass*	*Spartina bakeri*	12 in.	2 in.	3 to 5 ft.
Saw palmetto*	*Serenoa repens*	12 in.	1 gal.	8 ft.
Wiregrass*	*Aristida stricta*	12 in.	2 in.	3 to 5 ft.

[1]Plantings to be installed in Indigenous Upland Restoration (58.10± acres)
*Compatible with LCPA planting list.
BR – Bare root

Conservation Easement
A total of 679.10 acres will be placed under a conservation easement with inspection, enforcement, and approval rights granted to Lee County and South Florida Water Management District.

Environmental Sciences zoning staff recommend the following conditions to ensure that the 55 percent indigenous and restoration open space is provided and managed per the IPRMP:

The applicant must submit development order plans that are in substantial compliance with the Indigenous Preservation, Restoration and Management Plan attached hereto as Exhibit A. Phasing may be changed to allow sub-phasing.

A Conservation Easement required as part of the planned development must be recorded within 5 years from first development order approval. The conservation easement must be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights.

Prior to the issuance of the first development order, the development order plans must include a phasing schedule for the indigenous preservation and restoration to be completed within at least five consecutive years from the issuance of the first development order.

Prior to the issuance of the first development order, the development order plans must include a map depicting where mechanical and hand-removal methods of exotic vegetation removal will be located.

The applicant must submit vegetation removal permits that include survey point maps depicting the work limits for the preservation, restoration and/or the mechanical exotic removal.

Protected Species

The applicant provided a Protected Species Survey dated May 2022 completed by Passarella and Associates, Inc. (Exhibit F). The survey was conducted using meandering pedestrian transects per the Wilson Miller, Inc. methodology providing a summary of the percent coverage, visibility, and length of transects walked resulting in data for the 50 habitat types that exist on the subject property. The applicant surveyed the subject property over the course of ten days. Three Florida Fish and Wildlife Conservation Commission (FWCC) threatened species, gopher tortoise, sandhill crane, wood stork, and crested caracara, were observed on the subject property. Wood storks and Florida panther tracks were observed on the site. The Florida Panther is federally listed as endangered by the FWCC and United States Fish and Wildlife Service. Previously there was a crested caracara nest documented in the northern portion of the property and was active during the 2020-2021 caracara nesting season. The applicant has provided, as part of the Protected Species survey, a location map (Appendix B) depicting the location of the species and panther tracks observed onsite (see Exhibit G).

Protected Species Management Plan and Human Wildlife Coexistence Plan

The applicant has submitted a species management plan that includes a human wildlife coexistence plan to ensure that the health and safety of the protected species to comply with State and Federal laws as well as the health and safety of those individuals living and/or visiting the proposed development (Exhibit H). As mentioned, the applicant will be preserving, enhancing, or restoring 55 percent of the land associated with the proposed development located primarily in the southwestern portion of the site. These areas will be managed to restore connectivity between the wetland systems located in the northern and southern portions of the property by means of a closed piped system. Currently there is a farm road that creates a barrier between the two wetland systems that cuts-off flow between the wetlands and the Estero River and Six Mile Cypress watersheds. The completion of the connection pipe will allow the wetlands to be hydrated and restore the indigenous vegetation that support hydrology and species (Exhibits C and D).

Lee County Port Authority (LCPA)

The preserve areas located within the 10,000-foot Hazardous Wildlife Buffer will be restored by replacing vegetative species that are similar topographically (exotic tree with native tree) to minimize wildlife attractants. The applicant will be specifying native vegetative species that are included on the LCPA compatibility planting list (Exhibit E).

The Protected Species Management plan includes protection measures that will provide instruction for the applicant and subsequent contractors as to how the construction activities must be monitored through the life of site construction. LCPA has provided a similar list that staff have provided as a recommended condition of approval as follows:

Prior to construction, the applicant will coordinate a wildlife monitoring program with the Lee County Port Authority (LCPA) and Department of Community Development (DCD) staff. The monitoring program will consist of periodic observations within the development footprint and preserve areas by a qualified biologist to help identify and reduce potential wildlife hazards during construction activities, dewatering, exotic vegetation removal, and other site preparation activities. In addition, the monitoring program will include specific construction-related Best Management Practices (BMPs) similar to what has been successfully implemented for projects at the Southwest Florida International Airport. The Airport Wildlife Management Plan during Construction Activities will cease when all construction activities on site have been completed and will not be a requirement post construction. The following BMPs (at a minimum) will be incorporated into the wildlife monitoring program:

1. ***Stormwater management system will utilize hardened shorelines and will be maintained in a manner that keeps them free of both emergent and submergent vegetation.***
2. ***Pursuant to Section 34-11110(8) of the Lee County Land Development Code, any use of land or developments that attract birds and other wildlife that are hazardous to aircraft or airport operations, greater than the existing conditions, are prohibited. If such attractant is determined to exist by the LCPA and the FAA, the landowner will have the full and sole responsibility to eliminate the hazardous situation.***
3. ***Existing wetland and upland habitats will be managed such that they are restored where applicable in a like for like manner.***
4. ***Restoration plantings will adhere to the LCPA Compatible Native Plant list.***
5. ***Construction contractors must carefully control and continuously remove waste or loose material that might attract wildlife.***
6. ***Construction personnel must be aware of and avoid construction activities that could create airspace hazards off the end of the runway by attracting wildlife.***
7. ***Trash and food scraps from construction personnel activity must be collected and properly disposed of routinely.***
8. ***Except for stormwater management lakes and areas specifically designated for dewatering, large pools of water that collect within the development area shall be eliminated at the earliest opportunity to minimize wildlife attractants.***
9. ***All turf grass replacement shall be completed via sodding. Seeding shall not be utilized.***
10. ***Construction contractor shall communicate with the project biologist at least five days in advance prior to making any hydrologic changes (dewatering activities) within the construction area. Initiation of hydrologic changes (dewatering) shall be timed to minimize the attractiveness for dusk and dawn scavengers.***
11. ***Construction clearing/fill activities may turn-up organic materials, vegetation, or soils that contain crustaceans, invertebrates, fish, or others prey species. The contractor will minimized the time that turned up material is left exposed to the***

greatest extent possible. These areas will be inspected at regular intervals for foraging wildlife. If these wildlife attractants are observed, the construction company will minimize the hazard throughout the day to the extent possible.

12. ***Construction contractor shall allow wildlife the opportunity to move out of harm's way.***
13. ***Construction contractor or another designated observer shall immediately dispose of carcasses found on site. This may occur by burying them at a depth of 36-inches or by another acceptable means of disposal.***

Wildlife monitoring will occur a minimum of once per week during dewatering, land clearing/filling, and initial exotic vegetation removal activities and will continue as long as no wildlife attractants are identified. However, monitoring will occur more frequently (preferably daily at dawn and dusk) if construction activities are found to be attracting wildlife (i.e., flocks of birds). If wildlife hazards are identified within the Project, the Project team will coordinate with LCPA staff (and FAA, if necessary) to immediately correct the issue(s). This may also involve other coordination with local, state, and federal permitting agencies.

Wildlife Crossings

As described previously, the applicant is designing the site to restore flowways with the closed connection and restoring, preserving, and enhancing 55 percent of the site to indigenous areas. The applicant is focusing the residential development within most of the southern portion of the property with the commercial tract abutting the intersection of S.R. 82 and Daniels Parkway. The internal roadway system supporting the mix use development will include wildlife crossings that will allow species to traverse the site without having to cross an internal roadway. The wildlife crossing will consist of a culvert pipe that will be installed at natural grade with a wildlife fence installed to direct the wildlife toward the culvert. These wildlife crossings are depicted in the Species Management Plan and Human Wildlife Coexistence Plan in Appendix B (Exhibit I).

Perimeter Buffer Lakes and Fencing

Working in conjunction with the wildlife crossing design, the applicant is also placing the lakes and fencing between the conservation areas and the residential development pods to create a barrier between the humans and wildlife. The buffer lakes and fencing locations are depicted on Appendix B of the Protected Species Management Plan and Human Coexistence Plan and are used to deter prey species from entering the development footprint and thus deter the Florida panther or other large mammals from entering to hunt the prey species (Exhibit I).

Commercial Tract

The Protected Species Management Plan and Human Wildlife Coexistence Plan includes protection measures for the commercial portion of the MPD such as bear-proof dumpsters, underground grease traps, and educational materials explaining that trash must be in proper receptacles and water sources must be secured as to minimize wildlife attractants. The development order must include these materials prior to development order approval.

Photometric Plans

The Land Development Code (LDC) requires no light spillage outside a development property line. When indigenous preserves are required to comply with the LDC and Lee Plan requirements, environmental staff must ensure that internal lighting proposed within the

development is not spilling over into the preservation areas. Artificial lighting disrupts the life cycles of flora and fauna.

Environmental Zoning staff recommend the following conditions to ensure species are protected throughout the development phases:

The developer must submit the Protected Species Management and Human Wildlife Coexistence Plan that is in substantial compliance with the Plan dated September 2022 attached hereto as Exhibit H.

Prior to the issuance of a development order, the developer must submit photometric plans that depict shielding to prohibit light spillage into the preservation areas.

Prior to the issuance of a Vegetation Removal Permit, the developer must submit updated species surveys and provide the protection measures for those protected species that are located within the approved clearing limits.

Buffers

The applicant is proposing a commercial tract that includes emergency services within the northern portion of the property. The remaining development is residential, multi-family and preservation areas. The applicant has noted numbers along the property line that correspond to a legend on MCP-sheet X-501.

Commercial Tract Buffers

The commercial portion of the development the developer must provide the following buffers per LDC Sections 33-1405 and 10-416(d) as depicted on the Master Concept plan dated December 2, 2022:

> East - The east property line abuts a mixture of agricultural vacant lands and residential uses. The applicant is providing an enhanced 25 foot wide buffer per LDC Section 33-1405(3) between the northeast portion of the commercial tract and the abutting agricultural lands. Staff have conditioned this buffer because it is not required.
>
> West - The west property line abuts Daniels Parkway and the applicant must provide a Type D buffer.
>
> North - The north property line abuts State Road 82 and must provide a Type D buffer.
>
> South - The south property boundary between the emergency services use and the single and multi-family residential development is separated by a Type C (15 foot) or a Type F (30 foot) buffer.

Residential Tract Buffers

The residential portion of the project include multi-family, single-family and accessory uses. The buffers must comply with LDC Section 10-416 as depicted on the Master Concept Plan dated December 2, 2022 as follows:

> East - The east property line abuts a mixture of agricultural vacant lands and residential uses. The applicant is proposing multi-family at the northeast corner of the property and

single-family and preserves along the remaining property line. The applicant is providing a Type-B buffer that is 15 feet wide and no buffer along the remainder of the east property line which complies with LDC Section 10-416(d).

West - The west property line abuts Daniels Parkway. The applicant is proposing mult-family, preserves, and a recreational area along the west property line abutting Daniels Parkway. The preservation areas will be used to meet the buffer requirements for the 15-foot-wide Type-D buffer and where there are not preserves abutting Daniels Parkway a 15-foot buffer meeting the Type-D buffer requirements will be provided per staff's recommended condition.

North - The north internal portion of the residential development pod abuts the commercial portion. The commercial portion will be required to provide a 15 foot or 30 foot buffer as previously stated.

South - The south buffer abuts a Florida Power and Light easement and the preservation areas are proposed along the southern property line.

Environmental Sciences Zoning staff recommend the following buffer conditions:

The landscape plans submitted with the application for local development order for the commercial portion must depict a 25 foot wide buffer with seven trees, a double hedge row, and 33 ground covers per 100 linear feet. Palms are limited to a maximum of 25 percent of the buffer tree requirement. The hedge must be 48 inches in height at installation and be maintained at 72 inches high. Ground covers must be a minimum one gallon container size at time of planting.

The landscape plans submitted with the local development order for the residential portion must depict a Type D buffer (five trees per 100 linear feet and a double staggered hedge) where the project will use preserve areas to meet the buffer requirements. If the plant material does not exist within the preserve, the developer must install the plant material necessary to meet the requirements. If the developer uses the restoration plant material to meet the buffer requirements, the plant material specifications must meet the planting requirements per LDC Section 10-420.

Development order landscape plans must depict 100 percent native vegetation for required buffers and landscaping. Any buffers within the 10,000- foot Hazardous Wildlife Buffer and not included in the IPRMP must be planted in compliance with the Lee County Port Authority "Recommended Compatible and Non-Compatible Native Landscape List" for landscaping as attached hereto as Exhibit E. The planting requirements and plant list must be incorporated into the project covenants and deed restrictions.

Deviations

Deviations 1-4 are being requested for the proposed lakes within the LCPA 10,000-foot Hazardous Wildlife Buffer area. Within this area, the LCPA requires steep-sided slope lakes and no herbaceous littorals. The LDC Sections 10-418 and 10-329(d)(4) require herbaceous littoral shelves planted within a 20 foot wide shelf and 6:1 sloped lake banks to provide water quality and habitat for wildlife.

Deviation #1
The applicant has requested Deviation #1 from LDC Section 10-329(d)(4) to allow 4:1 lake bank slopes and armor the shorelines with geosynthetic turf reinforcement mats or possible hardening of the shorelines to prevent wildlife from foraging and/or nesting.

Deviation #2 and #3
The applicant has requested Deviation #2 from LDC Sections 10-418(2) and 10-418(3) to allow the lakes within the 10,000-foot Hazardous Wildlife Buffer to substitute 100 percent of the littoral plants for native wetland trees. LDC Section 10-418(2)(d)(3) allows native wetland trees to be substituted for 25 percent of the required littorals.

Staff recommend approval of Deviations #2 and #3 as conditioned:

Prior to development order approval for lakes within the 10,000-foot Hazardous Wildlife Buffer Zone, the landscape plans must depict one native wetland tree per 100 required littorals per the littoral calculation in LDC Section 10-418(2)(d)(2). The native wetland trees must meet LDC Section 10-420(c)(1) plant specifications and the Lee County Port Authority "Compatible and Incompatible Native Landscape List".

Deviation #4
The applicant has requested Deviation #4 from LDC Section 10-418(3) that requires rip-rap revetments, geo-textile tubes, or other similar hardened shoreline structures to 20 percent of the individual lake shoreline and these structures cannot be located abutting single-family residential uses to allow 100 percent hardening and propose them abutting single-family residential uses.

The hardening of the shoreline to prevent wildlife from entering the hazardous wildlife buffer area is necessary to protect the public's health and safety. The section of the code that prevents hardening abutting single-family residential is also necessary to protect the health and safety of the public and in this case the resident of the proposed community. The concern is that the shoreline hardening prevents an individual from getting out of the lake due to the rip-rap or other materials uses and the 4:1 lake bank slope. Staff has granted previous lake restoration projects this deviation with the condition that at time of development order the development order plans depict signage and fencing to prohibit an individual from entering the slope of the lake.

Recommended approval of Deviation #4 with condition:

Development order plans that depict lakes within the 10,000-foot Hazardous Wildlife Buffer Zone that abut single-family residential uses must provide signage and fencing cautioning residents of steep-sided slopes.

Lee Plan Environmental Analysis
The applicant has designed a project to comply with the changes being proposed in the text amendment to Lee Plan Policy 33.2.2 that allows for the density to be spread across the entire project and not limited to the individual future land use categories of DR/GR, Wetlands, and Sub-Outlying Suburban. In order to design the site with density throughout, the applicant must design the site to provide 60 percent open space. The applicant has demonstrated that the commercial portion will provide ten percent and the residential portion will provide 55 percent

open space that consists primarily of indigenous preservation and enhancement as well as restoration. One of the major design elements of the proposed project is to restore and enhance the preserve areas and restore the hydrological connections between watersheds without creating wildlife habitat. As depicted on the supporting maps provided as exhibits, the wetland and upland provide transition points where varying habitats to support the life cycles of various protected species occur and comply with a plethora of Lee Plan Policies 123.2.4, 123.2.6, 123.2.11, and 123.2.15. The applicant has provided an explanation and examples of how the restoration is being proposed to replace vegetation "like-to-like" in order to match the shape and form as to not attract wildlife. This is proposed in the areas where the 10,000-foot Hazardous Wildlife Buffer is located to comply with Lee Plan Policies 47.2.5 by demonstrating compliance with the Federal Aviation Administration AC 150/5200-33C circular requiring steep-sided slopes for all lakes and managing wetlands on properties. The applicant has provided information on the type of protection measures that will be implemented for the various protected species that have been observed on the subject property which is in compliance with Objective 123.3 and subsequent Objectives pertaining to Black Bear, Gopher Tortoise, Wood Stork, and Florida Panther. In addition, the applicant has provided a Human-Wildlife Co-Existence Plan that provides protection measures for the future residents and visitors to Daniels South by incorporating design features that will deter wildlife from entering the development pod and educational materials that will be included in the residential and commercial deeds meeting Lee Plan Policy 33.2.3(2)(f). Staff has conditioned the use of 100 percent native landscape vegetation to reduce the reliance on irrigation in accordance with Lee Plan Policy 33.2.3(2)(4).

Overall the proposed project complies with the LDC and Lee Plan as conditioned for the environmental components of the project. Staff have recommended conditions so at time of development order and the issuance of vegetation removal permits, the developer or their successors adhere to the conditions to ensure the protection of the health and safety of the general public as well as the protected species.

Exhibits

A. Daniels Parkway South Indigenous Preservation, Restoration and Management Plan dated September 2022
B. South Florida Water Management District Formal Jurisdictional Wetland Determination Permit 36-107020-P
C. Map of the Indigenous Vegetation Preservation, Restoration and Management Plan
D. Rare and Unique Upland Preserve Map
E. Lee County Port Authority Compatible and Non-Compatible Plant List
F. Daniels South Lee County Protected Species Survey dated May 2022
G. Protected Species location map
H. Daniels South Protected Species Management Plan and Human-Wildlife Coexistence Plan
I. Wildlife Crossing and Fence Map

Exhibit A

DANIELS PARKWAY SOUTH INDIGENOUS PRESERVATION, RESTORATION, AND MANAGEMENT PLAN

Revised September 2022

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1.0 INTRODUCTION

The following outlines the Lee County Indigenous Preservation, Restoration, and Management Plan for Daniels Parkway South (Project). The Project site totals 1,233.08± acres and is located in Sections 8, 9, 16, 17, and 21; Township 45 South; Range 26 East; Lee County (Appendix A). The Project proposes to establish on-site conservation areas totaling approximately 679.10± acres. The proposed conservation areas will contain the following elements:

- Preservation and enhancement of 295.80± acres of indigenous wetlands and uplands (existing forested and herbaceous habitats with less than 75 percent exotics);
- Restoration of 359.60± acres of indigenous wetlands and uplands through the removal of exotic vegetation (existing forested and herbaceous habitats with greater than 75 percent exotics) and supplemental planting;
- Backfilling 6.90± acres of Other Surface Waters (OSW) and replanting with native wetland and upland vegetation; and
- Removal of 16.80± acres of berms and planting with native wetland and upland vegetation.

Thus, the Project proposes 679.10± acres of conservation area that will be placed under conservation easement with inspection, enforcement, and approval rights granted to Lee County and the South Florida Water Management District (SFWMD). The preserve areas utilized to meet the buffer requirements are depicted on Morris Depew's Master Concept Plan (MCP) which is provided under separate cover. A discussion of the buffer planting requirement is provided in Section 6.0 below. The preservation and enhancement areas include 58.1± acres of mature pine flatwoods (Florida Land Use, Cover and Forms Classification System (FLUCFCS) Codes 4119 E1 and E2) which is considered a rare and unique upland habitat type according to the Lee County Comprehensive Plan. A map showing the location of the 58.1± acres of rare and unique upland habitat is included as Appendix B.

A portion of the Project is located within the Southwest Florida International Airport (SWFIA) 10,000-Foot Hazardous Wildlife Buffer (Buffer) which includes 543.90± acres of preserve area. Table 1 below provides a summary of the preserve acreages that are within and outside of the Buffer.

Table 1. Preserve Acreage Summary

Activity Type	Acreage		
	Within Buffer	**Outside Buffer**	**Total**
Indigenous Wetland Preserve and Enhancement	181.05	24.65	**205.70**
Indigenous Wetland Restoration	229.79	71.71	**301.50**
Indigenous Upland Preserve and Enhancement	60.79	29.31	**90.10**
Indigenous Upland Restoration	53.88	4.22	**58.10**
OSW to be Restored to Indigenous Wetlands	1.77	0.73	**2.50**
OSW to be Restored to Indigenous Uplands	4.03	0.37	**4.40**
Berms to be Restored to Indigenous Wetlands	7.84	3.36	**11.20**

Table 1. (Continued)

Activity Type	Acreage		
	Within Buffer	Outside Buffer	Total
Berms to be Restored to Indigenous Uplands	4.75	0.85	**5.60**
Totals	**543.90**	**135.20**	**697.10**

Due to the Project's proximity to SWFIA, two specific management activities will be applied to preserve areas within the Buffer that are not required for preserve areas located outside the Buffer. This includes like-for-like habitat restoration and adhering to Lee County Port Authority's (LCPA) Compatible Native Landscape List. Details of these management activities are provided in Section 5.0.

2.0 EXISTING INDIGENOUS VEGETATION HABITATS

Pursuant to Land Development Code (LDC) Section 10-1, indigenous native vegetation means those plant species that are characteristic of the major plant communities of the County. Native habitats where invasive exotic vegetation has exceeded 75 percent coverage are not considered to be indigenous vegetation.

The proposed conservation areas include 295.80± acres (combined pre-development wetland and upland acres) of existing indigenous native vegetation. The indigenous areas to be preserved consist of wetland and upland forested and herbaceous habitats with less than 75 percent coverage by exotics. These indigenous areas are adjacent to improved pasture that has a perimeter berm and ditch system. An aerial with Florida Land Use, Cover, and Forms Classification System (FLUCFCS) is attached as Appendix C and depicts the existing indigenous wetland and upland vegetation communities.

The indigenous wetland habitats within the conservation areas total 205.70± acres and consist mostly of remnant cypress, hydric pine, mixed wetland hardwood habitats, and freshwater marsh. Hydric cabbage palm, wetland shrub, and wet prairies occur to a lesser extent. The indigenous uplands within the conservation areas total 90.1± acres and consist mostly of palmetto prairie, pine flatwoods, pine, cabbage palm, and hardwood/conifer, mixed habitats adjacent to the on-site wetland areas. Listed below are the FLUCFCS (Florida Department of Transportation 1999) descriptions of the indigenous wetland and upland habitats proposed for preservation and enhancement.

2.1 Indigenous Wetland Habitats

<u>Cabbage Palm, Hydric (50-75% Exotics) (FLUCFCS Code 4281 E3)</u>

The canopy of this habitat type includes cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm, wax myrtle (*Morella cerifera*), and scattered melaleuca (*Melaleuca quinquenervia).* The ground cover includes torpedograss (*Panicum repens*), Wright's nutrush (*Scleria lacustris*), little blue maidencane (*Amphicarpum muehlenbergianum),* saw palmetto (*Serenoa repens*), swamp flatsedge (*Cyperus ligularis*), Asiatic pennywort

(*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata*), broomsedge (*Andropogon virginicus*), and dog fennel (*Eupatorium capillifolium*).

Mixed Wetland Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 6179 E1)
The canopy of this habitat type includes laurel oak (*Quercus laurifolia*), cabbage palm, slash pine (*Pinus elliottii*), and scattered bald cypress (*Taxodium distichum*). The sub-canopy contains laurel oak, myrsine (*Myrsine cubana*), wax myrtle, Brazilian pepper (*Schinus terebinthifolia*), saltbush (*Baccharis halimifolia*), cabbage palm, and buckthorn (*Sideroxylon reclinatum*). The ground cover includes marsh pennywort, sawgrass (*Cladium jamaicense*), frog fruit (*Phyla nodiflora*), witchgrass (*Dichanthelium* sp.), false fennel (*Eupatorium leptophyllum*), broomsedge, little blue maidencane, climbing hempvine (*Mikania scandens*), earleaf greenbrier (*Smilax auriculata*), Asiatic pennywort, Wright's nutrush, and gulfdune paspalum (*Paspalum monostachyum*).

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)
This habitat type is similar to FLUCFCS Code 6179 E1, but with 25 to 49 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Mixed Wetland Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 6179 E3)
This habitat type is similar to FLUCFCS Code 6179 E2, but with 50 to 75 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)
The canopy of this habitat type includes bald cypress. The sub-canopy contains bald cypress, wax myrtle, and scattered Brazilian pepper and melaleuca. The ground cover includes sawgrass, marsh pennywort, little blue maidencane, and scattered West Indian marsh grass (*Hymenachne amplexicaulis*), and torpedograss.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)
This habitat type is similar to FLUCFCS Code 6219 E1 but contains 25 to 49 percent Brazilian pepper in the sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)
This habitat type is similar to FLUCFCS Code 6219 E2 but contains 50 to 75 percent Brazilian pepper and melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)
The canopy of this habitat type includes slash pine and widely scattered cabbage palm and melaleuca. The sub-canopy contains slash pine, wax myrtle, melaleuca, and scattered cabbage palm. The ground cover includes rush fuirena (*Fuirena scirpoidea*), little blue maidencane, gulfdune paspalum, Asiatic pennywort, sawgrass, Wright's nutrush, corkwood (*Stillingia aquatica*), jointed spikerush (*Eleocharis interstincta*), musky mint (*Hyptis alata*), yellow-eyed grass (*Xyris* sp.), Southern beaksedge (*Rhynchospora microcarpa*), rayless goldenrod (*Bigelowia nudata*), and torpedograss.

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)
This habitat type is similar to FLUCFCS Code 6259 E1, but with 25 to 49 percent melaleuca in the canopy and sub-canopy and Wright's nutrush and torpedograss in the ground cover.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
This habitat type is similar to FLUCFCS Code 6259 E2, but with 50 to 75 percent melaleuca in the canopy and sub-canopy and Wright's nutrush in the ground cover.

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)
The canopy of this habitat type includes scattered melaleuca. The sub-canopy contains wax myrtle, saltbush, and scattered bald cypress and melaleuca. The ground cover includes little blue maidencane, spreading beaksedge (*Rhynchospora divergens*), slender spikerush (*Eleocharis baldwinii*), Tracy's beaksedge (*Rhynchospora tracyi*), and rush (*Juncus* sp.).

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this habitat type is primarily open with scattered bald cypress and scattered melaleuca on the edges. The sub-canopy contains scattered wax myrtle, corkwood, bald cypress, melaleuca, and widely scattered Carolina willow (*Salix caroliniana*). The ground cover includes dotted smartweed (*Persicaria punctata*), shortleaf spike sedge (*Cyperus brevifolius*), witchgrass, spikerush (*Eleocharis cellulosa*), sawgrass, maidencane (*Panicum hemitomon*), fireflag (*Thalia geniculata*), sand cordgrass (*Spartina bakeri*), torpedograss, pickerelweed (*Pontederia cordata*), soft rush (*Juncus effusus*), Wright's nutrush, and West Indian marsh grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
This habitat type is similar to FLUCFCS Code 6419 E1, but with 25 to 49 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)
This habitat type is similar to FLUCFCS Code 6419 E2, but with 50 to 75 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Wet Prairies, Disturbed (50-75% Exotics) (FLUCFCS Code 6439 E3)
The canopy and sub-canopy of this habitat type include scattered melaleuca. The ground cover contains torpedograss, Wright's nutrush, broomsedge, and Southern beaksedge.

2.2 Indigenous Upland Habitats

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this habitat type is primarily open with scattered melaleuca on the edges. The sub-canopy contains saw palmetto and scattered Brazilian pepper. The ground cover includes carpetgrass (*Axonopus* sp.), chocolateweed (*Melochia spicata*), saw palmetto, and grass-leaved goldenrod (*Euthamia graminifolia*).

Palmetto Prairie, Disturbed (25-49% Exotics) (FLUCFCS Code 3219 E2)
This habitat type is similar to FLUCFCS Code 3219 E1, but with 25 to 49 percent melaleuca in the sub-canopy.

Palmetto Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 3219 E3)
This habitat type is similar to FLUCFCS Code 3219 E2, but with 50 to 75 percent Brazilian pepper and melaleuca in the sub-canopy.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this habitat type includes slash pine and live oak (*Quercus virginiana*). The sub-canopy contains saw palmetto, muscadine grapevine (*Vitis rotundifolia*), slash pine, scattered laurel oak, and widely scattered wax myrtle and melaleuca. The ground cover includes bahiagrass (*Paspalum notatum*), false fennel, chocolateweed, live oak, little blue maidencane, muscadine grapevine, spermacoce (*Spermacoce verticillata*), broomsedge, and scattered saw palmetto.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)
This habitat type is similar to FLUCFCS Code 4119 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)
This habitat type is similar to FLUCFCS Code 4119 E2, but with 50 to 75 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (0-24% Exotics) (FLUCFCS Code 4159 E1)
The canopy of this habitat type contains slash pine and scattered cabbage palm, live oak, and melaleuca. The sub-canopy consists of slash pine, cabbage palm, laurel oak, and widely scattered melaleuca and Brazilian pepper. The ground cover is primarily open with widely scattered spermacoce, muscadine grapevine, and carpetgrass.

Pine, Disturbed (25-49% Exotics) (FLUCFCS Code 4159 E2)
This habitat type is similar to FLUCFCS Code 4159 E1, but with 25 to 49 percent melaleuca and Brazilian pepper in the canopy and sub-canopy and spermacoce in the ground cover.

Pine, Disturbed (50-75% Exotics) (FLUCFCS Code 4159 E3)
This habitat type is similar to FLUCFCS Code 4159 E2, but with 50 to 75 percent earleaf acacia (*Acacia auriculiformis*), Java plum (*Syzgium cumini*), and Brazilian pepper in the sub-canopy and caesarweed (*Urena lobata*) in the ground cover.

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)
The canopy of this habitat type includes live oak and widely scattered slash pine. The sub-canopy contains scattered saw palmetto, live oak, and American beautyberry (*Callicarpa americana*). The ground cover is primarily open with scattered basketgrass (*Oplismenus* sp.) and caesarweed.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes slash pine, live oak, laurel oak, cabbage palm, and widely scattered melaleuca. The sub-canopy contains laurel oak, wax myrtle, Java plum, cabbage palm, slash pine, saw palmetto, live oak, Brazilian pepper, rusty staggerbush (*Lyonia ferruginea*), and widely scattered melaleuca. The ground cover includes carpetgrass, cabbage palm, muscadine grapevine, Asiatic pennywort, caesarweed, earleaf greenbrier, saw palmetto, dog fennel, broomsedge, and spermacoce.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
This habitat type is similar to FLUCFCS Code 4349 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
This habitat type is similar to FLUCFCS Code 4349 E2, but with 50 to 75 percent Brazilian pepper in the sub-canopy and caesarweed in the ground cover.

Mixed Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4389 E1)
The canopy of this habitat type includes live oak, laurel oak, and scattered cabbage palm. The sub-canopy contains live oak, laurel oak, cabbage palm, and scattered myrsine (*Myrsine cubana*). The ground cover is primarily open with scattered live oak.

3.0 EXISTING NON-INDIGENOUS VEGETATION

Approximately 359.60± acres (53.2 percent) of the proposed conservation areas consist of vegetation communities that do not meet the LDC's definition of indigenous vegetation. Existing non-indigenous wetlands within the conservation areas total 301.50± acres and consist primarily of disturbed native wetland habitats with greater than 75 percent coverage by exotics, such as Brazilian pepper, melaleuca, torpedograss, and Wright's nutrush. Non-indigenous uplands within the conservation areas total 58.10± acres and consist primarily of improved pasture. Non-indigenous areas also include 6.90± acres of OSW and 16.80± acres of berms that will be removed and replanted with native wetland and upland plantings. The non-indigenous wetland and upland vegetation communities and surface waters are identified in Appendix C. Listed below are the FLUCFCS descriptions of the non-indigenous habitats on the Project site.

3.1 Non-Indigenous Wetland Habitats

Low Pasture (FLUCFCS Code 262)
The canopy and sub-canopy of this land use type are open. The ground cover includes torpedograss, witchgrass, dog fennel, marsh pennywort, Wright's nutrush, yellow-eyed grass, melaleuca, and Asiatic pennywort.

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy of this habitat type includes melaleuca. The sub-canopy contains melaleuca, Brazilian pepper, and cabbage palm. The ground cover includes little blue maidencane, broomsedge, torpedograss, sawgrass, swamp fern (*Telmatoblechnum serrulatum*), swamp

flatsedge, Southern beaksedge, Wright's nutrush, false hop sedge (*Carex lupuliformis*), and widely scattered maidencane.

Mixed Wetland Hardwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 6179 E4)
This habitat type is similar to FLUCFCS Code 6179 E3, but with 76 to 100 percent Peruvian primrose willow (*Ludwigia peruviana*) in the sub-canopy.

Cypress, Disturbed (76-100% Exotics) (FLUCFCS Code 6219 E4)
This habitat type is similar to FLUCFCS Code 6219 E3, but with 76 to 100 percent melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)
This habitat type is similar to FLUCFCS Code 6259 E3, but with 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E4)
This habitat type is similar to FLUCFCS Code 6419 E3, but with 76 to 100 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Wet Prairies, Disturbed (76-100% Exotics) (FLUCFCS Code 6439 E4)
This habitat type is similar to FLUCFCS Code 6439 E3, but with 76 to 100 percent torpedograss and Wright's nutrush in the ground cover.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy of this land use type includes scattered melaleuca, slash pine, and laurel oak. The sub-canopy contains scattered melaleuca and wax myrtle. The ground cover includes torpedograss, yellow-eyed grass, and acute spikerush (*Eleocharis acutangula*).

3.2 Non-Indigenous Upland Habitats

Improved Pasture (FLUCFCS Code 211)
The canopy of this land use type is primarily open with scattered cabbage palm and melaleuca. The sub-canopy contains scattered wax myrtle, live oak, cabbage palm, and Brazilian pepper. The ground cover consists of bahiagrass, carpetgrass, broomsedge, dog fennel, grass-leaved goldenrod, bermudagrass (*Cynodon dactylon*), and tropical soda apple (*Solanum viarum*).

Palmetto Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 3219 E4)
This habitat type is similar to FLUCFCS Code 3219 E3, but with 76 to 100 percent Brazilian pepper and melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)
This habitat type is similar to FLUCFCS Code 4119 E3, but contains 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (FLUCFCS Code 4159 E4)
This habitat type is similar to FLUCFCS Code 4159 E3 but with 76 to 100 percent melaleuca in the canopy and sub-canopy.

Brazilian Pepper (FLUCFCS Code 422)
The canopy and sub-canopy of this habitat type contain Brazilian pepper and scattered melaleuca. The ground cover is primarily open and includes earleaf greenbrier and muscadine grapevine.

Melaleuca (FLUCFCS Code 424)
The canopy of this habitat type includes melaleuca and scattered Java plum. The sub-canopy contains Brazilian pepper, melaleuca, Java plum, and widely scattered slash pine, wax myrtle, and cabbage palm. The ground cover includes broomsedge, bahiagrass, dog fennel, spermacoce, cabbage palm, little blue maidencane, and scattered saw palmetto.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
This habitat type is similar to FLUCFCS Code 4349 E3, but with 76 to 100 percent earleaf acacia in the canopy and Brazilian pepper in the sub-canopy.

Disturbed Land (FLUCFCS Code 740)
The canopy of this land use type is primarily open with scattered slash pine and cabbage palm. The sub-canopy contains scattered wax myrtle, slash pine, saw palmetto, and Brazilian pepper. The ground cover includes bahiagrass, chocolateweed, lovegrass (*Eragrostis* sp.), broomsedge, and dog fennel.

Spoil Area (FLUCFCS Code 743)
The canopy of this land use type is open. The sub-canopy contains Brazilian pepper. The ground cover includes bahiagrass, dog fennel, and spermacoce.

Berm (FLUCFCS Code 747)
The canopy of this land use type includes live oak, cabbage palm, slash pine, melaleuca, and Brazilian pepper. The sub-canopy includes live oak, slash pine, Brazilian pepper, and saw palmetto. The ground cover contains caesarweed, muscadine grapevine, dog fennel, cabbage palm, and broomsedge.

3.3 Non-Indigenous Surface Waters

Ditch (FLUCFCS Code 514)
The canopy of this land use type is open. The sub-canopy contains Brazilian pepper, cabbage palm, live oak, and slash pine along the edges. The ground cover includes dotted smartweed (*Persicaria punctata*), torpedograss, Asiatic pennywort, Gulf Coast spikerush, dwarf papyrus (*Cyperus haspan*), frog fruit, Mexican clover (*Richardia* sp.), and small-fruit primrose willow (*Ludwigia microcarpa*).

Ditch, Hydric (FLUCFCS Code 514 H)
This habitat type is similar to FLUCFCS Code 514 H with a higher prevalence of wetland vegetation species such as torpedograss.

Cow Pond (FLUCFCS Code 525)
The canopy and sub-canopy of this land use type are open. The ground cover includes scattered torpedograss along the edges.

4.0 INDIGENOUS VEGETATION PRESERVATION AND ENHANCEMENT

A total of 295.80± acres (205.70± acres of wetlands and 90.10± acres of uplands) with less than 75 percent existing exotic vegetation will be preserved and enhanced by the hand-removal/treatment of exotic and nuisance vegetation. The locations of the indigenous preservation areas are shown on Appendix D.

4.1 Methods to Remove and Control Exotic and Nuisance Plants

Exotics to be eradicated include, but are not limited to, the 21 species of prohibited invasive exotic species listed in Section 10-420(h) of the LDC (Table 1).

Table 2. Prohibited Invasive Exotics

Common Name	Scientific Name
Air potato	*Dioscorea alata*
Australian pines	All *Casuarina* species
Bishopwood	*Bischofia javanica*
Brazilian pepper	*Schinus terebinthifolia*
Carrotwood	*Cupaniopsis anacardioides*
Chinese tallow	*Sapium sebiferum*
Cork tree	*Thespesia populnea*
Cuban laurel fig	*Ficus microcarpa*
Downy rose-myrtle	*Rhodomyrtus tomentosus*
Earleaf acacia	*Acacia auriculiformis*
Japanese climbing fern	*Lygodium japonicum*
Java plum	*Syzygium cumini*
Melaleuca	*Melaleuca quinquenervia*
Murray red gum	*Eucalyptus camaldulensis*
Old World climbing fern	*Lygodium microphyllum*
Rose apple	*Syzygium jambos*
Rosewood	*Dalbergia sissoo*

Table 2. (Continued)

Common Name	Scientific Name
Tropical soda apple	*Solanum viarum*
Wedelia	*Wedelia trilobata*
Weeping fig	*Ficus benjamina*
Woman's tongue	*Albizia lebbeck*

Exotic and nuisance vegetation removal will be conducted primarily by hand methods. Hand treatment will be either by the felling of exotic trees, hand-removal, and herbicide treatment of the tree stumps; or by hand-pulling and removal. The treatment of exotic and nuisance vegetation will include one or more of the following methods: (1) cut exotics within 12 inches of ground elevation, hand-remove cut vegetation, and treat the remaining stump with approved herbicide; (2) foliar application of approved herbicide or hand pulling of exotic seedlings; and (3) foliar application of approved herbicide to nuisance grasses.

4.2 Debris Removal

Exotic vegetative debris that is cut will be removed from the indigenous preserve areas. Exotic debris may be stacked in the adjacent agricultural lands for disposal but shall not be burned. The preserve areas will be inspected annually for trash/garbage. Any trash/garbage located within the preserve areas will be removed and disposed of by hand.

4.3 Method and Frequency of Pruning and Trimming

Exotic removal within the existing indigenous habitats is scheduled to begin after development order approval. After completing the initial exotic removal, semi-annual inspections of the preserves will occur for the first two years. During these inspections, the conservation areas will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted, and corrective actions will be taken. Once exotic/nuisance species levels have been reduced to acceptable limits, inspections of the conservation areas will be conducted a minimum of once every two years.

After the initial exotic removal, all subsequent exotic maintenance will be hand-removal only. Maintenance will be conducted in perpetuity to ensure that the conservation areas are free of exotic vegetation, including the prohibited invasive exotic species listed in Section 10-420(h) of the LDC (Table 1).

5.0 INDIGENOUS VEGETATION RESTORATION

Restoration and re-establishment of indigenous vegetation communities will be conducted in areas with greater than 75 percent coverage by exotic vegetation within the conservation areas. Restoration activities will include 359.60± acres of exotic removal and supplemental plantings in

existing forested and herbaceous habitats with greater than 75 percent exotics. Additionally, 6.90± acres of OSW will be backfilled and 16.80± acres of berms within the conservation areas will be removed and replanted with native wetland and upland vegetation. The locations of the various types of restoration areas are shown on Appendix D.

The restoration activities will result in the re-establishment of indigenous vegetation communities throughout the Project site. Due to the proximity to SWFIA, the restoration activities within the Buffer will include like-for-like habitat restoration to maintain similar structural characteristics within the preserve areas and minimize wildlife attractants. For example, a melaleuca forest will be replaced with native trees and an exotic-infested marsh will be replanted with herbaceous vegetation. Photographs providing examples of like-for-like habitat restoration are included as Appendix E. Plantings within the Buffer will be consistent with LCPA's Compatible Native Landscape List (Appendix F). The location of the Buffer is shown on Appendix D. In addition to the re-establishment of indigenous vegetation, extensive berm removal activities will restore the hydrologic connectivity that historically existed among the on-site wetland communities.

5.1 Removal of Exotics and Supplemental Plantings

Approximately 359.60± acres (301.50± acres of wetlands and 58.10± acres of uplands) with greater than 75 percent exotics will be enhanced by removing exotic species and supplemental plantings of native vegetation. This includes 229.79± acres of wetlands and 53.88± acres of upland located within the Buffer that will be subjected to like-for-like habitat restoration and compliance with LCPA's Compatible Native Landscape List. Mechanical equipment may be utilized to assist in the removal of exotic species in these areas. The mechanical removal areas will be flagged in the field and approved by Lee County Department of Community Development (DCD) staff prior to issuance of a vegetation removal permit. Cut vegetative debris will be removed from these areas to allow for successful supplemental plantings. All efforts will be made to preserve native trees when conducting the exotic removal with mechanized equipment. To minimize adverse impacts to the ground surface, machinery that exerts a relatively low impact on the ground surface (i.e., tracked skid steer, feller-buncher) will be utilized within the mechanical removal areas. To prevent ground disturbance, mechanical equipment will not be utilized in areas of the preserve that are saturated or inundated. If rutting occurs, the ground surface will be restored to natural grade with the use of low impact equipment or by hand methods such as raking.

Following the removal of exotics, supplemental wetland plantings will be installed in the 301.50± acres of wetland habitats. Wetland plantings will be selected based on the type of native vegetation that occurs in the adjacent or nearby wetland habitats. Tree and ground cover species will be planted according to the specifications in Table 2. A minimum of three tree species and three ground cover species will be planted. The species selected for planting will depend on market availability at the time the plantings are to occur. Additional tree and ground cover species may be included in the planting table with approval from Lee County staff.

Plant material installed in wetland restoration areas located within the Buffer (229.79± acres) will adhere to the LCPA Compatible Native Landscape List (Appendix F).

Table 3. Supplemental Wetland Plantings[1]

Common Name	Scientific Name	Minimum Height	Container Size	Planting Instruction (On Center)
Trees (minimum three species)				
Bald cypress*	*Taxodium distichum*	2 to 5 ft.	BR to 3 gal.	20 ft.
Dahoon holly (male only)*	*Ilex cassine*	2 to 5 ft.	BR to 3 gal.	20 ft.
Laurel oak*	*Quercus laurifolia*	2 to 5 ft.	BR to 3 gal.	20 ft.
Pond apple	*Annona glabra*	2 to 5 ft.	BR to 3 gal.	20 ft.
Pop ash	*Fraxinus caroliniana*	2 to 5 ft.	BR to 3 gal.	20 ft.
Red maple	*Acer rubrum*	2 to 5 ft.	BR to 3 gal.	20 ft.
Slash pine*	*Pinus elliottii* var. *densa*	2 to 5 ft.	BR to 3 gal.	20 ft.
Swamp bay*	*Persea palustris*	2 to 5 ft.	BR to 3 gal.	20 ft.
Ground Cover (minimum three species)				
Alligator flag*	*Thalia geniculata*	12 in.	2 in.	3 to 5 ft.
Arrowhead	*Sagittaria lancifolia*	12 in.	2 in.	3 to 5 ft.
Blue maidencane	*Amphicarpum muhlenbergianum*	12 in.	2 in.	3 to 5 ft.
Dense-flower knotweed	*Polygonum glabrum*	12 in.	2 in.	3 to 5 ft.
Fakahatchee grass*	*Tripsacum dactyloides*	12 in.	2 in.	3 to 5 ft.
Golden canna	*Canna flaccida*	12 in.	2 in.	3 to 5 ft.
Gulfdune paspalum	*Paspalum monostachyum*	12 in.	2 in.	3 to 5 ft.
Maidencane	*Panicum hemitomon*	12 in.	2 in.	3 to 5 ft.
Muhly grass*	*Muhlenbergia capillaris*	12 in.	2 in.	3 to 5 ft.
Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 to 5 ft.
Sand cordgrass*	*Spartina bakeri*	12 in.	2 in.	3 to 5 ft.
Sawgrass	*Cladium jamaicense*	12 in.	2 in.	3 to 5 ft.
Soft-stem bulrush	*Scirpus validus*	12 in.	2 in.	3 to 5 ft.
Spikerush*	*Eleocharis interstincta*	12 in.	2 in.	3 to 5 ft.
Swamp lily	*Crinum americanum*	12 in.	2 in.	3 to 5 ft.
Wiregrass*	*Aristida stricta*	12 in.	2 in.	3 to 5 ft.

BR – Bare root
[1]Plantings to be installed in Indigenous Wetland Restoration (301.50± acres)
*Compatible with LCPA plant list.

Following the removal of exotic vegetation, supplemental upland plantings will be installed in 58.10± acres of upland habitats. Upland plantings will be selected to replace the type of native vegetation that occurs in the adjacent or nearby upland habitats. Tree plantings will include primarily slash pine, although other tree species listed in Table 3 may be utilized. Upland tree and ground cover plantings will be installed according to the specifications listed in Table 3. A minimum of two tree species and three ground cover species will be planted. The species selected for planting will depend on market availability at the time the

plantings are to occur. Additional tree and ground cover species may be included in the planting table with approval from Lee County staff.

Plant material installed in upland restoration areas located within the Buffer (53.88± acres) will adhere to the LCPA Compatible Native Landscape List (Appendix F).

Table 4. Supplemental Upland Plantings[1]

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction (On Center)
Trees (minimum two species)				
Laurel oak*	*Quercus laurifolia*	2 to 5 ft.	BR to 3 gal.	20 ft.
Live oak	*Quercus virginiana*	2 to 5 ft.	BR to 3 gal.	20 ft.
Slash pine*	*Pinus elliottii* var. *densa*	2 to 5 ft.	BR to 3 gal.	20 ft.
Ground Cover (minimum three species)				
Blue maidencane	*Amphicarpum muhlenbergianum*	12 in.	2 in.	3 to 5 ft.
Broomsedge	*Andropogon virginicus*	12 in.	2 in.	3 to 5 ft.
Fakahatchee grass*	*Tripsacum dactyloides*	12 in.	2 in.	3 to 5 ft.
Gulfdune paspalum	*Paspalum monostachyum*	12 in.	2 in.	3 to 5 ft.
Muhly grass*	*Muhlenbergia capillaris*	12 in.	2 in.	3 to 5 ft.
Sand cordgrass*	*Spartina bakeri*	12 in.	2 in.	3 to 5 ft.
Saw palmetto*	*Serenoa repens*	12 in.	1 gal.	8 ft.
Wiregrass*	*Aristida stricta*	12 in.	2 in.	3 to 5 ft.

[1]Plantings to be installed in Indigenous Upland Restoration (58.10± acres)
*Compatible with LCPA planting list.
BR – Bare root

5.2 OSW Backfilling, Berm Removal, and Supplemental Plantings

Historic aerials show the property was formerly used for agricultural operations. As part of the historic agricultural surface water management, an extensive network of ditches and berms have been constructed on the property which has led to the partitioning of wetland systems within the site. This includes a historic farm road that bisects the site and precludes hydrologic connectivity between wetland systems located in the northern and southern portions of the property. This road has been used by the SFWMD to represent the dividing line between the Estero River and Six Mile Cypress sub-watersheds.

To restore the hydrologic connectivity that historically existed among the on-site wetland communities, 16.80± acres of berms will be removed and 6.90± acres of OSW (i.e., agricultural ditches) will be backfilled using the berm material. This includes 13.7± acres of OSW and berm material that will be restored to wetlands and 10± acres of OSW and berm material that will be restored to uplands. Of the 13.7± acres of OSW and berm that will be restored to wetlands, 9.61± acres are located within the Buffer and will be subjected to like-for-like habitat restoration and compliance with LCPA's Compatible Native Landscape List (Appendix F). Similarly, of the 10± acres of OSW and berm that will be

restored to uplands, 8.78± acres located within the Buffer will be subjected to like-for-like habitat restoration and compliance with LCPA's Compatible Native Landscape List (Appendix F). These areas will be regraded to match adjacent natural grade and planted with native vegetation according to the specifications listed in Tables 2 and 3.

The proposed hydrologic restoration activities are designed to reconnect the Project's wetland systems and are not anticipated to increase wetland hydroperiods. Activities that could increase wetland hydroperiods, such as excavating/lowering the ground surface or creating impoundments, are not proposed as they could potentially attract hazardous wildlife. The main objective of the hydrologic restoration is to facilitate the north to south flow of water through the Project site that existed historically while maintaining existing wetland hydroperiods. It is anticipated that cypress and freshwater marsh systems will maintain long hydroperiods (approximately 180-270 days) while hydric pine and mixed wetland hardwood hammocks will maintain short hydroperiods (approximately 30-60 days), consistent with SFWMD habitat characterizations (SFWMD 2007).

A flow path will be established in the central portion of the site which will facilitate a hydrologic connection between the Estero River and Six Mile Cypress sub-watersheds. Per coordination with LCPA staff, the flow path was designed to be a closed (i.e., piped with no open standing water) system so it would not function as a wildlife attractant. The location of the flow path is shown on Appendix D. A cross-section showing how the flow path is intended to function is provided as Appendix G. The flow path will connect two short hydroperiod wetland habitat types (i.e., hydric pine and mixed wetland hardwoods); therefore, hydrologic connection between these systems is anticipated to occur only during peak wetland water levels or after large storm events.

6.0 BUFFER REQUIREMENTS

The MCP indicates that portions of the indigenous preserve and restoration areas will be utilized to meet Type D buffer requirements. The Type D buffer area is approximately 1,320 linear feet; therefore, this area must contain 66 trees and 872 shrubs per LDC requirements. If sufficient native vegetation does not exist within the preserve area to meet the Type D requirement, tree and shrub plantings will be installed in accordance with Table 5. Plant material installed will adhere to the LCPA Compatible Native Landscape List (Appendix F).

Table 5. Buffer Plantings

Common Name	Scientific Name	Minimum Height	Container Size
Wetland Trees[1]			
Bald cypress*	*Taxodium distichum*	10 ft.	15 gal.
Dahoon holly (male only)*	*Ilex cassine*	10 ft.	15 gal.
Laurel oak*	*Quercus laurifolia*	10 ft.	15 gal.
Pond apple	*Annona glabra*	10 ft.	15 gal.
Pop ash	*Fraxinus caroliniana*	10 ft.	15 gal.

Table 5. (Continued)

Common Name	Scientific Name	Minimum Height	Container Size
Wetland Trees[1]			
Red maple	*Acer rubrum*	10 ft.	15 gal.
Slash pine*	*Pinus elliottii* var. *densa*	10 ft.	15 gal.
Swamp bay*	*Persea palustris*	10 ft.	15 gal.
Wetland Shrubs			
Pitchapple*	*Clusia rosea*	24 in.	3 gal.
Wax myrtle	*Myrica cerifera*	24 in.	3 gal.
Gallberry*	*Ilex glabra*	24 in.	3 gal.
Myrsine*	*Myrsine cubana*	24 in.	3 gal.
Buttonbush	*Cephalanthus occidentalis*	24 in.	3 gal.
Cocoplum	*Chrysobalanus icaco*	24 in.	3 gal.
Upland Trees			
Laurel oak*	*Quercus laurifolia*	10 ft.	15 gal.
Live oak	*Quercus virginiana*	10 ft.	15 gal.
Slash pine*	*Pinus elliottii* var. *densa*	10 ft.	15 gal.
Upland Shrubs			
Wax myrtle	*Myrica cerifera*	24 in.	3 gal.
Pitchapple*	*Clusia rosea*	24 in.	3 gal.
Bahama cassia*	*Cassia bahamensis*	24 in.	3 gal.
Gallberry*	*Ilex glabra*	24 in.	3 gal.
Rusty lyonia*	*Lyonia ferruginea*	24 in.	3 gal.
Firebush*	*Hamelia patens*	24 in.	3 gal.
Saw palmetto*	*Serenoa repens*	24 in.	3 gal.
Myrsine*	*Myrsine cubana*	24 in.	3 gal.
Cocoplum	*Chrysobalanus icaco*	24 in.	3 gal.

[1]Tree Plantings must have a minimum four-foot spread and two-inch caliper width.
*Compatible with LCPA planting list.

7.0 RESTORATION ACTIVITY SCHEDULE

Site development and restoration may occur in phases. Details of phasing will be addressed at the time of Development Order. Restoration activities in each phase (e.g., Phases 1, 2, etc.) will be completed within ten years or sooner from the date of issuance of the first development order for that phase. The initial Development Order must include all indigenous vegetation preservation, enhancement, and restoration, and hydrologic restoration to support the phased site plan and corresponding density.

8.0 SUCCESS CRITERIA

8.1 Indigenous Wetland and Upland Preservation and Enhancement

The following are the success criteria for the indigenous preserve areas:

1) Initial eradication of exotic and nuisance vegetation will be completed; and
2) The preserve areas will be maintained free from exotic vegetation. Exotic vegetation species include, but are not limited to, the 21 species of prohibited invasive exotic species listed in Section 10-420(h) of the LDC (Table 1).

8.2 Indigenous Wetland and Upland Restoration

The following are the success criteria for the indigenous wetland and upland restoration areas:

1) Initial eradication of exotic and nuisance vegetation will be completed;
2) Removal of berms and backfilling of ditches will be completed;
3) Supplemental plantings will be completed in the indigenous restoration areas;
4) A minimum 80 percent survival of tree and ground cover plantings after five years; and
5) The preserve areas will be maintained free from exotic vegetation. Exotic vegetation species include, but are not limited to, the 21 species of prohibited invasive exotic species listed in Section 10-420(h) of the LDC (Table 1).

9.0 MAINTENANCE

After completing the initial exotic removal, semi-annual inspections of the conservation areas will occur for the first two years. During these inspections, the conservation areas will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted, and corrective actions will be taken. Once exotic/nuisance species levels have been reduced to acceptable limits, inspections of the conservation areas will be conducted annually.

After the initial exotic removal, all subsequent exotic maintenance will be hand-removal only. Maintenance will be conducted in perpetuity to ensure that the conservation areas are free of exotic vegetation, including the prohibited invasive exotic species listed in Section 10-420(h) of the LDC (Table 1).

10.0 MONITORING REPORTS

Monitoring will be conducted annually for the conservation areas. Annual reports documenting the achievement of the success criteria outlined in Section 8.0 will be submitted to Lee County DCD staff. Annual monitoring reports will be provided for five years after the Certificate of Compliance has been issued by the DCD or until 80 percent survivability is reached. Monitoring

will typically be conducted during the height of the growing season (August to October), with annual reports submitted by January 15. The timing of monitoring may be adjusted based on environmental conditions.

Annual monitoring reports will be provided as described above. The monitoring reports will include documented exotic and nuisance species, mortality of vegetation, estimated causes of mortality, growth of the vegetation, wildlife observed, photographs, and factors that demonstrate the functional health of the conservation areas. A brief description of anticipated maintenance work to be conducted over the next year will also be included. Periodic inspections will be conducted by DCD staff to ensure the accuracy of the monitoring reports.

11.0 LONG-TERM MANAGEMENT AND MONITORING

The conservation areas will be placed in a conservation easement granted to Lee County and the SFWMD with third-party enforcement rights to the Florida Department of Environmental Protection and U.S. Fish and Wildlife Service. The conservation easement will prevent the encroachment of future development as well as activities that are incompatible with the goal of sustaining the preserved and restored conservation areas in good ecological health. Responsibility for long-term management of the conservation areas will shift to the Community Development District or Homeowners' Association following the completion of enhancement and restoration activities on-site. Long-term management of exotic and nuisance vegetation, debris removal, and methods and frequency of trimming and pruning will adhere to the requirement outlined in Section 4.0 of this plan.

12.0 PRESERVE SIGNAGE AND COMMUNITY EDUCATION PLAN

Signs identifying the preserve as a "nature preserve area" will be installed along the boundary of the conservation areas. The signage will include language stating, "No dumping allowed." The signs will be spaced a maximum of 300 feet apart. The signs will be no closer than ten feet from residential property lines and be limited to a maximum height of four feet and a maximum size of two square feet. A typical preserve sign is attached as Appendix H.

Community informational and educational brochures, such as those describing the benefits of preserve areas, may be created and provided as needed to keep residents in compliance with conservation easements, wildlife regulations, etc. Continued education will ensure that the community is well-informed regarding the preserves and wildlife coexistence. A separate Protected Species Management and Human-Wildlife Coexistence Plan has been prepared to address human-wildlife conflicts.

13.0 REFERENCES

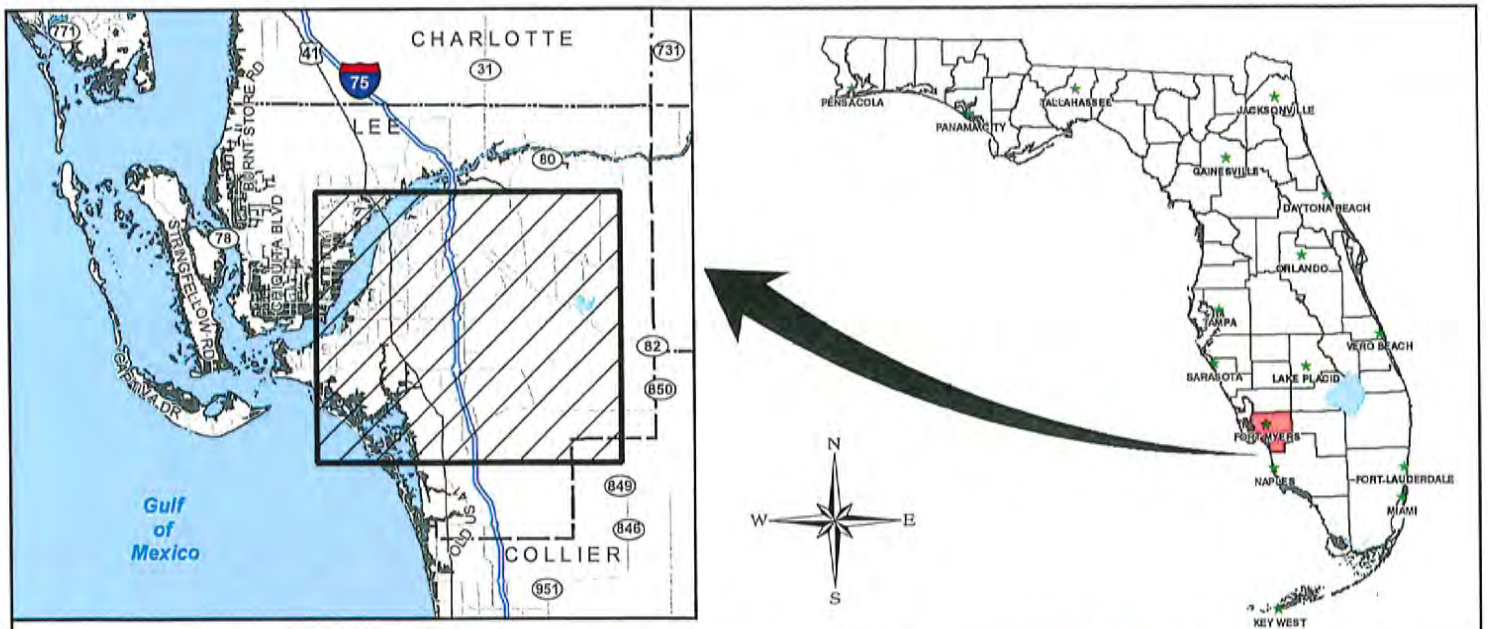
Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

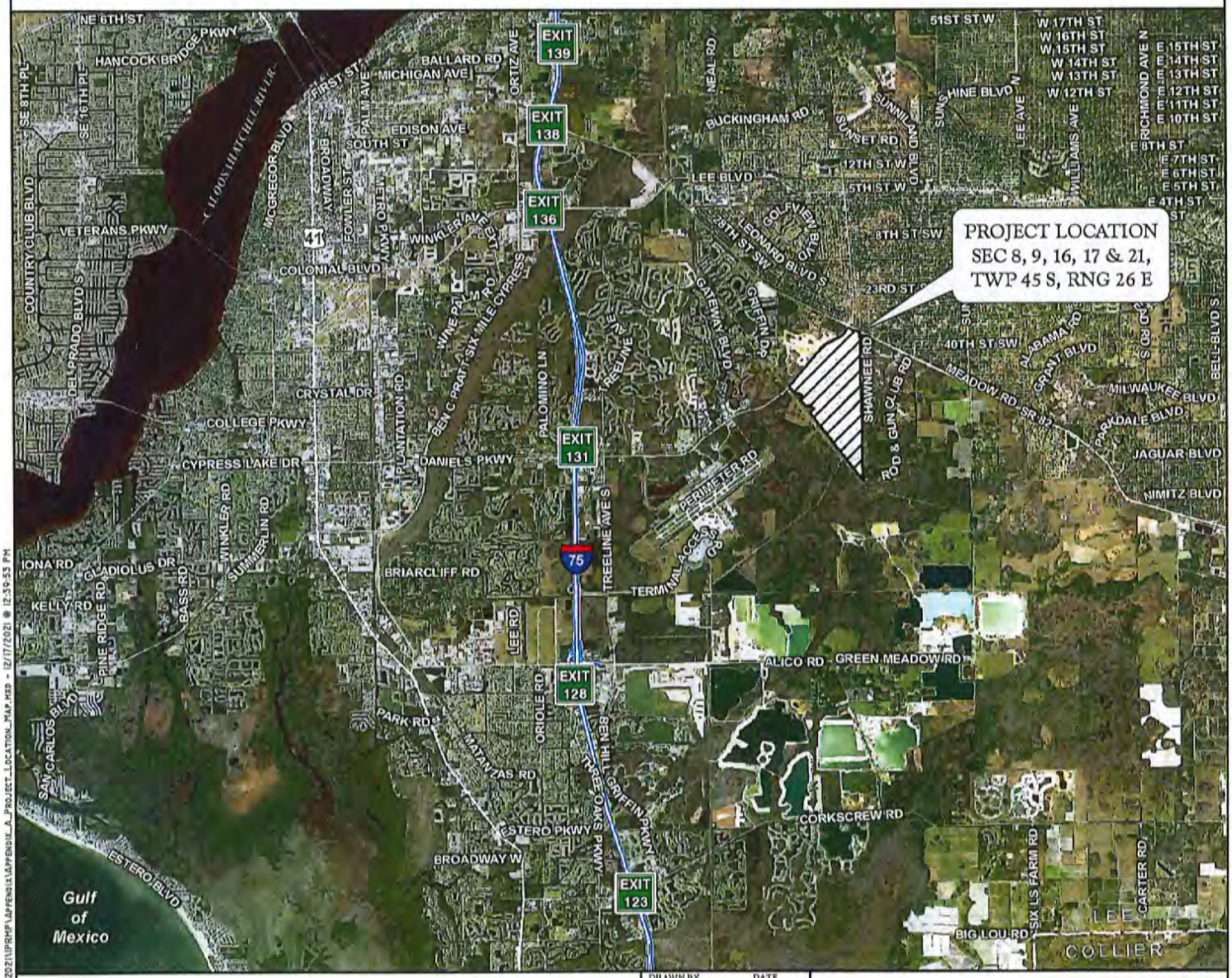
Florida Natural Areas Inventory. 2010. Guide to the Natural Communities of Florida: 2010 Edition. Florida Natural Areas Inventory, Tallahassee, Florida.

South Florida Water Management District. 2007. Pre-Development Vegetation Communities of Southern Florida. Technical Publication HESM-02.

APPENDIX A

PROJECT LOCATION MAP





APPENDIX A. PROJECT LOCATION MAP
DANIELS PARKWAY SOUTH

DRAWN BY	DATE
P.F.	11/10/21
REVIEWED BY	DATE
C.R.	11/10/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

APPENDIX B

RARE AND UNIQUE UPLAND PRESERVE MAP

ON-SITE EXAMPLE OF RARE AND UNIQUE UPLAND:
MATURE PINE FLATWOODS HABITAT

NOTES:

PROPERTY BOUNDARY AND PRESERVE AREA PER HORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER HORRIS DEPEW DRAWING No. 21008-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA 10,000' HAZARDOUS WILDLIFE BUFFER PER HORRIS DEPEW DRAWING No. 21008-01 K-102 OPEN SPACE.DWG DATED APRIL 25, 2022.

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 WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JANUARY 19, 20, AND 21, 2022.

DRAWN BY	DATE
T.S.	8/12/22
REVIEWED BY	DATE
S.J.	8/12/22
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC

DANIELS PARKWAY SOUTH
RARE AND UNIQUE UPLAND PRESERVE MAP

DRAWING No. 19LLL3192

SHEET No. APPENDIX B

APPENDIX C

AERIAL WITH SFWMD FLUCFCS AND WETLANDS MAP

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	473.76 Ac.±	38.4%
262	LOW PASTURE	27.98 Ac.±	2.3%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.13 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.15 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.79 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	53.32 Ac.±	4.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	28.79 Ac.±	2.3%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	2.64 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	11.18 Ac.±	0.9%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	2.07 Ac.±	0.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.51 Ac.±	0.1%
422	BRAZILIAN PEPPER	3.67 Ac.±	0.3%
424	MELALEUCA	2.93 Ac.±	0.2%
4241	MELALEUCA, HYDRIC	133.24 Ac.±	10.8%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.62 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.39 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4369 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.51 Ac.±	0.4%
514	DITCH	30.71 Ac.±	2.5%
514 H	DITCH, HYDRIC	8.14 Ac.±	0.7%
525	COW POND	0.22 Ac.±	0.0%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.69 Ac.±	2.5%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.46 Ac.±	0.1%
6179 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.95 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.46 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.37 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.69 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.99 Ac.±	2.1%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.65 Ac.±	10.3%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.24 Ac.±	0.6%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.97 Ac.±	0.3%
740	DISTURBED LAND	6.47 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.30 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.15 Ac.±	3.2%
	TOTAL	1233.06 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER MORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES.DWG DATED MARCH 15, 2022.

SURVEYED WETLAND LINES PER MORRIS DEPEW DRAWING No. 21008 - 2022-02-07 WETLAND FLAG LOCATION TO PASSARELLA.DWG DATED FEBRUARY 11, 2022.

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 HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES	DANIELS ROAD SOUTH AERIAL WITH SFWMD FLUCFCS AND WETLANDS MAP	DRAWING No. 19113192
P.F./T.S.	3/22/22				
REVIEWED BY	DATE				SHEET No.
J.T./B.T.	3/22/22				APPENDIX C
REVISED	DATE				

APPENDIX D

INDIGENOUS VEGETATION PRESERVATION, RESTORATION, AND MANAGEMENT PLAN

NOTES:

PROPERTY BOUNDARY AND PRESERVE AREA PER HORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER HORRIS DEPEW DRAWING No. 21008-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA 10,000' HAZARDOUS WILDLIFE BUFFER PER HORRIS DEPEW DRAWING No. 21008-01 X-102 OPEN SPACE.DWG DATED APRIL 25, 2022.

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

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

UPLANDS/WETLAND LIMITS WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JANUARY 14-20, AND 21, 2022.

DRAWN BY T.S.	DATE 11/11/21	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC	DANIELS PARKWAY SOUTH INDIGENOUS VEGETATION PRESERVATION, RESTORATION, AND MANAGEMENT PLAN
REVIEWED BY C.R.	DATE 11/11/21			DRAWING No. 19LLL3192
REVISED T.S.	DATE 5/3/22			SHEET No. APPENDIX D

APPENDIX E

LIKE-FOR-LIKE HABITAT RESTORATION EXAMPLES

Pre-restoration forested habitat containing dense exotic melaleuca trees.

Post-restoration forested habitat containing LCPA-compatible native cypress trees.

Pre-restoration freshwater marsh habitat containing a monoculture of exotic torpedograss.

Post-restoration freshwater marsh habitat containing a mixture of LCPA-compatible native ground cover species (e.g., alligator flag, spikerush, cordgrass).

APPENDIX F

LCPA COMPATIBLE AND NON-COMPATIBLE PLANT LIST

LCPA Compatible and Non-Compatible Plant List

LCPA worked in conjunction with a Federal Aviation Administration (FAA) Qualified Airport Wildlife Biologist and local landscape architects to develop compatible and incompatible plant lists. In general, the goal is to reduce or eliminate landscaping materials that would provide food, water, or shelter and/or a combination of these basic needs that attract either large flocks of birds or birds that pose a high risk to aviation. For example, flocks of blackbirds, large raptors, flocks of ducks, large wading birds, or flocks of shorebirds could pose a high risk to aviation.

The landscape list categories are described below and a list of species for each category is provided in Table 1. The table provides a breakdown of each category by native and non-native trees/palms, shrubs, and grasses/groundcovers that are suitable for the southwest Florida environment. Please note that this list is provided for guidance only. Exception may be warranted due to additional requirements or site specific constraints.

Compatible – Group 1

Plant materials listed under this category are not known to attract high risk species or flocking birds. While all plants have the ability to provide some type of attractant to wildlife (including prey base for hazardous species), Group 1 species are considered compatible and can be used in any number, density, or arrangement. If a wildlife hazard attractant arises that could pose a threat to aviation, LCPA will work with Lee County staff and the landowner to determine if measures could be put in place to reduce the attractant.

Compatible – Group 2

Plant materials listed under this category may attract high risk species or flocking birds under certain circumstances. No large groupings of these species should be utilized in an effort to minimize their attractiveness to wildlife. The allowable size grouping of these species will vary based on the site setting and should be reviewed on a case by case basis. The corresponding note to the Group 2 species in Table 1 will explain restrictions or guidance on using the plant materials. If these plants are planned for use, LCPA staff should be included in review of the landscape plan. If a wildlife hazard attractant arises that could pose a threat to aviation, LCPA will work with Lee County staff and the landowner to determine if measures could be put in place to reduce the attractant.

Non-Compatible

Plant materials listed under this category are known to attract high risk species or flocking birds. Species on this list are not recommended for use.

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Native Trees / Palms				
Gumbo Limbo	*Bursera simaruba*	X		
Green Buttonwood	*Conocarpus erectus*	X		
Silver Buttonwood	*Conocarpus erectus var. sericeus*	X		
Orange Geiger	*Cordia sebestena*	X		
Loblolly Bay	*Gordonia lasianthus*	X		
Florida Anise	*Illicum floridanum*	X		
Swamp Bay	*Persea palustris*	X		
Jamaican Dogwood	*Piscidia piscipula*	X		
Mahogany	*Swietenia mahogany*	X		
Paurotis Palm	*Acoelorrhaphe wrightii*	X		
Royal Palm	*Roystonea regia*	X		
Jamacia caper	*Capparis cynophallophora*	X		
Sweetgum	*Liquidambar styraciflua*	X		
Florida Soapberry	*Sapindus saponaria*	X		
Florida Thatch Palm	*Thrinax radiata*	X		
Dahoon Holly (male only)	*Ilex cassine*		X	
Yaupon Holly (male only)	*Ilex vomitoria*		X	
Sweetbay Magnolia	*Magnolia virginiana*		X	
South Florida Slash Pine	*Pinus elliottii var. densa*		X	
Laurel Oak	*Quercus laurifolia*		X	
Cypress	*Taxodium spp.*		X	
Cabbage Palm	*Sabal palmetto*		X	
Red Maple	*Acer rubrum*			X
Pond Apple	*Annona glabra*			X
Satin Leaf	*Chrysophyllum oliviforme*			X
Pigeon Plum	*Coccoloba diversifolia*			X

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Sea Grape	*Coccoloba uvifera*			X
Florida Silver Palm	*Coccothrinax argentata*			X
Pop Ash	*Fraxinua caroliniana*			X
Southern Red Cedar	*Juniperus silicicola*			X
Mastic	*Mastichodendron foetidissimum*			X
Wax Myrtle	*Myrica cerifera*			X
Live Oak	*Quercus virginiana*			X
American Elm	*Ulmus americana*			X
Non-Native Trees/Palms				
Shady Lady / Black Olive	*Bucida buceras*	X		
Crapemyrtle	*Lagerstoemia spp.*	X		
Verawood	*Bulnesia arborea*	X		
Bismark Palm	*Bismarchia nobilis*	X		
Orange Geiger	*Cordia sebestena*	X		
Floss Silk Tree	*Chorisia speciosa*	X		
Gold Tabebuia	*Tabebuia chrysotricha*	X		
Purple Tabebuia	*Tabebuia impetiginosa*	X		
Montgomery palm	*Veitchia montgomeryana*	X		
Silver Thatch Palm	*Thrinax morrissi*	X		
Blue Atlas Cedar	*Cedrus atlantica* 'Glauca'	X		
Royal poinciana	*Delonix regia*	X		
Yellow Elder	*Tecoma stans*	X		
White Bird of Paradise	*Strelitzia reginae*	X		
Jaboticaba Tree	*Myrciaria cauliflora*	X		
Lignum Vitae	*Guaiacum sanctum*	X		
Bottlebrush	*Callistemon spp.*	X		
Chinese Fan Palm	*Livistona chinensis*	X		
Macarthur Palm	*Ptychosperma macarthurii*	X		
Native Shrubs				
Small Leaf Clusia	*Clusia guttifera*	X		
Blue Porterweed	*Statytarpheta urticifolia*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Bahama Cassia	*Cassia bahamensis*	X		
Pitch Apple	*Clusia rosea*	X		
Adam's Needle	*Yucca filamentosa*	X		
Coastal Sea Rocket	*Cakile lanceolata*	X		
Jamacia caper	*Capparis cynophallophora*	X		
Golden Dewdrop	*Duranta erecta*	X		
Coral Bean	*Erythrina herbacea*	X		
Wild Cotton	*Gossypium hirsutum*	X		
Wild Sage	*Lantana involucrate*	X		
Rusty Lyonia	*Lyonia ferruginea*	X		
Gallberry/Inkberry	*Ilex glabra*	X		
Maidenbush	*Heterosavia bahamaensis*	X		
Dwarf Yaupon Holly (male only)	*Ilex vomitoria*		X	
Firebush	*Hamelia patens*		X	
Yellow Necklacepod	*Sophora tomentosa var. truncata*		X	
Green Saw Palmetto	*Serenoa repens*		X	
American Beautyberry	*Callicarpa americana*			X
Cocoplum	*Chrysobalanus icaco*			X
Spanish Stopper	*Eugenia foetida*			X
Florida Privet	*Forestiera segregata*			X
Simpson Stopper	*Myrcianthes fragrans*			X
Myrsine	*Myrsine cubana*			X
Wild Coffee	*Psychotria nervosa*			X
Shiny Blueberry	*Vaccinium myrsinites*			X
Wild Lime	*Zanthoxylum fagara*			X
Walter's Viburnum	*Viburnum obovatum*			X
Non-Native Shrubs				
Golden Thryallis	*Galphimia gracillis*	X		
Ixora "Nora Grant"	*Ixora "Nora Grant"*	X		
Jatropha	*Jatropha integerrima*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Dwarf Poinciana	*Caesalpinia pulcherrima*	X		
Green Pitosporum	*Pittosporum tobira 'Wheeleri'*	X		
Blue Plumbago	*Plumbago auriculata*	X		
Yesterday-Today-Tomorrow	*Brunfelsia grandiflora*	X		
Native Grasses & Groundcover				
Sword Fern	*Nephrolepis exaltata*	X		
Leather fern	*Acrostichum danaeifolium*	X		
Sunshine mimosa, powderpuff	*Mimosa strigillosa*	X		
Coontie	*Zamia pumila*	X		
Chalky Bluestem	*Andropogon virginicus var. glaucus*	X		
Wiregrass	*Aristida beyrichiana*	X		
Muhlygrass	*Muhlenbergia capillaris*	X		
Grassleaf Golden Aster	*Pityopsis graminifolia*	X		
Dwarf Blue Porterweed	*Statytarpheta jamaicensis*	X		
Narrowleaf Blue-Eyed Grass	*Sisyrinchium angustifolium*	X		
Fakahatchee Grass	*Tripsacum dactyloides*		X	
Sand Cordgrass	*Spartina bakeri*		X	
Golden Creeper	*Ernodea littoralis*			X
Purple Love Grass	*Eragrostis spectabilis*			X
Gopher Apple	*Licania michauxii*			X
Non-Native Grasses & Groundcover				
Orange Bromeliad	*Aechmea blanchetiana*	X		
Imperial Bromeliad	*Aechmea imperialis*	X		
Dwarf Bougainvillea	*Bougainvillea sp.*	X		
Crinum Lily	*Crinum asiaticum*	X		
Purple Lantana	*Lantana montevidensis*	X		
Yellow Lantana	*Lantana camara*	X		
Variegated Ginger	*Alpinia zerumbet "Variegata"*	X		
Liriope "Emerald Goddess"	*Liriope muscari*	X		

Table 1: LCPA Landscape List (April 2016 Update)

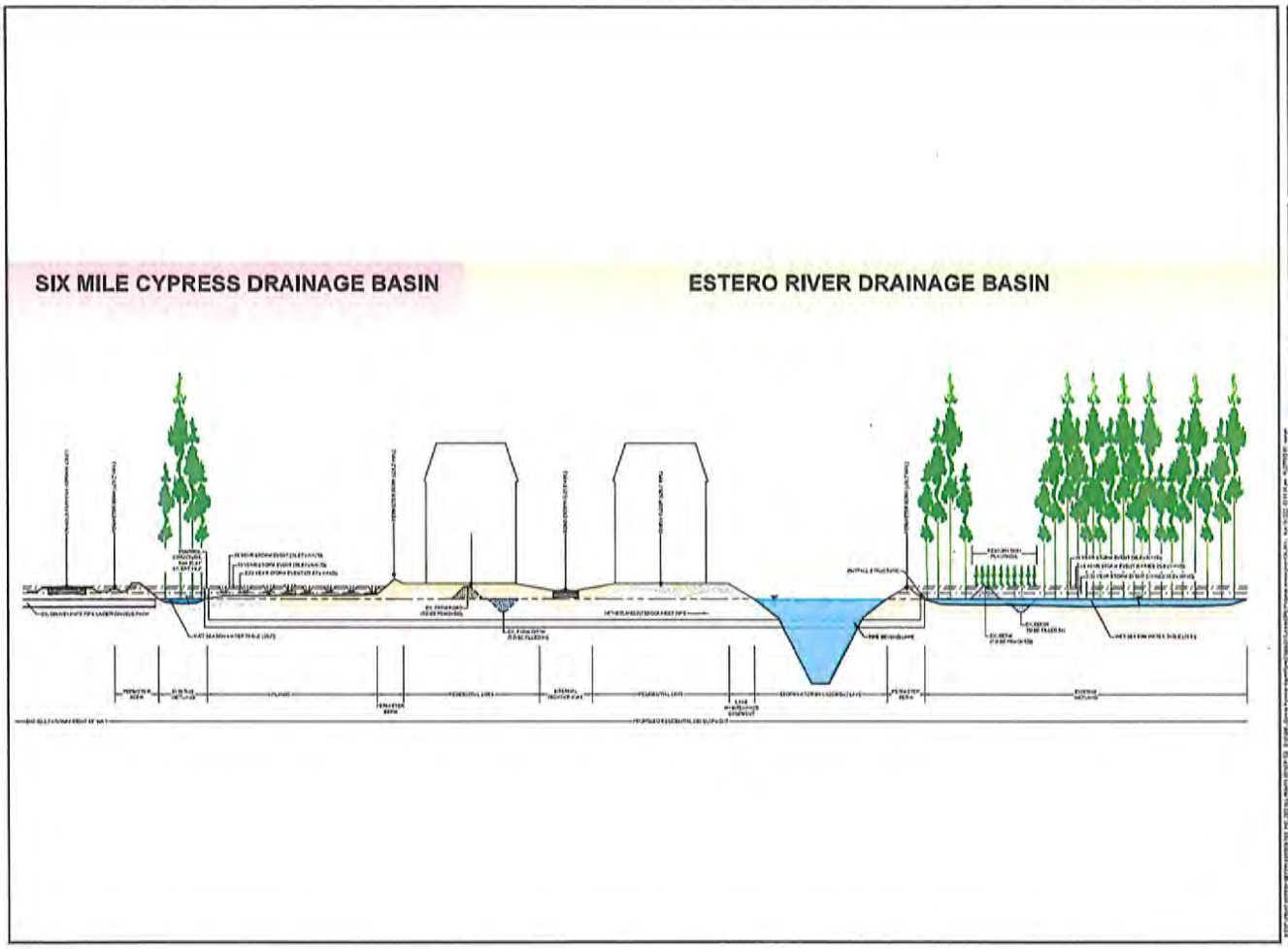
Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Crown of Thorns	*Euphorbia milii*	X		
African Iris	*Dietes spp*	X		
Bulbine	*Bulbine frutescens*	X		
Lily of the Nile	*Agapanthus orientalis*	X		
Society Garlic	*Tulbaghia violacea*	X		
Blueberry Flax Lily	*Dianella tasmanicata 'Variegata'*	X		
Yellow Alder	*Turnera ulmifolia*	X		
Gulf Croton	Croton punctatus	X		
Ligustrum	*Ligustrum japonicum*			X
Fountain grass	*Pennisetum setaceum*			X
Indian hawthorn	*Rhaphiolepsis indica*			X
Parson's juniper	*Juniperus squamata expansa*			X
Perennial Peanut	*Arachis glabrata*			X
Native Wildflowers				
Butterfly Weed	*Asclepias tuberosa*	X		
Leavenworth's Tickseed	*Coreopsis leavenworthii*	X		
Button Snakeroot	*Eryngium yuccifolium*	X		
Blanket Flower	*Gaillardia pulchella*	X		
Florida Pennyroyal	*Piloblephis rigida*	X		
Wild Petunia	*Ruellia carolinlensis*	X		
Tropical Sage	*Salvia coccinea*	X		
Adam's Needle	*Yucca filamentosa*	X		
Beach Sunflower	*Helianthus debilis*		X	
Native Wetland Plants				
Lemon Bacopa	*Bacopa caroliniana*	X		
Water Hyssop	*Bacopa monnieri*	X		
String Lily	*Crinum americanum*	X		
Knotted Spikerush	*Eleocharis interstincta*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Perfumed Spiderlily	*Hymenocallis latifolia*	X		
Cinnamon Fern	*Osmunda cinnamomea*	X		
Alligator Flag	*Thalia geniculata*	X		
Black Needle Rush	*Juncus roemerianus*			X
Pickerelweed	*Pontederi cordata*			X
Arrowhead, Duck Potato	*Sagittaria spp.*			X

APPENDIX G

CROSS-SECTION OF PROPOSED FLOW PATH



PROJECT:

DANIELS PARKWAY SOUTH

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

CONSULTANT:

MORRIS DEPEW

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: RHS
DRAWING BY: MSE
JURISDICTION: LEE COUNTY
DATE: 8/18/2009

SHEET TITLE:

WETLAND CONNECTION EXHIBIT

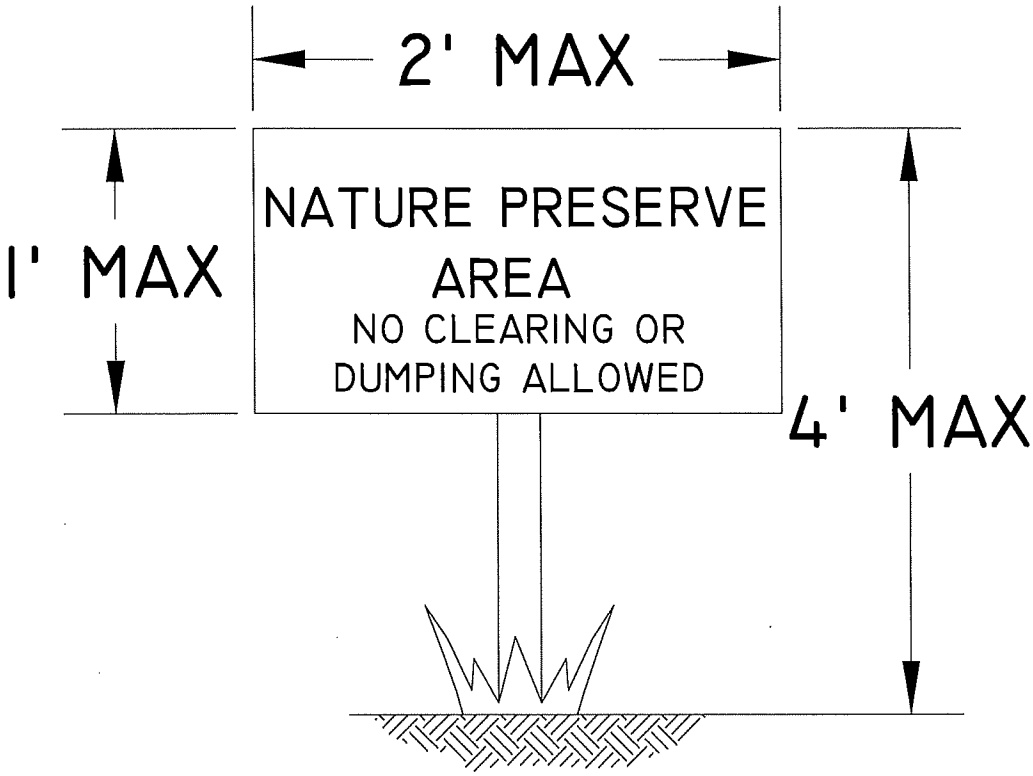
SHEET NUMBER: 1 OF 1

SCALE 1"=10'

JOB/FILE NUMBER: 21008-03

APPENDIX H

TYPICAL PRESERVE SIGNAGE



TYPICAL
PRESERVE SIGNAGE

N.T.S.

APPENDIX H. TYPICAL PRESERVE SIGNAGE
DANIELS PARKWAY SOUTH

DRAWN BY	DATE
P.F.	11/10/21
REVIEWED BY	DATE
C.R.	11/10/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2019\19LL3\92\2022\LEE CO ZONING RESPONSES\APPENDIX H TYPICAL PRESERVE SIGNAGE.DWG TAB: 8XII-H AUG 12, 2022 - 12:21PM PLOTTED BY: THONE

Exhibit B

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 9, 2022

** Delivered via email*

Barry Ernst *
Lennar Homes LLC
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

Subject: Daniels Parkway South
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-107020-P
Application No. 211115-32173
Lee County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on May 9, 2022 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/ePermitting).

Sincerely,

Melissa M. Lawrence, P.E.
Bureau Chief, Environmental Resource Bureau

South Florida Water Management District
Formal Wetland Determination Permit No. 36-107020-P
Date Issued: May 9, 2022

Project Name:	Daniels Parkway South
Petitioner:	Barry Ernst Lennar Homes LLC 10481 Six Mile Cypress Pkwy Fort Myers, FL 33966
Application No.	211115-32173
Location:	Lee County, See Exhibit 1
Acres:	1,233.08
Expiration Date:	May 9, 2027
Type:	Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201 Florida Administrative Code (F.A.C.), for a 1,233.08 acre property known as Daniels Parkway South. The methodology used for the determination is consistent with Rule 62-340 F.A.C.

Project Site Description

The 1,233.08 acre property is located in Sections 9, 16, 17, and 21; Township 45 South; Range 26 East; Lee County, Florida. More specifically, the property is located south of S.R. 82 and east of Daniels Parkway. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by S.R. 82 and Lehigh Acres to the north; low-density single family homes and undeveloped forested land including wetlands to the east; a power line easement and undeveloped land including wetlands to the south; and Daniels Parkway, a power line easement, and the Timber Creek community to the west. The existing land uses on the property include pastureland for cattle grazing and undeveloped forested uplands and wetlands. An aerial photograph depicting the inspection boundary is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On November 15, 2021, the District received a request for a formal determination of the boundary of wetlands and OSW on a 1,233.08 acre property known as Daniels Parkway South. The landward extent of wetlands was established by Passarella & Associates, Inc. and verified by Certified Wetland Evaluator (CWE) Matt Brosious of the South Florida Water Management District on January 14, 20, and 21, 2022. Wetlands and other surface waters (OSW), as defined by Subsection 373.019(27) F.S. and Rule 62-340 F.A.C., were identified on the property. Wetlands and OSW on the property were delineated using the methods established in Rule 62-340 F.A.C.; more specifically, the wetlands were delineated using the Wetlands Definition, and A, B and D tests. Wetlands delineated on the property totaled 532.51 acres and OSW totaled 30.93 acres. A wetland and OSW line survey is attached as Exhibit Nos. 3.0 and 3.1. The wetland boundaries on-site were surveyed, while the OSW on-site were field verified using an approximate formal determination, via GPS coordinates. To meet the range of variability

criteria for approximate delineations, in Section 7.2.2(e)2(a) Applicants Handbook, Vol. I, 19 survey located points are included in the specific purpose survey for the OSW on-site; see page 22. As evidenced by the survey, the accuracy of the GPS and aerial interpreted lines compared to the survey located points is within 25 feet, thus falling within the range of variability. Wetland delineation information, including wetland data point location map, wetland data forms, and representative photographs of the wetlands and upland areas can be found in the permit file.

Wetland Description:

The wetlands identified on the property totaled 532.51 acres (Exhibit Nos. 3.0 and 3.1). Wetland habitats on the property generally consisted of hydric pine, cypress, shrub wetlands, wet prairie, freshwater marsh and hydric pasture, with varying degrees of exotic vegetation. Upland habitats adjacent to the wetlands generally included pine flatwoods, palmetto prairie, improved pasture and a power line easement. The wetlands were delineated using the Wetland Definition, A, B, and D tests.

OSW Description:

Other surface waters identified and delineated on the property totaled 30.93 acres. OSW generally consisted of remnant agricultural ditches and ditches within a historically used military installation, which is visible on the 1968 aerial photograph in the permit file.

Based on the National Resource Conservation Service (NRCS) data, the property contains ten (10) historically mapped hydric soils. The mapped hydric soils on the property included Hallandale Fine Sand, Wet (Map Unit 6), Pompano Fine Sand (Map Unit 10), Valkaria Fine Sand (Map Unit 14), Pineda-Pineda Wet Fine Sand (Map Unit 26), Pompano Fine Sand, Frequently Ponded (Map Unit 27), Malabar Fine Sand (Map Unit 34), Valkaria Fine Sand, Frequently Ponded (Map Unit 41), Malabar Fine Sand, Frequently Ponded (Map Unit 44), Floridana Sand, Frequently Ponded (Map Unit 51), Pineda Fine Sand, Frequently Ponded (Map Unit 73). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland delineation data forms, which were field reviewed on January 21, 2022. Hydric soil indicators S5 (Sandy Redox) and S6 (Stripped Matrix) were observed within the wetland area.

Hydrologic Indicators observed at or near the data point locations included hydric soil indicators S5 and S6 starting at the soil surface (Hydrologic Data), algal matting on ground surface, and 0.5 inches of adventitious rooting on melaleuca trees.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and other surface waters within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Jared Holes, Successor Trustee *

Jacob Taminosian, Passarella & Associates, Inc. *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 211115-32173 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Aerial With Inspection Boundary

Exhibit No. 3.0 Wetland and OSW Certified Survey

Exhibit No. 3.1 Aerial With Wetlands and OSW

Exhibit No. 4.0 Soils Map

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

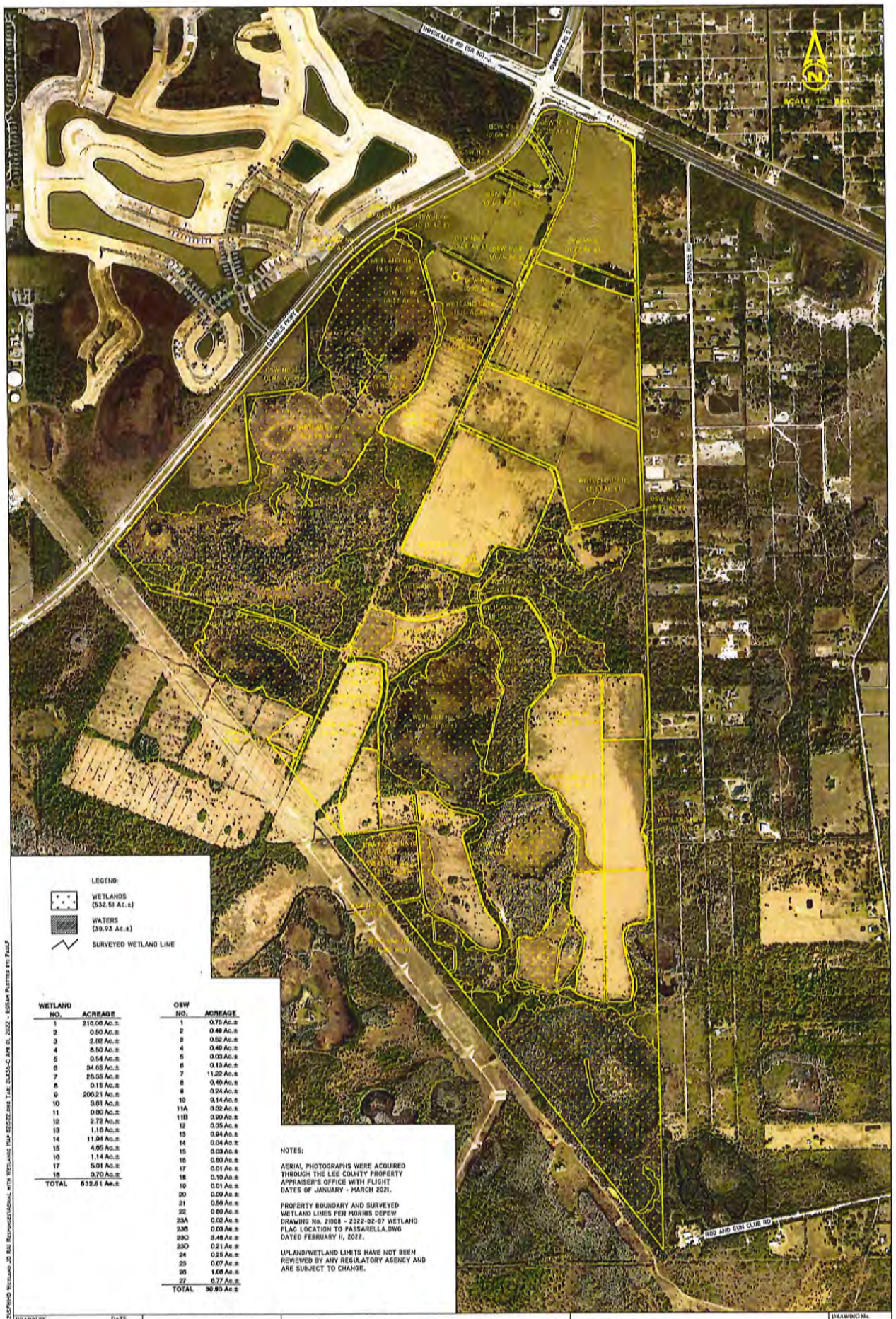
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.



WETLAND NO.	ACREAGE
1	216.08 Ac.±
2	0.50 Ac.±
3	2.02 Ac.±
4	8.50 Ac.±
5	0.54 Ac.±
6	34.65 Ac.±
7	26.35 Ac.±
8	0.15 Ac.±
9	200.21 Ac.±
10	3.61 Ac.±
11	0.80 Ac.±
12	2.72 Ac.±
13	1.16 Ac.±
14	11.94 Ac.±
15	4.65 Ac.±
16	1.14 Ac.±
17	5.01 Ac.±
18	3.70 Ac.±
TOTAL	532.51 Ac.±

OSW NO.	ACREAGE
1	0.75 Ac.±
2	0.48 Ac.±
3	0.52 Ac.±
4	0.49 Ac.±
5	0.03 Ac.±
6	0.13 Ac.±
7	11.22 Ac.±
8	0.49 Ac.±
9	0.24 Ac.±
10	0.14 Ac.±
11A	0.02 Ac.±
11B	0.90 Ac.±
12	0.05 Ac.±
13	0.04 Ac.±
14	0.04 Ac.±
15	0.03 Ac.±
16	0.60 Ac.±
17	0.01 Ac.±
18	0.10 Ac.±
19	0.01 Ac.±
20	0.09 Ac.±
21	0.58 Ac.±
22	0.60 Ac.±
23A	0.02 Ac.±
23B	0.03 Ac.±
23C	3.48 Ac.±
23D	0.21 Ac.±
24	0.25 Ac.±
25	0.07 Ac.±
26	1.08 Ac.±
27	0.77 Ac.±
TOTAL	30.93 Ac.±

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER MORRIS DEPEW DRAWING No. 21068 - 2022-02-07 WETLAND FLAG LOCATION TO PASSARELLA.DWG DATED FEBRUARY 11, 2022.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES, LLC	DANIELS PARKWAY SOUTH AERIAL WITH WETLANDS MAP	DRAWING No.
P.F./T.S.	2/15/22				19113192
DESIGNED BY	DATE				SHEET No.
J.T./B.T.	2/15/22				--
REVISED	DATE				

Exhibit C

NOTES:

PROPERTY BOUNDARY AND PRESERVE AREA PER HORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER HORRIS DEPEW DRAWING No. 21008-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA 10,000' HAZARDOUS WILDLIFE BUFFER PER HORRIS DEPEW DRAWING No. 21008-01 X-102 OPEN SPACE.DWG DATED APRIL 25, 2022.

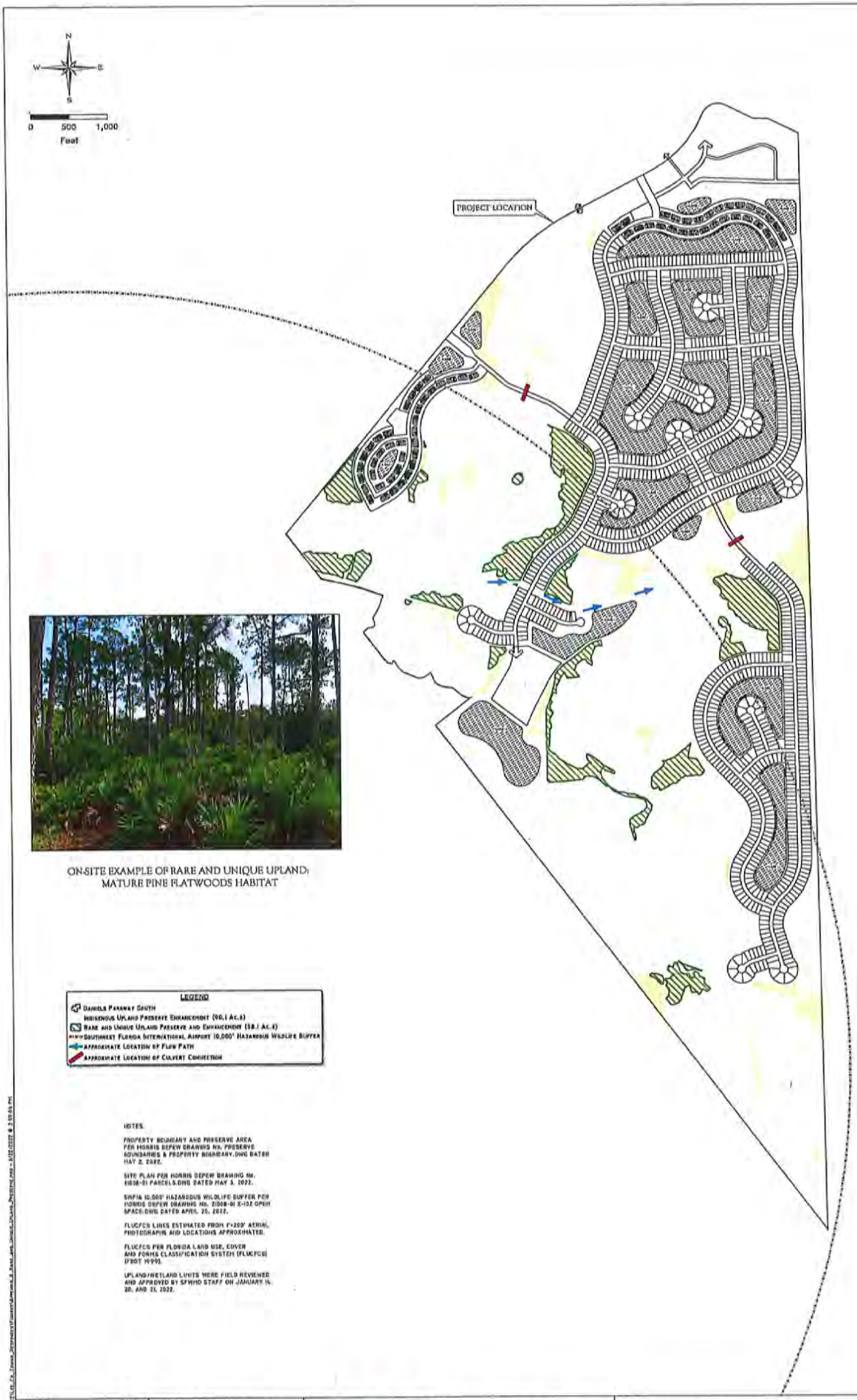
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

UPLAND/WETLAND LIMITS WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JANUARY 16, 20, AND 21, 2022.

DRAWN BY T.S.	DATE 11/11/21	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC	DANIELS PARKWAY SOUTH INDIGENOUS VEGETATION PRESERVATION, RESTORATION, AND MANAGEMENT PLAN	DRAWING No. 19LL3192
REVIEWED BY C.R.	DATE 11/11/21				SHEET No. APPENDIX D
REVISED T.S.	DATE 5/3/22				

Exhibit D



ON-SITE EXAMPLE OF RARE AND UNIQUE UPLAND: MATURE PINE FLATWOODS HABITAT

LEGEND

- DANIELS PARKWAY SOUTH
- INDIGENOUS UPLAND PRESERVE ENHANCEMENT (90.1 AC.±)
- RARE AND UNIQUE UPLAND PRESERVE AND ENHANCEMENT (58.1 AC.±)
- SOUTHWEST FLORIDA INTERNATIONAL AIRPORT 10,000' HAZARDOUS WILDLIFE BUFFER
- APPROXIMATE LOCATION OF FLOW PATH
- APPROXIMATE LOCATION OF CULVERT CONNECTION

NOTES:

PROPERTY BOUNDARY AND PRESERVE AREA PER HORRIS DEPEW DRAWING NO. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER HORRIS DEPEW DRAWING NO. 19038-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA 10,000' HAZARDOUS WILDLIFE BUFFER PER HORRIS DEPEW DRAWING NO. 2008-01 X-102 OPEN SPACE.DWG DATED APRIL 25, 2022.

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 WERE FIELD REVIEWED AND APPROVED BY SFWMD STAFF ON JANUARY 14, 20, AND 21, 2022.

DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC	DANIELS PARKWAY SOUTH RARE AND UNIQUE UPLAND PRESERVE MAP	DRAWING No. 19LLL3192
T.S.	8/12/22				
REVIEWED BY	DATE				SHEET No.
S.J.	8/12/22				APPENDIX B
REVISED	DATE				

Exhibit E

LCPA Compatible and Non-Compatible Plant List

LCPA worked in conjunction with a Federal Aviation Administration (FAA) Qualified Airport Wildlife Biologist and local landscape architects to develop compatible and incompatible plant lists. In general, the goal is to reduce or eliminate landscaping materials that would provide food, water, or shelter and/or a combination of these basic needs that attract either large flocks of birds or birds that pose a high risk to aviation. For example, flocks of blackbirds, large raptors, flocks of ducks, large wading birds, or flocks of shorebirds could pose a high risk to aviation.

The landscape list categories are described below and a list of species for each category is provided in Table 1. The table provides a breakdown of each category by native and non-native trees/palms, shrubs, and grasses/groundcovers that are suitable for the southwest Florida environment. Please note that this list is provided for guidance only. Exception may be warranted due to additional requirements or site specific constraints.

Compatible – Group 1

Plant materials listed under this category are not known to attract high risk species or flocking birds. While all plants have the ability to provide some type of attractant to wildlife (including prey base for hazardous species), Group 1 species are considered compatible and can be used in any number, density, or arrangement. If a wildlife hazard attractant arises that could pose a threat to aviation, LCPA will work with Lee County staff and the landowner to determine if measures could be put in place to reduce the attractant.

Compatible – Group 2

Plant materials listed under this category may attract high risk species or flocking birds under certain circumstances. No large groupings of these species should be utilized in an effort to minimize their attractiveness to wildlife. The allowable size grouping of these species will vary based on the site setting and should be reviewed on a case by case basis. The corresponding note to the Group 2 species in Table 1 will explain restrictions or guidance on using the plant materials. If these plants are planned for use, LCPA staff should be included in review of the landscape plan. If a wildlife hazard attractant arises that could pose a threat to aviation, LCPA will work with Lee County staff and the landowner to determine if measures could be put in place to reduce the attractant.

Non-Compatible

Plant materials listed under this category are known to attract high risk species or flocking birds. Species on this list are not recommended for use.

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Native Trees / Palms				
Gumbo Limbo	*Bursera simaruba*	X		
Green Buttonwood	*Conocarpus erectus*	X		
Silver Buttonwood	*Conocarpus erectus var. sericeus*	X		
Orange Geiger	*Cordia sebestena*	X		
Loblolly Bay	*Gordonia lasianthus*	X		
Florida Anise	*Illicum floridanum*	X		
Swamp Bay	*Persea palustris*	X		
Jamaican Dogwood	*Piscidia piscipula*	X		
Mahogany	*Swietenia mahogany*	X		
Paurotis Palm	*Acoelorrhaphe wrightii*	X		
Royal Palm	*Roystonea regia*	X		
Jamacia caper	*Capparis cynophallophora*	X		
Sweetgum	*Liquidambar styraciflua*	X		
Florida Soapberry	*Sapindus saponaria*	X		
Florida Thatch Palm	*Thrinax radiata*	X		
Dahoon Holly (male only)	*Ilex cassine*		X	
Yaupon Holly (male only)	*Ilex vomitoria*		X	
Sweetbay Magnolia	*Magnolia virginiana*		X	
South Florida Slash Pine	*Pinus elliottii var. densa*		X	
Laurel Oak	*Quercus laurifolia*		X	
Cypress	*Taxodium spp.*		X	
Cabbage Palm	*Sabal palmetto*		X	
Red Maple	*Acer rubrum*			X
Pond Apple	*Annona glabra*			X
Satin Leaf	*Chrysophyllum oliviforme*			X
Pigeon Plum	*Coccoloba diversifolia* [1]			X

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	**Group 2**	
Sea Grape	*Coccoloba uvifera*			X
Florida Silver Palm	*Coccothrinax argentata*			X
Pop Ash	*Fraxinua caroliniana*			X
Southern Red Cedar	*Juniperus silicicola*			X
Mastic	*Mastichodendron foetidissimum*			X
Wax Myrtle	*Myrica cerifera*			X
Live Oak	*Quercus virginiana*			X
American Elm	*Ulmus americana*			X
Non-Native Trees/Palms				
Shady Lady / Black Olive	*Bucida buceras*	X		
Crapemyrtle	*Lagerstoemia spp.*	X		
Verawood	*Bulnesia arborea*	X		
Bismark Palm	*Bismarchia nobilis*	X		
Orange Geiger	*Cordia sebestena*	X		
Floss Silk Tree	*Chorisia speciosa*	X		
Gold Tabebuia	*Tabebuia chrysotricha*	X		
Purple Tabebuia	*Tabebuia impetiginosa*	X		
Montgomery palm	*Veitchia montgomeryana*	X		
Silver Thatch Palm	*Thrinax morrissi*	X		
Blue Atlas Cedar	*Cedrus atlantica* 'Glauca'	X		
Royal poinciana	*Delonix regia*	X		
Yellow Elder	*Tecoma stans*	X		
White Bird of Paradise	*Strelitzia reginae*	X		
Jaboticaba Tree	*Myrciaria cauliflora*	X		
Lignum Vitae	*Guaiacum sanctum*	X		
Bottlebrush	*Callistemon spp.*	X		
Chinese Fan Palm	*Livistona chinensis*	X		
Macarthur Palm	*Ptychosperma macarthurii*	X		
Native Shrubs				
Small Leaf Clusia	*Clusia guttifera*	X		
Blue Porterweed	*Statytarpheta urticifolia*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Bahama Cassia	*Cassia bahamensis*	X		
Pitch Apple	*Clusia rosea*	X		
Adam's Needle	*Yucca filamentosa*	X		
Coastal Sea Rocket	*Cakile lanceolata*	X		
Jamacia caper	*Capparis cynophallophora*	X		
Golden Dewdrop	*Duranta erecta*	X		
Coral Bean	*Erythrina herbacea*	X		
Wild Cotton	*Gossypium hirsutum*	X		
Wild Sage	*Lantana involucrate*	X		
Rusty Lyonia	*Lyonia ferruginea*	X		
Gallberry/Inkberry	*Ilex glabra*	X		
Maidenbush	*Heterosavia bahamaensis*	X		
Dwarf Yaupon Holly (male only)	*Ilex vomitoria*		X	
Firebush	*Hamelia patens*		X	
Yellow Necklacepod	*Sophora tomentosa var. truncata*		X	
Green Saw Palmetto	*Serenoa repens*		X	
American Beautyberry	*Callicarpa americana*			X
Cocoplum	*Chrysobalanus icaco*			X
Spanish Stopper	*Eugenia foetida*			X
Florida Privet	*Forestiera segregata*			X
Simpson Stopper	*Myrcianthes fragrans*			X
Myrsine	*Myrsine cubana*			X
Wild Coffee	*Psychotria nervosa*			X
Shiny Blueberry	*Vaccinium myrsinites*			X
Wild Lime	*Zanthoxylum fagara*			X
Walter's Viburnum	*Viburnum obovatum*			X
Non-Native Shrubs				
Golden Thryallis	*Galphimia gracillis*	X		
Ixora "Nora Grant"	*Ixora "Nora Grant"*	X		
Jatropha	*Jatropha integerrima*	X		

Table 1: LCPA Landscape List (April 2016 Update)

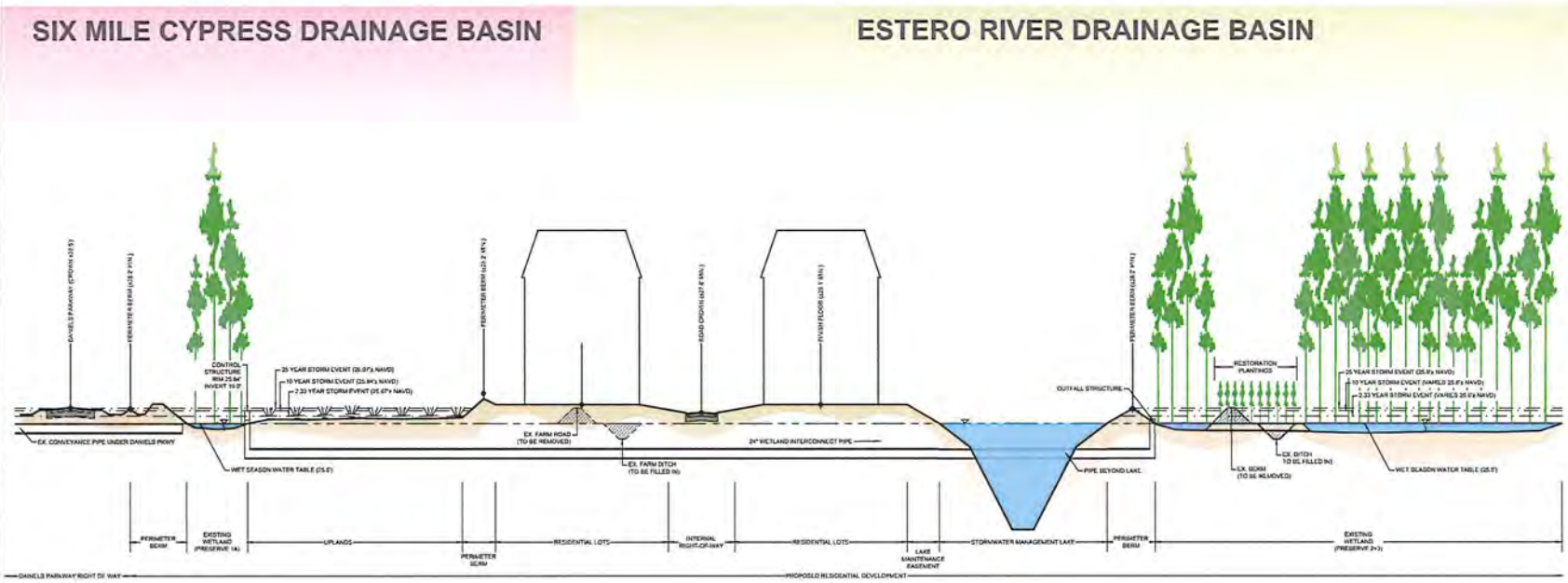
Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Dwarf Poinciana	*Caesalpinia pulcherrima*	X		
Green Pitosporum	*Pittosporum tobira 'Wheeleri'*	X		
Blue Plumbago	*Plumbago auriculata*	X		
Yesterday-Today-Tomorrow	*Brunfelsia grandiflora*	X		
Native Grasses & Groundcover				
Sword Fern	*Nephrolepis exaltata*	X		
Leather fern	*Acrostichum danaeifolium*	X		
Sunshine mimosa, powderpuff	*Mimosa strigillosa*	X		
Coontie	*Zamia pumila*	X		
Chalky Bluestem	*Andropogon virginicus var. glaucus*	X		
Wiregrass	*Aristida beyrichiana*	X		
Muhlygrass	*Muhlenbergia capillaris*	X		
Grassleaf Golden Aster	*Pityopsis graminifolia*	X		
Dwarf Blue Porterweed	*Statytarpheta jamaicensis*	X		
Narrowleaf Blue-Eyed Grass	*Sisyrinchium angustifolium*	X		
Fakahatchee Grass	*Tripsacum dactyloides*		X	
Sand Cordgrass	*Spartina bakeri*		X	
Golden Creeper	*Ernodea littoralis*			X
Purple Love Grass	*Eragrostis spectabilis*			X
Gopher Apple	*Licania michauxii*			X
Non-Native Grasses & Groundcover				
Orange Bromeliad	*Aechmea blanchetiana*	X		
Imperial Bromeliad	*Aechmea imperialis*	X		
Dwarf Bougainvillea	*Bougainvillea sp.*	X		
Crinum Lily	*Crinum asiaticum*	X		
Purple Lantana	*Lantana montevidensis*	X		
Yellow Lantana	*Lantana camara*	X		
Variegated Ginger	*Alpinia zerumbet "Variegata"*	X		
Liriope "Emerald Goddess"	*Liriope muscari*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Crown of Thorns	*Euphorbia milii*	X		
African Iris	*Dietes spp*	X		
Bulbine	*Bulbine frutescens*	X		
Lily of the Nile	*Agapanthus orientalis*	X		
Society Garlic	*Tulbaghia violacea*	X		
Blueberry Flax Lily	*Dianella tasmanicata 'Variegata'*	X		
Yellow Alder	*Turnera ulmifolia*	X		
Gulf Croton	Croton punctatus	X		
Ligustrum	*Ligustrum japonicum*			X
Fountain grass	*Pennisetum setaceum*			X
Indian hawthorn	*Rhaphiolepsis indica*			X
Parson's juniper	*Juniperus squamata expansa*			X
Perennial Peanut	*Arachis glabrata*			X
Native Wildflowers				
Butterfly Weed	*Asclepias tuberosa*	X		
Leavenworth's Tickseed	*Coreopsis leavenworthii*	X		
Button Snakeroot	*Eryngium yuccifolium*	X		
Blanket Flower	*Gaillardia pulchella*	X		
Florida Pennyroyal	*Piloblephis rigida*	X		
Wild Petunia	*Ruellia caroliniensis*	X		
Tropical Sage	*Salvia coccinea*	X		
Adam's Needle	*Yucca filamentosa*	X		
Beach Sunflower	*Helianthus debilis*		X	
Native Wetland Plants				
Lemon Bacopa	*Bacopa caroliniana*	X		
Water Hyssop	*Bacopa monnieri*	X		
String Lily	*Crinum americanum*	X		
Knotted Spikerush	*Eleocharis interstincta*	X		

Table 1: LCPA Landscape List (April 2016 Update)

Common Name	*Scientific Name*	Compatible		Incompatible
		Group 1	Group 2	
Perfumed Spiderlily	*Hymenocallis latifolia*	X		
Cinnamon Fern	*Osmunda cinnamomea*	X		
Alligator Flag	*Thalia geniculata*	X		
Black Needle Rush	*Juncus roemerianus*			X
Pickerelweed	*Pontederi cordata*			X
Arrowhead, Duck Potato	*Sagittaria spp.*			X



PROJECT:

DANIELS PARKWAY SOUTH

LOCATION:

13400 DANIELS PKWY,
FORT MYERS, FL 33913

CLIENT:

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	RMS
DRAWING BY:	MCE
JURISDICTION:	LEE COUNTY
DATE:	8/25/2022

SHEET TITLE:

WETLAND CONNECTION EXHIBIT

SHEET NUMBER: 1 OF 1

40 0 20 40
SCALE 1"=40'

JOB/FILE NUMBER: 21008-03

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Exhibit F

DANIELS PARKWAY SOUTH
LEE COUNTY PROTECTED SPECIES SURVEY

Revised May 2022

Prepared For:

Lennar
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Fort Myers, Florida 33966
(239) 278-1177

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13620 Metropolis Avenue, Suite 200
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Project No. 19LLL3192

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1.0 INTRODUCTION

This report documents the Lee County Protected Species Survey conducted by Passarella & Associates, Inc. (PAI) at Daniels Parkway South (Project). Protected species were also documented during other fieldwork on the Project site. The protected species survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 1,233.08± acres and is located in Sections 8, 9, 16, 17, and 21; Township 45 South, Range 26 East, Lee County (Figure 1). The site is bordered to the north by Daniels Parkway, to the east by single-family residential development and undeveloped land, to the west by a Florida Power & Light (FPL) transmission line and undeveloped land, and to the south by Lee County's Wild Turkey Strand Preserve.

2.0 LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using a Lee County 2020 rectified aerial (Appendix A). Groundtruthing of the vegetative communities was conducted by PAI in January 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), West Indian marsh grass (*Hymenachne amplexicaulis*), Wright's nutrush (*Scleria lacustris*), and torpedograss (*Panicum repens*)). AutoCAD 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project (Appendix A). A total of 50 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project area. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, and a description of each of the classifications follows.

Table 1. Vegetative and Land Cover Types by FLUCFCS Code

FLUCFCS Code	Description	Acreage	Percent Total
211	Improved Pasture	473.76	38.4
262	Low Pasture	27.96	2.3
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	3.13	0.3
3219 E2	Palmetto Prairie, Disturbed (25-49% Exotics)	4.15	0.3
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	2.11	0.2
3219 E4	Palmetto Prairie, Disturbed (76-100% Exotics)	0.73	0.1
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	53.32	4.3
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	28.79	2.3
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	2.64	0.2
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.87	0.2
4159 E1	Pine, Disturbed (0-24% Exotics)	11.18	0.9

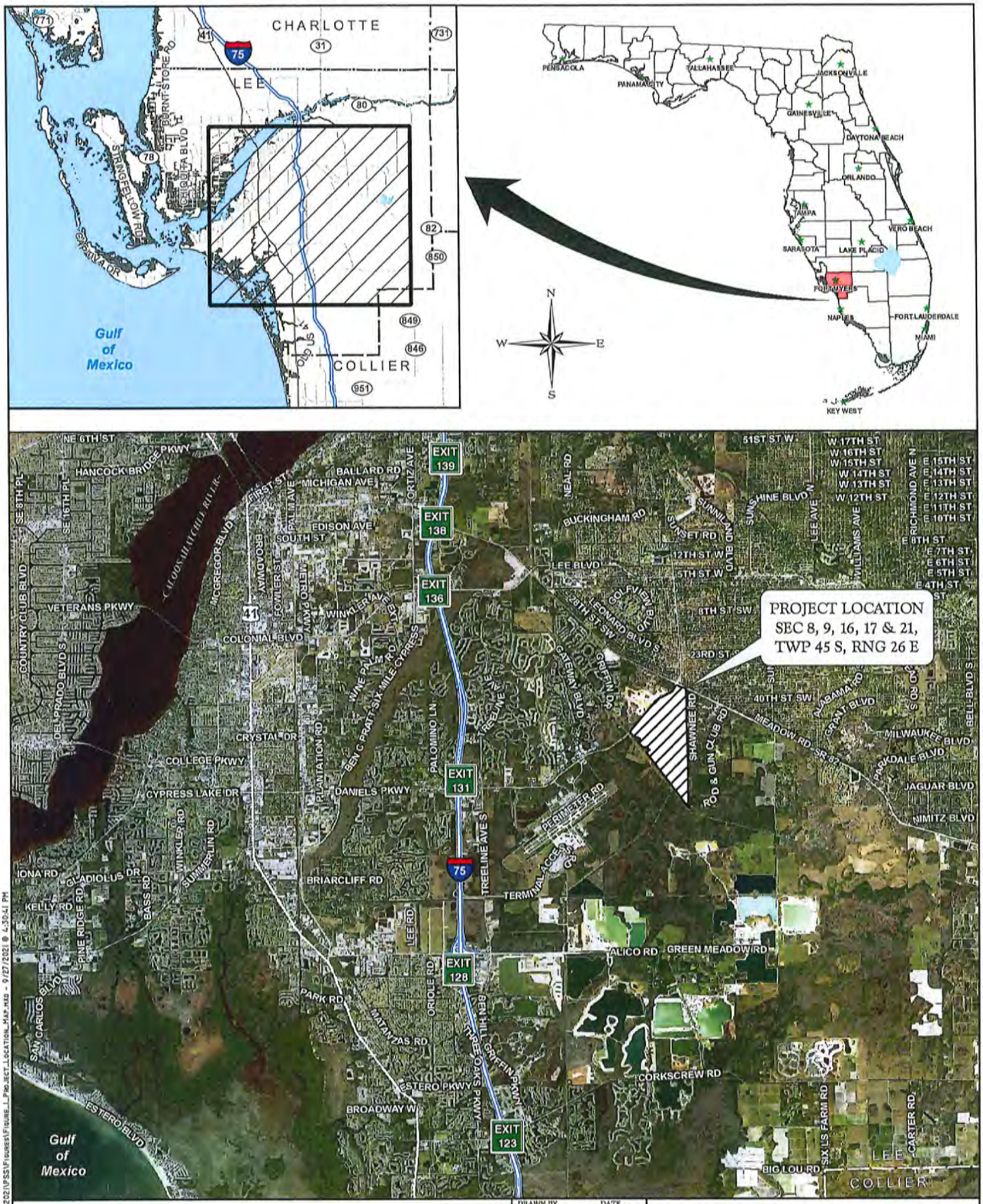


FIGURE 1. PROJECT LOCATION MAP
DANIELS PARKWAY SOUTH

DRAWN BY	DATE
P.F.	6/28/21
REVIEWED BY	DATE
J.T.	6/28/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent Total
4159 E2	Pine, Disturbed (25-49% Exotics)	2.76	0.2
4159 E3	Pine, Disturbed (50-75% Exotics)	2.07	0.2
4159 E4	Pine, Disturbed (76-100% Exotics)	1.51	0.1
422	Brazilian Pepper	3.67	0.3
424	Melaleuca	2.93	0.2
4241	Melaleuca, Hydric	133.24	10.8
4279 E1	Live Oak, Disturbed (0-24% Exotics)	1.20	0.1
4281 E3	Cabbage Palm, Hydric (50-75% Exotics)	11.15	0.9
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	6.52	0.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	6.05	0.5
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	7.39	0.6
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	2.49	0.2
4389 E1	Mixed Hardwoods, Disturbed (0-24% Exotics)	4.51	0.4
514	Ditch	30.71	2.5
514 H	Ditch, Hydric	8.14	0.7
525	Cow Pond	0.22	< 0.1
6179 E1	Mixed Wetland Hardwoods, Disturbed (0-24% Exotics)	30.69	2.5
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	1.77	0.1
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	1.48	0.1
6179 E4	Mixed Wetland Hardwoods, Disturbed (76-100% Exotics)	3.35	0.3
6219 E1	Cypress, Disturbed (0-24% Exotics)	17.46	1.4
6219 E2	Cypress, Disturbed (25-49% Exotics)	48.22	3.9
6219 E3	Cypress, Disturbed (50-75% Exotics)	11.90	1.0
6219 E4	Cypress, Disturbed (76-100% Exotics)	8.66	0.7
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	1.37	0.1
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	11.69	0.9
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	25.38	2.1
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	1.72	0.1
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.63	0.5
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	15.59	1.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	2.67	0.2
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	17.65	1.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	126.88	10.3
6439 E3	Wet Prairies, Disturbed (50-75% Exotics)	7.24	0.6
6439 E4	Wet Prairies, Disturbed (76-100% Exotics)	3.37	0.3
740	Disturbed Land	6.47	0.5
7401	Disturbed Land, Hydric	9.30	0.8
743	Spoil Area	0.21	< 0.1
747	Berm	39.18	3.2
Total		**1,233.08**	**100.0**

Improved Pasture (FLUCFCS Code 211)
The canopy of this land use type is primarily open with scattered cabbage palm (*Sabal palmetto*) and melaleuca. The sub-canopy contains scattered wax myrtle (*Morella cerifera*), live oak (*Quercus virginiana*), cabbage palm, and Brazilian pepper. The ground cover consists of bahiagrass (*Paspalum notatum*), carpetgrass (*Axonopus* sp.), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), grass-leaved goldenrod (*Euthamia graminifolia*), bermudagrass (*Cynodon dactylon*), and tropical soda apple (*Solanum viarum*).

Low Pasture (FLUCFCS Code 262)
The canopy and sub-canopy of this land use type are open. The ground cover includes torpedograss (*Panicum repens*), witchgrass (*Dichanthelium* sp.), dog fennel, marsh pennywort (*Hydrocotyle umbellata*), Wright's nutrush (*Scleria lacustris*), yellow-eyed grass (*Xyris* sp.), melaleuca, and Asiatic pennywort (*Centella asiatica*).

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this habitat type is primarily open with scattered melaleuca on the edges. The sub-canopy contains saw palmetto (*Serenoa repens*) and scattered Brazilian pepper. The ground cover includes carpetgrass, chocolateweed (*Melochia spicata*), saw palmetto, and grass-leaved goldenrod.

Palmetto Prairie, Disturbed (25-49% Exotics) (FLUCFCS Code 3219 E2)
This habitat type is similar to FLUCFCS Code 3219 E1, but with 25 to 49 percent melaleuca in the sub-canopy.

Palmetto Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 3219 E3)
This habitat type is similar to FLUCFCS Code 3219 E2, but with 50 to 75 percent Brazilian pepper and melaleuca in the sub-canopy.

Palmetto Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 3219 E4)
This habitat type is similar to FLUCFCS Code 3219 E3, but with 76 to 100 percent Brazilian pepper and melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this habitat type includes slash pine (*Pinus elliottii*) and live oak. The sub-canopy contains saw palmetto, muscadine grapevine (*Vitis rotundifolia*), slash pine, scattered laurel oak (*Quercus laurifolia*), and widely scattered wax myrtle and melaleuca. The ground cover includes bahiagrass, false fennel (*Eupatorium leptophyllum*), chocolateweed, live oak, little blue maidencane (*Amphicarpum muhlenbergianum*), muscadine grapevine, spermacoce (*Spermacoce verticillata*), broomsedge, and scattered saw palmetto.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)
This habitat type is similar to FLUCFCS Code 4119 E1, but with 25 to 49 percent Brazilian pepper in sub-canopy.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)
This habitat type is similar to FLUCFCS Code 4119 E2, but with 50 to 75 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)
This habitat type is similar to FLUCFCS Code 4119 E3, but with 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (0-25% Exotics) (FLUCFCS Code 4159 E1)
The canopy of this habitat type contains slash pine and scattered cabbage palm, live oak, and melaleuca. The sub-canopy consists of slash pine, cabbage palm, laurel oak, and widely scattered melaleuca and Brazilian pepper. The ground cover is primarily open with widely scattered spermacoce, muscadine grapevine, and carpetgrass.

Pine, Disturbed (25-49% Exotics) (FLUCFCS Code 4159 E2)
This habitat type is similar to FLUCFCS Code 4159 E1, but with 25 to 49 percent melaleuca and Brazilian pepper in the canopy and sub-canopy and spermacoce in the ground cover.

Pine, Disturbed (50-75% Exotics) (FLUCFCS Code 4159 E3)
This habitat type is similar to FLUCFCS Code 4159 E2, but with 50 to 75 percent earleaf acacia (*Acacia auriculiformis*), Java plum (*Syzygium cumini*), and Brazilian pepper in the sub-canopy and caesarweed (*Urena lobata*) in the ground cover.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
This habitat type is similar to FLUCFCS Code 4159 E3, but with 76 to 100 percent melaleuca in the canopy and sub-canopy.

Brazilian Pepper (FLUCFCS Code 422)
The canopy and sub-canopy of this habitat type contain Brazilian pepper and scattered melaleuca. The ground cover is primarily open and includes earleaf greenbrier (*Smilax auriculata*) and muscadine grapevine.

Melaleuca (FLUCFCS Code 424)
The canopy of this habitat type includes melaleuca and scattered Java plum. The sub-canopy contains Brazilian pepper, melaleuca, Java plum, and widely scattered slash pine, wax myrtle, and cabbage palm. The ground cover includes broomsedge, bahiagrass, dog fennel, spermacoce, cabbage palm, little blue maidencane, and scattered saw palmetto.

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy of this habitat type includes melaleuca. The sub-canopy contains melaleuca, Brazilian pepper, and cabbage palm. The ground cover includes little blue maidencane, broomsedge, torpedograss, sawgrass (*Cladium jamaicense*), swamp fern (*Telmatoblechnum serrulatum*), swamp flatsedge (*Cyperus ligularis*), Southern beaksedge (*Rhynchospora microcarpa*), Wright's nutrush, false hop sedge (*Carex lupuliformis*), and widely scattered maidencane (*Panicum hemitomon*).

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)
The canopy of this habitat type includes live oak and widely scattered slash pine. The sub-canopy contains scattered saw palmetto, live oak, and American beautyberry (*Callicarpa americana*). The ground cover is primarily open with scattered basketgrass (*Oplismenus* sp.) and caesarweed.

Cabbage Palm, Hydric (50-75% Exotics) (FLUCFCS Code 4281 E3)
The canopy of this habitat type includes cabbage palm. The sub-canopy contains cabbage palm, wax myrtle, and scattered melaleuca. The ground cover includes torpedograss, Wright's nutrush, little blue maidencane, saw palmetto, swamp flatsedge, Asiatic pennywort, marsh pennywort, broomsedge, and dog fennel.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes slash pine, live oak, laurel oak, cabbage palm, and widely scattered melaleuca. The sub-canopy contains laurel oak, wax myrtle, Java plum, cabbage palm, slash pine, saw palmetto, live oak, Brazilian pepper, rusty staggerbush (*Lyonia ferruginea*), and widely scattered melaleuca. The ground cover includes carpetgrass, cabbage palm, muscadine grapevine, Asiatic pennywort, caesarweed, earleaf greenbrier, saw palmetto, dog fennel, broomsedge, and spermacoce.

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
This habitat type is similar to FLUCFCS Code 4349 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
This habitat type is similar to FLUCFCS Code 4349 E2, but with 50 to 75 percent Brazilian pepper in the sub-canopy and caesarweed in the ground cover.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
This habitat type is similar to FLUCFCS Code 4349 E4, but with 76 to 100 percent earleaf acacia in the canopy and Brazilian pepper in the sub-canopy.

Mixed Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4389 E1)
The canopy of this habitat type includes live oak, laurel oak, and scattered cabbage palm. The sub-canopy contains live oak, laurel oak, cabbage palm, and scattered myrsine (*Myrsine cubana*). The ground cover is primarily open with scattered live oak.

Ditch (FLUCFCS Codes 514)
The canopy of this land use type is open. The sub-canopy contains Brazilian pepper, cabbage palm, live oak, and slash pine along the edges. The ground cover includes dotted smartweed (*Persicaria punctata*), torpedograss, Asiatic pennywort, Gulf coast spikerush (*Eleocharis cellulosa*), dwarf papyrus (*Cyperus haspan*), frog fruit (*Phyla nodiflora*), Mexican clover (*Richardia* sp.), and smallfruit primrose willow (*Ludwigia microcarpa*).

Ditch, Hydric (FLUCFCS Code 514H)
This habitat type is similar to FLUCFCS Code 514 with a higher prevalence of wetland vegetation species such as torpedograss.

Cow Pond (FLUCFCS Code 525)
The canopy and sub-canopy of this land use type are open. The ground cover includes scattered torpedograss along the edges.

Mixed Wetland Hardwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 6179 E1)
The canopy of this habitat type includes laurel oak, cabbage palm, slash pine, and scattered bald cypress (*Taxodium distichum*). The sub-canopy contains laurel oak, myrsine, wax myrtle, Brazilian pepper, saltbush (*Baccharis halimifolia*), cabbage palm, and buckthorn (*Sideroxylon reclinatum*). The ground cover includes marsh pennywort, sawgrass, frog fruit, witchgrass, false fennel, broomsedge, little blue maidencane, climbing hempvine (*Mikania scandens*), earleaf greenbrier, Asiatic pennywort, Wright's nutrush, and gulfdune paspalum (*Paspalum monostachyum*).

Mixed Wetland Hardwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 6179 E2)
This habitat type is similar to FLUCFCS Code 6179 E1, but with 25 to 49 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Mixed Wetland Hardwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 6179 E3)
This habitat type is similar to FLUCFCS Code 6179 E2, but with 50 to 75 percent melaleuca in the canopy and Brazilian pepper in the sub-canopy.

Mixed Wetland Hardwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 6179 E4)
This habitat type is similar to FLUCFCS Code 6179 E3, but with 76 to 100 percent Peruvian primrose willow in the sub-canopy.

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)
The canopy of this habitat type includes bald cypress. The sub-canopy contains bald cypress, wax myrtle, and scattered Brazilian pepper and melaleuca. The ground cover includes sawgrass, marsh pennywort, little blue maidencane, and scattered West Indian marsh grass and torpedograss.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)
This habitat type is similar to FLUCFCS Code 6219 E1, but with 25 to 49 percent Brazilian pepper in the sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)
This habitat type is similar to FLUCFCS Code 6219 E2, but with 50 to 75 percent Brazilian pepper and melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Cypress, Disturbed (76-100% Exotics) (FLUCFCS Code 6219 E4)
This habitat type is similar to FLUCFCS Code 6219 E3, but with 76 to 100 percent Melaleuca in the canopy and sub-canopy and torpedograss and West Indian marsh grass in the ground cover.

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)
The canopy of this habitat type includes slash pine and widely scattered cabbage palm and melaleuca. The sub-canopy contains slash pine, wax myrtle, melaleuca, and scattered cabbage palm. The ground cover includes rush fuirena (*Fuirena scirpoidea*), little blue maidencane,

gulfdune paspalum, Asiatic pennywort, sawgrass, Wright's nutrush, corkwood (*Stillingia aquatica*), jointed spikerush (*Eleocharis interstincta*), musky mint (*Hyptis alata*), yellow-eyed grass, Southern beaksedge, rayless goldenrod (*Bigelowia nudata*), and torpedograss.

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)
This habitat type is similar to FLUCFCS Code 6259 E1, but with 25 to 49 percent melaleuca in the canopy and sub-canopy and Wright's nutrush and torpedograss in the ground cover.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
This habitat type is similar to FLUCFCS Code 6259 E2, but with 50 to 75 percent melaleuca in the canopy and sub-canopy and Wright's nutrush in the ground cover.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)
This vegetation community is similar to FLUCFCS Code 6259 E3, but with 76 to 100 percent melaleuca and Brazilian pepper in the canopy and sub-canopy.

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)
The canopy of this habitat type includes scattered melaleuca. The sub-canopy contains wax myrtle, saltbush, and scattered bald cypress and melaleuca. The ground cover includes little blue maidencane, spreading beaksedge (*Rhynchospora divergens*), slender spikerush (*Eleocharis baldwinii*), Tracy's beaksedge (*Rhynchospora tracyi*), and a rush species (*Juncus* sp.).

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this habitat type is primarily open with scattered bald cypress and scattered melaleuca on the edges. The sub-canopy contains scattered wax myrtle, corkwood, bald cypress, melaleuca, and widely scattered Carolina willow (*Salix caroliniana*). The ground cover includes dotted smartweed, shortleaf spike sedge (*Cyperus brevifolius*), witchgrass, spikerush, sawgrass, maidencane, fireflag (*Thalia geniculata*), sand cordgrass (*Spartina bakeri*), torpedograss, pickerelweed, soft rush (*Juncus effusus*), Wright's nutrush, and West Indian marsh grass.

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
This habitat type is similar to FLUCFCS Code 6419 E1, but with 25 to 49 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (50-75% Exotics) (FLUCFCS Code 6419 E3)
This habitat type is similar to FLUCFCS Code 6419 E2, but with 50 to 75 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)
This habitat type is similar to FLUCFCS Code 6419 E3, but with 76 to 100 percent torpedograss, Wright's nutrush, and West Indian marsh grass in the ground cover.

Wet Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 6439 E3)
The canopy and sub-canopy of this habitat type include scattered melaleuca. The ground cover contains torpedograss, Wright's nutrush, broomsedge, and Southern beaksedge.

Wet Prairie, Disturbed (75-100% Exotics) (FLUCFCS Code 6439 E4)
This habitat type is similar to FLUCFCS Code 6439 E3, but with 76 to 100 percent torpedograss and Wright's nutrush in the ground cover.

Disturbed Land (FLUCFCS Code 740)
The canopy of this land use type is primarily open with scattered slash pine and cabbage palm. The sub-canopy contains scattered wax myrtle, slash pine, saw palmetto, and Brazilian pepper. The ground cover includes bahiagrass, chocolateweed, lovegrass (*Eragrostis* sp.), broomsedge, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)
The canopy of this land use type includes scattered melaleuca, slash pine, and laurel oak. The sub-canopy contains scattered melaleuca and wax myrtle. The ground cover includes torpedograss, yellow-eyed grass, and acute spikerush (*Eleocharis acutangula*).

Spoil (FLUCFCS Code 743)
The canopy of this land use type is open. The sub-canopy contains Brazilian pepper. The ground cover includes bahiagrass, dog fennel, and spermacoce.

Berm (FLUCFCS Code 747)
The canopy of this land use type includes live oak, cabbage palm, slash pine, melaleuca, and Brazilian pepper. The sub-canopy includes live oak, slash pine, Brazilian pepper, and saw palmetto. The ground cover contains caesarweed, muscadine grapevine, dog fennel, cabbage palm, and broomsedge.

3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations according to the LDC.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
211*	Improved Pasture	Gopher tortoise (*Gopherus polyphemus*)
		Burrowing owl (*Athene cunicularia floridana*)
		Crested caracara (Caracara cheriway)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Florida panther (*Puma concolor coryi*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
262*	Low Pasture	American alligator (*Alligator mississippiensis*)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
3219 E1 3219 E2 3219 E3 3219 E4*	Palmetto Prairie, Disturbed (0-100% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher frog (*Rana capito*)
		Gopher tortoise (*Gopherus polyphemus*)
		Crested caracara (*Caracara cheriway*)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Southeastern American kestrel (*Falco sparverius paulus*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)
		Curtis Milkweed (*Asclepias curtissii*)
		Fakahatchee Burmania (*Burmania flava*)
		Florida Coontie (*Zamia floridana*)
4119 E1 4119 E2 4119 E3 4119 E4*	Pine Flatwoods, Disturbed (0-100% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher frog (*Rana capito*)
		Gopher tortoise (*Gopherus polyphemus*)
		Red-cockaded woodpecker (*Picoides borealis*)
		Southeastern American kestrel (*Falco sparverius paulus*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)
		Fakahatchee Burmania (*Burmania flava*)
		Florida Coontie (*Zamia floridana*)
		Satinleaf (*Chrysophyllum oliviforme*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4159 E1 4159 E2 4159 E3 4159 E4*	Pine, Disturbed (0-100% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher frog (*Rana capito*)
		Gopher tortoise (*Gopherus polyphemus*)
		Red-cockaded woodpecker (*Picoides borealis*)
		Southeastern American kestrel (*Falco sparverius paulus*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
422*	Brazilian Pepper	Florida black bear (*Ursus americanus floridanus*)
424*	Melaleuca	Big Cypress fox squirrel (*Sciurus niger avicennia*)
4241*	Melaleuca, Hydric	Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Little blue heron (*Egretta caerulea*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
4279 E1	Live Oak, Disturbed (0-24% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher frog (*Rana capito*)
		Gopher tortoise (*Gopherus polyphemus*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Simpon's stopper (*Myrcianthes fragrans* var. *simpsonii*)
		Hand adder's tongue fern (*Ophioglossum palmatum*)
		Twisted air plant (*Tillandsia flexuosa*)
4281 E3	Cabbage Palm, Hydric (50-75% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Crested caracara (*Caracara cheriway*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Simpson's Stopper (*Myrcianthes fragrans* var. *simpsonii*)
4349 E1 4349 E2 4349 E3 4349 E4*	Hardwood/Conifer Mixed, Disturbed (0-100% Exotics)	Gopher frog (*Rana capito*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
4389 E1*	Mixed Hardwoods, Disturbed (0-24% Exotics)	Gopher frog (*Rana capito*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
514*	Ditch	American alligator (*Alligator mississippiensis*)
		Least tern (*Sterna antillarum*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail Kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
514H*	Ditch, Hydric	American alligator (*Alligator mississippiensis*)
		Least tern (*Sterna antillarum*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail Kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
525*	Cow Pond	American alligator (*Alligator mississippiensis*)
		Least tern (*Sterna antillarum*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
6179 E1 6179 E2 6179 E3 6179 E4*	Mixed Wetland Hardwoods, Disturbed (0-100% Exotics)	Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
6179 E1 6179 E2 6179 E3 6179 E4*	Mixed Wetland Hardwoods, Disturbed (0-100% Exotics) (Continued)	Everglades mink (*Mustela vison evergladensis*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Twisted air plant (*Tillandsia flexuosa*)
6219 E1 6219 E2 6219 E3 6219 E4*	Cypress, Disturbed (0-100% Exotics)	American alligator (*Alligator mississippiensis*)
		Gopher frog (*Rana capito*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Everglades mink (*Mustela vison evergladensis*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
		Twisted air plant (*Tillandsia flexuosa*)
6259 E1 6259 E2 6259 E3 6259 E4*	Pine, Hydric, Disturbed (0-100% Exotics)	Little blue heron (*Egretta caerulea*)
		Red-cockaded woodpecker (*Picoides borealis*)
		Snowy egret (*Egretta thula*)
		Southeastern American kestrel (*Falco sparverius paulus*)
		Tri-colored heron (*Egretta tricolor*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
		Florida panther (*Puma concolor coryi*)
6319 E2*	Wetland Shrub, Disturbed (25-49% Exotics)	Little blue heron (*Egretta caerulea*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
6419 E1 6419 E2 6419 E3 6419 E4*	Freshwater Marsh, Disturbed (0-100% Exotics)	American alligator (*Alligator mississippiensis*)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
6439 E3 6439 E4*	Wet Prairie, Disturbed (50-100% Exotics)	Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Platalea ajaja*)
		Snail kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
740*	Disturbed Land	Gopher tortoise (*Gopherus polyphemus*)
		Burrowing owl (*Athene cunicularia floridana*)
7401*	Disturbed Land, Hydric	American alligator (*Alligator mississippiensis*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
743*	Spoil Area	Gopher tortoise (*Gopherus polyphemus*)
747*	Berm	Gopher tortoise (*Gopherus polyphemus*)
		Crested caracara (*Caracara cheriway*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)

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

PAI conducted the protected species survey for 10 days between May 11 and June 24, 2021. 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)
May 11, 2021	Mid- to High 80s	1-4 ESE	50-75
May 12, 2021	High 80s to Low 90s	9-13 WSW	15-50
May 14, 2021	High 70s to Low 80s	0-8 NE	0-50
May 18, 2021	Low 80s	15-21 ENE	50-75
May 25, 2021	Low to Mid-80s	6-9 NE	25-30
May 26, 2021	Mid- to High 80s	6 SE	50-60
May 28, 2021	Low to Mid-80s	0-7 SSW	0-25
June 11, 2021	Mid-80s to Low 90s	7-9 W	25-45
June 23, 2021	Mid-70s to Low 80s	0-6 S	100
June 24, 2021	Low 70s to Mid-80s	0-6 SE	10-90

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 Acres	Transect Length (Feet)	Average Visibility (Feet)**	Percent Coverage
211*	Improved Pasture	473.76	103,185	80	80
262*	Low Pasture	27.96	5,075	60	50
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	3.13	1,116	55	90
3219 E2	Palmetto Prairie, Disturbed (25-49% Exotics)	4.15	1,537	50	85
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	2.11	1,471	25	80
3219 E4*	Palmetto Prairie, Disturbed (76-100% Exotics)	0.73	318	20	40
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	53.32	20,904	50	90
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	28.79	11,844	45	85
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	2.64	1,150	40	80
4119 E4*	Pine Flatwoods, Disturbed (76-100% Exotics)	2.87	833	30	40
4159 E1	Pine, Disturbed (0-24% Exotics)	11.18	4,383	50	90
4159 E2	Pine, Disturbed (25-49% Exotics)	2.76	1,135	45	85
4159 E3	Pine, Disturbed (50-75% Exotics)	2.07	1,202	30	80
4159 E4*	Pine, Disturbed (76-100% Exotics)	1.51	592	25	45
422*	Brazilian Pepper	3.67	1,279	25	40
424*	Melaleuca	2.93	928	55	80
4241*	Melaleuca, Hydric	133.24	52,235	50	90
4279 E1	Live Oak, Disturbed (0-24% Exotics)	1.20	418	50	80
4281 E3	Cabbage Palm, Hydric (50-75% Exotics)	11.15	4,317	45	80
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	6.52	2,248	60	95

Table 4. (Continued)

FLUCFCS Code	Description	Total Acres	Transect Length (Feet)	Average Visibility (Feet)**	Percent Coverage
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	6.05	2,240	50	85
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	7.39	3,219	40	80
4349 E4*	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	2.49	1,356	30	75
4389 E1	Mixed Hardwoods, Disturbed (0-24% Exotics)	4.51	2,087	40	85
514*	Ditch	30.71	14,213	40	85
514H*	Ditch, Hydric	8.14	3,767	40	85
525*	Cow Pond	0.22	102	40	85
6179 E1	Mixed Wetland Hardwoods, Disturbed (0-24% Exotics)	30.69	14,204	40	85
6179 E2	Mixed Wetland Hardwoods, Disturbed (25-49% Exotics)	1.77	819	40	85
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	1.48	737	35	80
6179 E4*	Mixed Wetland Hardwoods, Disturbed (76-100% Exotics)	3.35	1,642	20	45
6219 E1	Cypress, Disturbed (0-24% Exotics)	17.46	8,028	45	95
6219 E2	Cypress, Disturbed (25-49% Exotics)	48.22	22,317	40	85
6219 E3	Cypress, Disturbed (50-75% Exotics)	11.90	5,924	35	80
6219 E4*	Cypress, Disturbed (76-100% Exotics)	8.66	4,527	25	60
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	1.37	597	45	90
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	11.69	5,410	40	85
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	25.38	12,635	35	80
6259 E4*	Pine, Hydric, Disturbed (76-100% Exotics)	1.72	749	25	50
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	5.63	3,883	30	95
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	15.59	6,791	45	90
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	2.67	1,163	45	90

Table 4. (Continued)

FLUCFCS Code	Description	Total Acres	Transect Length (Feet)	Average Visibility (Feet)**	Percent Coverage
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	17.65	7,688	45	90
6419 E4*	Freshwater Marsh, Disturbed (76-100% Exotics)	126.88	55,269	45	90
6439 E3	Wet Prairie, Disturbed (50-75% Exotics)	7.24	3,351	40	85
6439 E4*	Wet Prairie, Disturbed (76-100% Exotics)	3.37	1,560	40	85
740*	Disturbed Land	6.47	2,975	45	95
7401*	Disturbed Land, Hydric	9.30	4,304	40	85
743*	Spoil Area	0.21	97	40	85
747*	Berm	39.18	18,133	40	85

*Habitat surveyed, although not required per the LDC.
**Average visibility to each side of the transect.

4.0 SURVEY RESULTS

A total of one (1) gopher tortoise (*Gopherus polyphemus*), two (2) crested caracara (*Caracara cheriway*), one (1) Florida sandhill crane (*Grus canadensis pratensis*), five (5) wood storks (*Mycteria americana*), six (6) Big Cypress fox squirrel (*Sciurus niger avicennia*), and Florida panther (*Puma concolor coryi*) tracks were observed on the Project site during the protected species survey. The gopher tortoise, Florida sandhill crane, and Big Cypress fox squirrel are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC) (2021). The crested caracara and wood stork are listed as federally threatened by the FWCC and the U.S. Fish and Wildlife Service (USFWS). The Florida panther is listed as federally endangered by the FWCC and the USFWS. A crested caracara nest was previously documented in the northern portion of the property. This nest was active during the 2020-2021 caracara nesting season. No other listed species nests or nesting activity were observed on the Project during the protected species survey. The locations of the gopher tortoise, crested caracara, crested caracara nest, Florida sandhill crane, wood stork, and Florida panther tracks are depicted on Appendix B.

No Lee County protected plant species were observed on the property during the protected species survey. However, the giant wild pine (*Tillandsia utriculata*), common wild pine (*Tillandsia fasciculata*), Northern needleleaf (*Tillandsia balbisiana*), butterfly orchid (*Encyclia tampensis*), and rigid orchid (*Epidendrum rigidum*) were documented on the site. Although not listed as Lee County protected species, the giant wild pine, common wild pine, and rigid orchid are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS). The Northern needleleaf and butterfly orchid are listed by FDACS as threatened and commercially exploited, respectively. The locations of the listed plant species are depicted on Appendix B.

5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type during the protected species survey and additional fieldwork conducted on the Project site. Separate calculations are provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 5, while Table 6 summarizes the protected species survey findings.

Table 5. Lee County Protected Species Abundance Calculations

Protected Species Density = $\{n\ (C)/[L\ (W_1+W_2)]\}\ (43{,}560\ ft^2/ac)$

Where n = number of individuals observed or active plus inactive gopher tortoise burrows
L = length of transect
W_1 = distance of visibility to the right of transect
W_2 = distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only. Conversion only applied when gopher tortoise burrow, not gopher tortoise itself, is documented.

Gopher Tortoise (GT)
FLUCFCS Code 4119 E1
$= \{1\ GT/[(20{,}904\ ft)\ (50\ ft+50\ ft)]\}\ (43{,}560\ ft^2/ac)$
$= \{1/2{,}090{,}400\ ft^2\}\ (43{,}560\ ft^2/ac)$
$= (4 \times 10^{-7}\ ft^2)\ (43{,}560\ ft^2/ac)$
= 0.02 Gopher tortoises / acre

Wood Stork (WOST)
FLUCFCS Code 6419 E3
$= \{5\ WOST/[(7{,}688\ ft)\ (45\ ft+45\ ft)]\}\ (43{,}560\ ft^2/ac)$
$= \{5/691{,}920\ ft^2\}\ (43{,}560\ ft^2/ac)$
$= (7.2 \times 10^{-6}\ ft^2)\ (43{,}560\ ft^2/ac)$
= 0.31 Wood storks / acre

Crested Caracara (CRCA)
FLUCFCS Code 747
$= \{2\ CRCA/[(18{,}133\ ft)\ (40\ ft+40\ ft)]\}\ (43{,}560\ ft^2/ac)$
$= \{2/1{,}450{,}640\ ft^2\}\ (43{,}560\ ft^2/ac)$
$= (1.3 \times 10^{-6}\ ft^2)\ (43{,}560\ ft^2/ac)$
= 0.06 Crested caracaras / acre

Table 5. (Continued)

Crested Caracara Nest (CCNE)

FLUCFCS Code 211

= {1 CCNE/[(103,185 ft) (80 ft+80 ft)]} (43,560 ft^2/ac)
= {1/16,509,600 ft^2} (43,560 ft^2/ac)
= (6×10^{-8} ft^2) (43,560 ft^2/ac)
= 0.003 Crested caracara nests / acre

Big Cypress Fox Squirrel (BCFS)

FLUCFCS Code 4119 E1

= {1 BCFS/[(20,904 ft) (50 ft+50 ft)]} (43,560 ft^2/ac)
= {1/2,090,400 ft^2} (43,560 ft^2/ac)
= (4×10^{-7} ft^2) (43,560 ft^2/ac)
= 0.02 Big Cypress fox squirrels / acre

FLUCFCS Code 4241

= {2 BCFS/[(52,235 ft) (50 ft+50 ft)]} (43,560 ft^2/ac)
= {2/5,223,500 ft^2} (43,560 ft^2/ac)
= (3.9×10^{-7} ft^2) (43,560 ft^2/ac)
= 0.02 Big Cypress fox squirrels / acre

FLUCFCS Code 6179 E1

= {1 BCFS/[(14,204 ft) (40 ft+40 ft)]} (43,560 ft^2/ac)
= {1/1,136,320 ft^2} (43,560 ft^2/ac)
= (8×10^{-7} ft^2) (43,560 ft^2/ac)
= 0.04 Big Cypress fox squirrels / acre

FLUCFCS Code 747

= {2 BCFS/[(18,133 ft) (40 ft+40 ft)]} (43,560 ft^2/ac)
= {2/1,450,640 ft^2} (43,560 ft^2/ac)
= (1.3×10^{-6} ft^2) (43,560 ft^2/ac)
= 0.06 Big Cypress fox squirrels / acre

Florida Sandhill Crane (SACR)

FLUCFCS Code 211

= {1 SACR/[(103,185 ft) (80 ft+80 ft)]} (43,560 ft^2/ac)
= {1/16,509,600 ft^2} (43,560 ft^2/ac)
= (6×10^{-8} ft^2) (43,560 ft^2/ac)
= 0.003 Florida sandhill cranes / acre

Florida Panther Tracks (FPT)

FLUCFCS Code 6419 E4

= {1 FPT/[(55,269 ft) (45 ft+45 ft)]} (43,560 ft^2/ac)
= {1/4,974,210 ft^2} (43,560 ft^2/ac)
= (2×10^{-7} ft^2) (43,560 ft^2/ac)
= 0.01 Florida panther tracks / acre

Table 6. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American Alligator (*Alligator mississippiensis*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	7401	90		X	
Eastern indigo snake (*Drymarchon corais couperi*)	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	4279 E1	80		X	
	4281 E3	80		X	
Gopher Frog (*Lithobates capito*)	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles (Continued)					
Gopher Frog (*Lithobates capito*) (Continued)	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	4279 E1	80		X	
	4349 E1	95		X	
	4349 E2	85		X	
	4349 E3	80		X	
	4349 E4	75		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
Gopher tortoise (*Gopherus polyphemus*)	211	80		X	
	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90	X		0.02
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	4279 E1	85		X	
	4349 E1	95		X	
	4349 E2	85		X	
	4349 E3	80		X	
	4349 E4	75		X	
	740	95		X	
	743	85		X	
	747	85		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds					
Burrowing owl (*Athene cunicularia floridana*)	211	80		X	
	740	95		X	
Crested caracara (*Caracara cheriway*)	211	80	X (nest)		0.003
	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4281 E3	80		X	
	747	85	X		0.06
Florida sandhill crane (*Grus canadensis pratensis*)	211	80	X		0.003
	262	50		X	
	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
Least Tern (*Sterna antillarum*)	514	85		X	
	514H	85		X	
	525	85		X	
Limpkin (*Aramus guarauna*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	80		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6419 E1	90		X	
	6419 E2	90		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Limpkin (*Aramus guarauna*) (Continued)	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
Little Blue Heron (*Egretta caerulea*)	262	50		X	
	4241	90		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
	7401	85		X	
Red-Cockaded Woodpecker (*Picoides borealis*)	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Red-Cockaded Woodpecker (*Picoides borealis*) (Continued)	4159 E4	45		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
Reddish Egret (*Egretta rufescens*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
	7401	85		X	
Roseate Spoonbill (*Platalea ajaja*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
Snail Kite (*Rostrhamus sociabilis*)	262	50		X	
	514	85		X	
	525	85		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Snowy Egret (*Egretta thula*)	262	50		X	
	4241	90		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
	7401	85		X	
Southeastern American Kestrel (*Falco sparverius paulus*)	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Southeastern American Kestrel (*Falco sparverius paulus*) (Continued)	4159 E4	45		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
Tri-Colored Heron (*Egretta tricolor*)	262	50		X	
	4241	90		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
	7401	85		X	
Wood Stork (*Mycteria americana*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6219 E1	95		X	
	6219 E2	85		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Wood Stork (*Mycteria americana*) (Continued)	6219 E3	80		X	
	6219 E4	60		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90	X		0.31
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
	7401	85		X	
Mammals					
Big Cypress Fox Squirrel (*Sciurus niger avicennia*)	4119 E1	90	X		0.02
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	424	80		X	
	4241	90	X		0.02
	4279 E1	80		X	
	4349 E1	95		X	
	4349 E2	85		X	
	4349 E3	80		X	
	4349 E4	75		X	
	4389 E1	85		X	
	6179 E1	85	X		0.04
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Big Cypress Fox Squirrel (*Sciurus niger avicennia*) (Continued)	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	747	85	X		0.06
Everglades Mink (*Mustela vison evergladensis*)	262	50		X	
	514	85		X	
	514H	85		X	
	525	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90		X	
	6439 E3	85		X	
	6439 E4	85		X	
Florida Black Bear (*Ursus americanus floridanus*)	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	422	40		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida Black Bear (*Ursus americanus floridanus*) (Continued)	4279 E1	80		X	
	4281 E3	80		X	
	4349 E1	95		X	
	4349 E2	85		X	
	4349 E3	80		X	
	4349 E4	75		X	
	4389 E1	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	6319 E2	95		X	
	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	
	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
Florida Panther (tracks) (*Puma concolor coryi*)	3219 E1	90		X	
	3219 E2	85		X	
	3219 E3	80		X	
	3219 E4	40		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida Panther (tracks) (*Puma concolor coryi*) (Continued)	4119 E1	90		X	
	4119 E2	85		X	
	4119 E3	80		X	
	4119 E4	40		X	
	4159 E1	90		X	
	4159 E2	85		X	
	4159 E3	80		X	
	4159 E4	45		X	
	4279 E1	80		X	
	4281 E3	80		X	
	4349 E1	95		X	
	4349 E2	85		X	
	4349 E3	80		X	
	4349 E4	75		X	
	4389 E1	85		X	
	6179 E1	85		X	
	6179 E2	85		X	
	6179 E3	80		X	
	6179 E4	45		X	
	6219 E1	95		X	
	6219 E2	85		X	
	6219 E3	80		X	
	6219 E4	60		X	
	6259 E1	90		X	
	6259 E2	85		X	
	6259 E3	80		X	
	6259 E4	50		X	
	6319 E2	95		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	90		X	
	6419 E4	90	X		0.01
	6439 E3	85		X	
	6439 E4	85		X	

6.0 MANAGEMENT ACTIVITIES

Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project. The protected species management plan will outline protection measures for the protected species documented on the Project site.

7.0 REFERENCES

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

Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	473.76 Ac.±	38.4%
212	LOW PASTURE	27.90 Ac.±	2.3%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.10 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.15 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	53.32 Ac.±	4.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	28.79 Ac.±	2.3%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	2.64 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.67 Ac.±	0.2%
4150 E1	PINE, DISTURBED (0-24% EXOTICS)	11.18 Ac.±	0.9%
4150 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4150 E3	PINE, DISTURBED (50-75% EXOTICS)	2.07 Ac.±	0.2%
4150 E4	PINE, DISTURBED (76-100% EXOTICS)	1.51 Ac.±	0.1%
422	BRAZILIAN PEPPER	3.67 Ac.±	0.3%
424	MELALEUCA	2.93 Ac.±	0.2%
4241	MELALEUCA, HYDRIC	133.24 Ac.±	10.8%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4261 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.52 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.39 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4399 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.61 Ac.±	0.4%
514	DITCH	30.71 Ac.±	2.5%
514 H	DITCH, HYDRIC	8.14 Ac.±	0.7%
525	COW POND	0.22 Ac.±	0.0%
6170 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.60 Ac.±	2.5%
6170 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6170 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.48 Ac.±	0.1%
6170 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.36 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.40 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.69 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.37 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.69 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.98 Ac.±	2.1%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.66 Ac.±	10.3%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.24 Ac.±	0.6%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.97 Ac.±	0.3%
740	DISTURBED LAND	6.47 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.00 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.19 Ac.±	3.2%
	TOTAL	1233.08 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER MORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES.DWG DATED MARCH 15, 2022.

SURVEYED WETLAND LINES PER MORRIS DEPEW DRAWING No. 21008 - 2022-02-07 WETLAND FLAG LOCATION TO PASSARELLA.DWG DATED FEBRUARY 11, 2022.

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

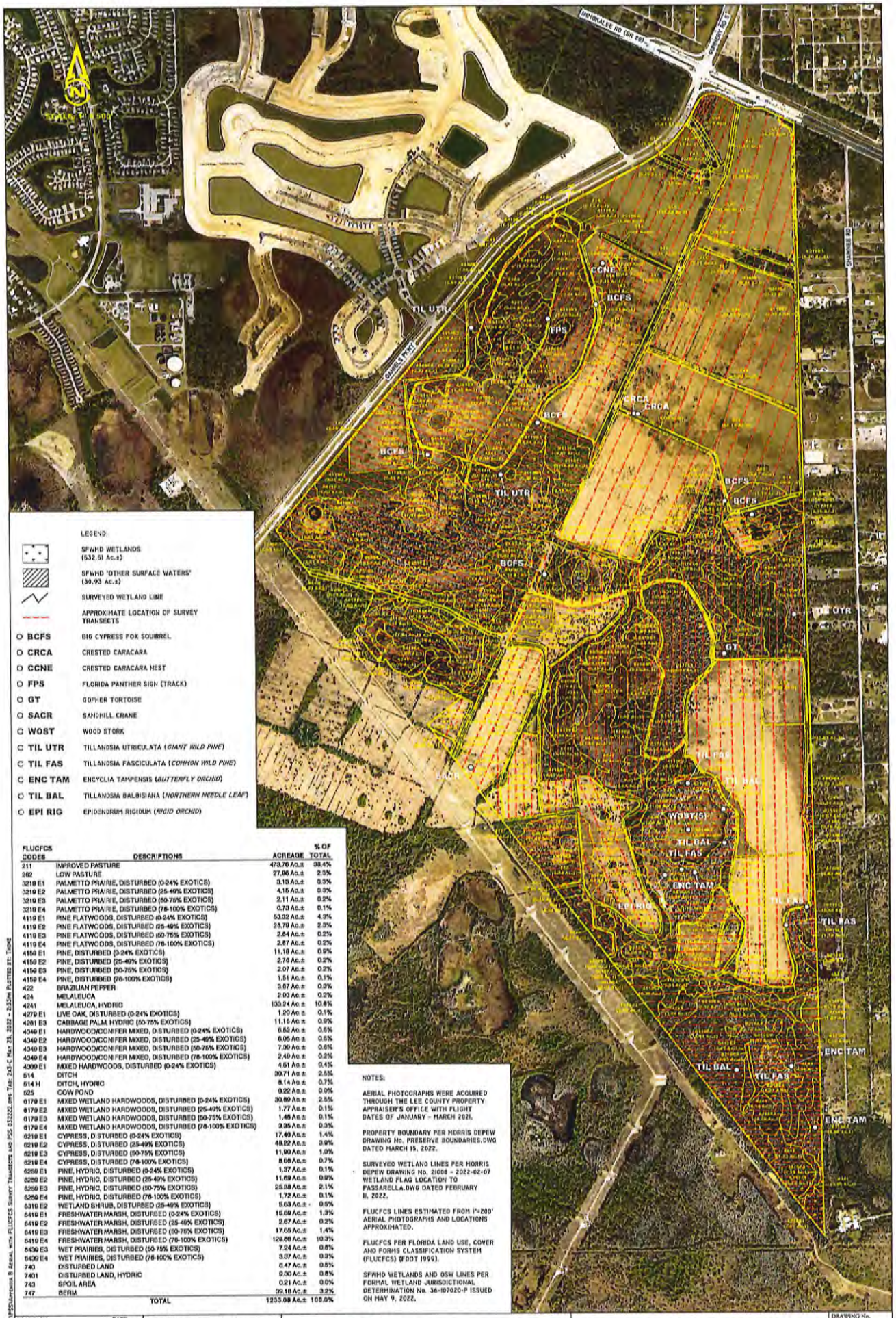
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SFWMD WETLANDS AND OSW LINES PER FORMAL WETLAND JURISDICTIONAL DETERMINATION No. 36-107020-P ISSUED ON MAY 9, 2022.

DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC	DANIELS PARKWAY SOUTH AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No. 19113192
P.F./T.S.	3/22/22				SHEET No. APPENDIX A
DESIGNED BY	DATE				
J.T./B.T.	3/22/22				
REVISED	DATE				

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	473.76 Ac.±	38.4%
262	LOW PASTURE	27.90 Ac.±	2.3%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.15 Ac.±	0.3%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.15 Ac.±	0.3%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	53.92 Ac.±	4.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	28.79 Ac.±	2.3%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	2.84 Ac.±	0.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	11.19 Ac.±	0.9%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.78 Ac.±	0.2%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	2.07 Ac.±	0.2%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.51 Ac.±	0.1%
422	BRAZILIAN PEPPER	3.67 Ac.±	0.3%
424	MELALEUCA	2.93 Ac.±	0.2%
4241	MELALEUCA, HYDRIC	133.24 Ac.±	10.8%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.15 Ac.±	0.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	6.62 Ac.±	0.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	6.05 Ac.±	0.5%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.30 Ac.±	0.6%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4399 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.61 Ac.±	0.4%
514	DITCH	30.71 Ac.±	2.5%
514 H	DITCH, HYDRIC	8.14 Ac.±	0.7%
525	COW POND	0.22 Ac.±	0.0%
6179 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.89 Ac.±	2.5%
6179 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.46 Ac.±	0.1%
6179 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.95 Ac.±	0.3%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.40 Ac.±	1.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.37 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.69 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.58 Ac.±	2.1%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	15.59 Ac.±	1.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.65 Ac.±	1.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	126.66 Ac.±	10.3%
6430 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.24 Ac.±	0.6%
6430 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.37 Ac.±	0.3%
740	DISTURBED LAND	6.47 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	9.00 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.18 Ac.±	3.2%
	TOTAL	1233.08 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER HORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES.DWG DATED MARCH 15, 2022.

SURVEYED WETLAND LINES PER HORRIS DEPEW DRAWING No. 21058 - 2022-02-07 WETLAND FLAG LOCATION TO PASSARELLA.DWG DATED FEBRUARY 11, 2022.

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

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

SFWMD WETLANDS AND OSW LINES PER FORMAL WETLAND JURISDICTIONAL DETERMINATION No. 36-197020-P ISSUED ON MAY 9, 2022.

DRAWN BY	DATE
P.F./T.S.	9/7/21
DESIGNED BY	DATE
C.R./J.T.	9/7/21
REVISED	DATE
T.S.	3/22/22

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES, LLC
Consulting Ecologists

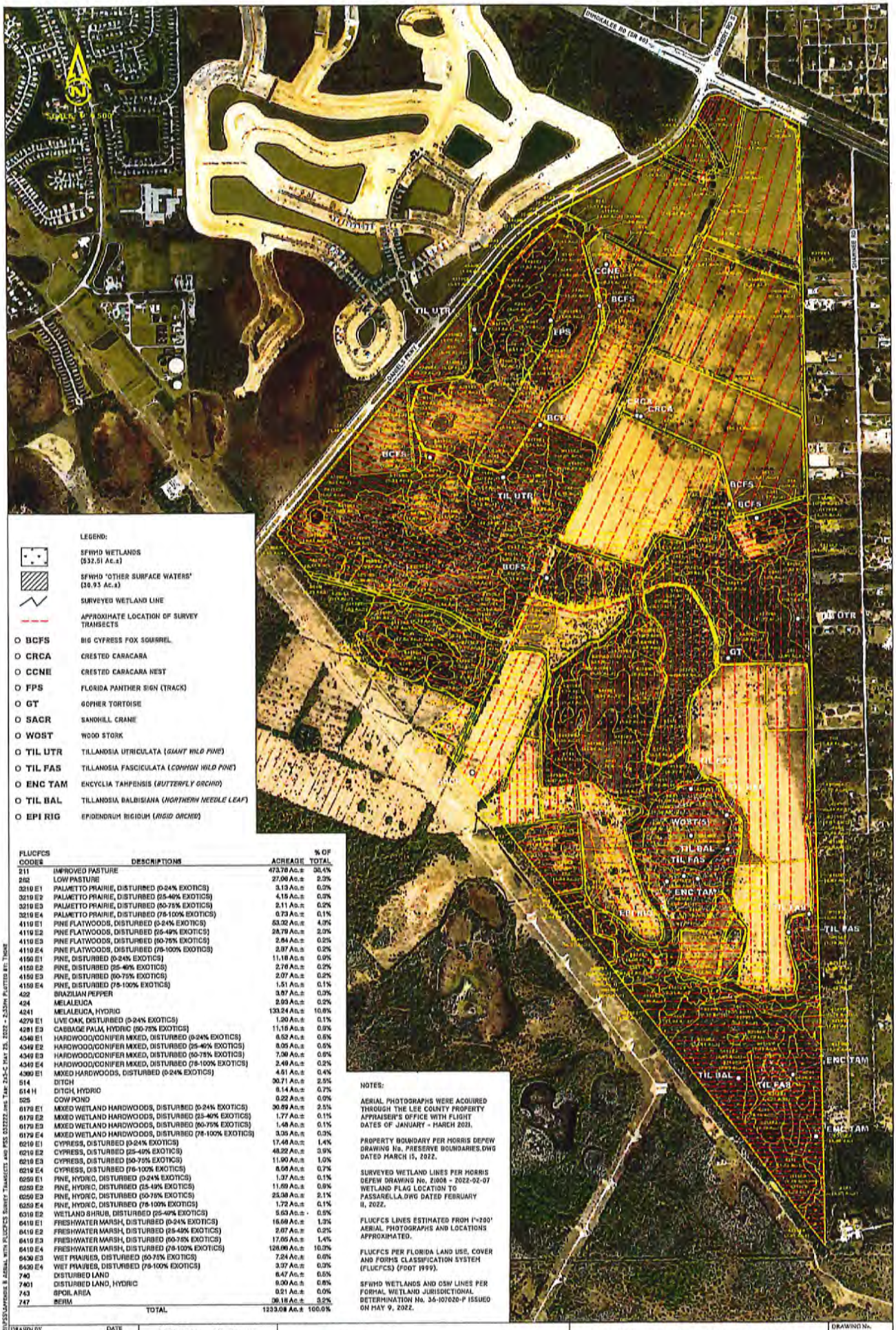
DANIELS PARKWAY SOUTH

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS

DRAWING No. 19113192

SHEET No. APPENDIX B

Exhibit G



LEGEND:

- SFWMD WETLANDS (532.51 Ac.±)
- SFWMD 'OTHER SURFACE WATERS' (30.93 Ac.±)
- SURVEYED WETLAND LINE
- APPROXIMATE LOCATION OF SURVEY TRANSECTS
- BCFS — BIG CYPRESS FOX SQUIRREL
- CRCA — CRESTED CARACARA
- CCNE — CRESTED CARACARA NEST
- FPS — FLORIDA PANTHER SIGN (TRACK)
- GT — GOPHER TORTOISE
- SACR — SANDHILL CRANE
- WOST — WOOD STORK
- TIL UTR — TILLANDSIA UTRICULATA (*GIANT WILD PINE*)
- TIL FAS — TILLANDSIA FASCICULATA (*COMMON WILD PINE*)
- ENC TAM — ENCYCLIA TAMPENSIS (*BUTTERFLY ORCHID*)
- TIL BAL — TILLANDSIA BALBISIANA (*NORTHERN NEEDLE LEAF*)
- EPI RIG — EPIDENDRUM RIGIDUM (*RIGID ORCHID*)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	473.78 Ac.±	38.4%
212	LOW PASTURE	27.06 Ac.±	2.2%
3210 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	3.13 Ac.±	0.3%
3210 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	4.15 Ac.±	0.3%
3210 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	2.11 Ac.±	0.2%
3210 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.73 Ac.±	0.1%
4110 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	53.32 Ac.±	4.3%
4110 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	24.79 Ac.±	2.0%
4110 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	2.84 Ac.±	0.2%
4110 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.87 Ac.±	0.2%
4150 E1	PINE, DISTURBED (0-24% EXOTICS)	11.18 Ac.±	0.9%
4150 E2	PINE, DISTURBED (25-49% EXOTICS)	2.76 Ac.±	0.2%
4150 E3	PINE, DISTURBED (50-75% EXOTICS)	2.07 Ac.±	0.2%
4150 E4	PINE, DISTURBED (76-100% EXOTICS)	1.51 Ac.±	0.1%
422	BRAZILIAN PEPPER	3.87 Ac.±	0.3%
424	MELALEUCA	2.93 Ac.±	0.2%
4241	MELALEUCA, HYDRIC	133.24 Ac.±	10.8%
4270 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.20 Ac.±	0.1%
4281 E3	CABBAGE PALM, HYDRIC (50-75% EXOTICS)	11.16 Ac.±	0.9%
4340 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	8.52 Ac.±	0.6%
4340 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	8.05 Ac.±	0.6%
4340 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	7.00 Ac.±	0.6%
4340 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	2.49 Ac.±	0.2%
4300 E1	MIXED HARDWOODS, DISTURBED (0-24% EXOTICS)	4.61 Ac.±	0.4%
514	DITCH	30.71 Ac.±	2.5%
514 H	DITCH, HYDRIC	8.14 Ac.±	0.7%
525	COW POND	0.22 Ac.±	0.0%
6170 E1	MIXED WETLAND HARDWOODS, DISTURBED (0-24% EXOTICS)	30.89 Ac.±	2.5%
6170 E2	MIXED WETLAND HARDWOODS, DISTURBED (25-49% EXOTICS)	1.77 Ac.±	0.1%
6170 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.48 Ac.±	0.1%
6170 E4	MIXED WETLAND HARDWOODS, DISTURBED (76-100% EXOTICS)	3.05 Ac.±	0.3%
6210 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	17.46 Ac.±	1.4%
6210 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	48.22 Ac.±	3.9%
6210 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	11.90 Ac.±	1.0%
6210 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	8.66 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.37 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.69 Ac.±	0.9%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	25.98 Ac.±	2.1%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.72 Ac.±	0.1%
6310 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	5.63 Ac.±	0.5%
6410 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	16.59 Ac.±	1.3%
6410 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	2.67 Ac.±	0.2%
6410 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	17.05 Ac.±	1.4%
6410 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	128.06 Ac.±	10.3%
6430 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	7.24 Ac.±	0.6%
6430 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	3.97 Ac.±	0.3%
740	DISTURBED LAND	8.47 Ac.±	0.6%
7401	DISTURBED LAND, HYDRIC	9.00 Ac.±	0.8%
743	SPOIL AREA	0.21 Ac.±	0.0%
747	BERM	39.18 Ac.±	3.2%
	TOTAL	1233.08 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER MORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES.DWG DATED MARCH 15, 2022.

SURVEYED WETLAND LINES PER MORRIS DEPEW DRAWING No. 21008 - 2022-02-07 WETLAND FLAG LOCATION TO PASSARELLA.DWG DATED FEBRUARY 11, 2022.

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

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

SFWMD WETLANDS AND OSW LINES PER FORMAL WETLAND JURISDICTIONAL DETERMINATION No. 36-107020-P ISSUED ON MAY 9, 2022.

DRAWN BY	DATE
P.F./T.S.	9/1/21
DESIGNED BY	DATE
C.R./J.T.	9/1/21
REVISED	DATE
T.S.	3/22/22

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC

DANIELS PARKWAY SOUTH

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS

DRAWING No. 19113192

SHEET No. APPENDIX B

Exhibit H

DANIELS PARKWAY SOUTH
PROTECTED SPECIES MANAGEMENT
AND HUMAN-WILDLIFE COEXISTENCE PLAN

Revised September 2022

Prepared For:

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Project No. 19LLL3192

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1.0 INTRODUCTION

This report documents the Protected Species Management and Human-Wildlife Coexistence Plan for Daniels Parkway South (Project). The management plan contained in this report pertains to the Eastern indigo snake (*Drymarchon corais couperi*), gopher tortoise (*Gopherus polyphemus*), American alligator (*Alligator mississippiensis*), crested caracara (*Caracara cheriway*), listed wading birds, Big Cypress fox squirrel (*Sciurus niger avicennia*), Florida black bear (*Ursus americanus floridanus*), and Florida panther (*Puma concolor coryi*).

The Project totals 1,233.08± acres and is located in Sections 8, 9, 16, 17, and 21; Township 45 South; Range 26 East; Lee County (Appendix A). The site is bordered to the north by Daniels Parkway, to the east by single-family residential development and undeveloped land, to the west by a Florida Power & Light (FPL) transmission line and undeveloped land, and to the south by Lee County's Wild Turkey Strand Preserve.

The property consists of large, continuous portions of herbaceous and forested upland and wetland habitats. These habitats include hydric melaleuca, freshwater marsh, pine flatwoods, cypress, and hydric pine with varying degrees of exotic vegetation. Improved pasture comprises the remaining balance of the property. Historic aerials show the property was formerly used for agricultural operations. As part of the historic agricultural surface water management, an extensive network of ditches and berms have been constructed on the property which has led to the partitioning of wetland systems within the site. This includes a historic farm road that bisects the site and precludes hydrologic connectivity between wetland systems located in the northern and southern portions of the property. This road has been used by the South Florida Water Management District (SFWMD) to represent the dividing line between the Estero River and Six Mile Cypress sub-watersheds.

2.0 LISTED SPECIES SURVEYS

Passarella & Associates, Inc. (PAI) conducted a Lee County protected species survey (PSS) on the Project site for ten days between May 11 and June 24, 2021. The survey was conducted to meet Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) standards. Six Lee County protected species and their signs (e.g., scat, tracks, nests, etc.) were documented during the PSS and other fieldwork conducted by PAI. The protected wildlife species directly observed by PAI included gopher tortoise, crested caracara, Florida sandhill crane (*Grus canadensis pratensis*), wood stork (*Mycteria americana*), and Big Cypress fox squirrel. In addition, a crested caracara nest was previously documented in the northern portion of the Project, and Florida panther tracks were also documented on the property. No other listed species nests or nesting activity were observed on the Project during the PSS or other fieldwork.

No Lee County protected plant species were observed on the property during the protected species survey. However, the giant wild pine (*Tillandsia utriculata*), common wild pine (*Tillandsia fasciculata*), Northern needleleaf (*Tillandsia balbisiana*), butterfly orchid (*Encyclia tampensis*), and rigid orchid (*Epidendrum rigidum*) were documented on the site. Although not listed as Lee

County protected species, these species are listed by the Florida Department of Agriculture and Consumer Services.

Table 1 summarizes the listed wildlife species that have been documented during the PSS and other fieldwork on the Project site.

Table 1. Listed Wildlife Species Documented

Common Name	Scientific Name	Listing Status	
		FWCC	USFWS
Reptiles			
Gopher tortoise	*Gopherus polyphemus*	ST	*
Birds			
Crested caracara	*Caracara cheriway*	FT	T
Florida sandhill crane	*Grus canadensis pratensis*	ST	-
Wood stork	*Mycteria americana*	FE	E
Mammals			
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	-
Florida panther (tracks)	*Puma concolor coryi*	FE	E

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
E – Endangered
FE – Federally Endangered
FT – Federally Threatened
ST – State Threatened
T – Threatened

3.0 CONSERVATION AREAS

The proposed conservation areas total 679.10± acres. The conservation areas will be maintained in accordance with the Indigenous Preservation, Restoration, and Management Plan (IPRMP) provided under separate cover. The conservation areas will be managed to provide habitat for listed species.

The Project has been designed to minimize impacts to the listed species that have been identified on the property and other listed wildlife species that could potentially utilize the site. The site plan minimizes impacts to existing native vegetation habitats and concentrates development primarily within the existing agricultural lands.

The indigenous vegetation enhancement and restoration activities within the conservation areas include:

- Preservation and enhancement of 295.80± acres of indigenous wetlands and uplands (existing forested and herbaceous habitats with less than 75 percent exotics);

- Restoration of 359.60± acres of indigenous wetlands and uplands through the removal of exotic vegetation (existing forested and herbaceous habitats with greater than 75 percent exotics) and supplemental planting;
- Backfilling 6.9± acres of other surface waters and replanting with native wetland and upland vegetation; and
- Removal of 16.8± acres of berms and planting with native wetland and upland vegetation.

The preservation, enhancement, and restoration of indigenous vegetation and removal of agricultural berms will facilitate the interconnection of historic flow-ways and wetland communities within the Project site. This includes a hydrologic connection between the two historically severed basins (i.e., Six Mile Cypress Sub-Watershed and Estero River Sub-Watershed), similar to what existed prior to the intensive agricultural land uses.

Due to the proximity to Southwest Florida International Airport (SWFIA), the restoration activities will include like-for-like habitat restoration to minimize wildlife attractants. For example, a melaleuca forest will be replaced with native trees and an exotic-infested marsh will be replanted with herbaceous vegetation. Plantings within the SFWIA 10,000-foot Hazardous Wildlife Buffer (Buffer) will be consistent with Lee County Port Authority's (LCPA) Compatible Native Landscape List. The planting details are provided in the IPRMP provided under separate cover.

The conservation areas will be managed for the listed species observed during the PSS and for listed species that could potentially utilize the Project site. Target listed species include the Eastern indigo snake, gopher tortoise, American alligator, crested caracara, listed wading birds, Big Cypress fox squirrel, Florida black bear, and Florida panther. To minimize potential wildlife attractants, enhancement and restoration activities will adhere to the hazardous wildlife protection measures included in Section 7.0 of this plan.

The conservation areas will be placed in a conservation easement with inspection, enforcement, and approval rights granted to Lee County and the SFWMD. The total preserve area to be placed under a conservation easement is 679.10± acres.

4.0 WILDLIFE CROSSINGS

To maintain internal connectivity for wildlife and promote the restoration of historic flow-ways through the property, wildlife crossings will be installed where the proposed internal roads cross the conservation areas. An aerial depicting the proposed location of the wildlife crossings is provided as Appendix B. The wildlife crossings will generally be designed to accommodate the passage of small mammals, reptiles, and amphibians. However, engineering and construction plans at the time of the Lee County Development Order application may reflect larger crossings designed to facilitate movement through the Project site by larger wildlife. As currently proposed, the wildlife crossing will be a culvert pipe or similar structure with the invert at natural grade. A section of low-level chain link fencing (i.e., three to four feet tall), or other structures approved by the Department of Community Development (DCD), will be installed on either side of the invert

to direct wildlife through the crossings. If utilized, larger crossings may consist of a bridge, large box culvert, or similar structure.

5.0 PERIMETER BUFFER LAKES AND FENCING

The Project site design includes perimeter buffer lakes and fencing between the residential development and conservation areas. The goal of the buffer lakes and fencing is to effectively deter Florida panther prey species (i.e., white-tailed deer (*Odocoileus virginiana*) and hog (*Sus scrofa*)) from entering residential areas. Deterring prey species form entering the development area will minimize the incentive for Florida panther to enter the Project area and reduce the potential for human-wildlife interactions. The wildlife fence and buffer lakes will also serve to accommodate the movement of wildlife among the conservation areas as described in Section 4.0 above.

The wildlife fencing will consist of a six-foot chain link fence which has previously been approved by the Florida Fish and Wildlife Conservation Commission (FWCC) for projects in Southwest Florida. The locations of the proposed buffer lakes and fencing are depicted on Appendix B.

6.0. COMMERCIAL USES

The Daniels Parkway South Master Plan includes dedicated commercial use adjacent to Daniels Parkway and State Road 82. To minimize potential human-wildlife interaction, educational brochures provided in this plan will be provided to commercial tenants. Commercial development will be required to minimize wildlife attractants by securing all exterior food and water sources.

Commercial uses, including restaurants, must secure exterior trash containers with locking lids and periodically clean cans to reduce residual odors. Grease traps will be located underground. Bear-resistant dumpsters will be used in areas where communal garbage is collected. A list of companies obtained from the FWCC that provide bear-resistant garbage containers for commercial use is provided as Appendix C. In consultation with the local waste disposal company, bear-resistant dumpsters will be purchased from one of the listed companies or another company that is able to provide bear-resistant dumpsters which are compatible with local equipment. The bear-resistant dumpsters will be incorporated at the time Lee County's waste collection sub-contractor makes them available for use.

7.0 HAZARDOUS WILDLIFE PROTECTION MEASURES

Due to the proximity to SWFIA, reducing human-wildlife interactions within the SWFIA Buffer is of paramount importance to the Project's restoration plan. Per communications with LCPA Staff and guidance from the Federal Aviation Administration (FAA) Advisory Circular (AC) No. 150/5200-33C regarding hazardous wildlife attractants on or near airports, the Project has incorporated multiple minimization measures within the Buffer, as described below.

Lakes developed for the Project's stormwater management system will incorporate a hardened shoreline (e.g., rip-rap) and/or steep slopes to minimize wading bird attractants. These lakes will also be maintained in a manner that keeps them free of both emergent and submergent vegetation such as pickerelweed (*Pontederia cordata*) and red ludwigia (*Ludwigia repens*). As required by the Lee Plan, the Project must preserve, enhance, and restore indigenous habitats. However, to avoid inconsistency with the LCPA's wildlife hazard deterrence efforts, the Project will not create wetlands within the Buffer. Existing wetland and upland habitats will be managed such that they are restored, where applicable, in a "like-for-like" manner as described in Section 3.0 above. In addition, plantings installed within the Buffer will adhere to the LCPA Compatible Native Plant List. Furthermore, the hydrologic restoration proposed within the conservation areas will be focused on interconnecting wetland systems and is not anticipated to increase wetland hydroperiods within the site.

Prior to construction, the applicant will coordinate a wildlife monitoring program with the LCPA and DCD staff. The monitoring program will consist of periodic observations within the development footprint and preserve areas by a qualified biologist to help identify and reduce potential wildlife hazards during construction activities, dewatering, exotic vegetation removal, and other site preparation activities. In addition, the monitoring plan will include specific construction-related Best Management Practices (BMPs) similar to what has been implemented for projects at Southwest Florida International Airport. The BMPs that will be incorporated into the wildlife monitoring program include, but are not limited to:

1. Construction contractors must carefully control and continuously remove waste or loose material that might attract wildlife.
2. Construction personnel must be aware of and avoid construction activities that can create wildlife hazards on airports.
3. Trash and food scraps from construction personnel activity must be collected and properly disposed of.
4. Except for stormwater management lakes and areas specifically designated for dewatering, large pools of water that collect within the development area shall be eliminated at the earliest opportunity to minimize wildlife attractants.
5. All turf grass replacement shall be completed via sodding. Seeding shall not be utilized.
6. Construction contractor shall communicate with the project biologist at least five days in advance prior to making any changes to hydrology in the construction area. Initiation of hydrologic changes shall be timed to minimize the attractiveness for dusk and dawn scavengers.
7. Construction and fill activities that turn-up organic materials, vegetation, or soils that contain food (crustaceans, invertebrates, fish, or others) should be minimized to the extent possible. Construction areas shall minimize the time that turned-up material is left exposed to the extent practicable.
8. Construction contractor shall allow wildlife the opportunity to move out of harm's way.
9. Construction contractor or another designated observer shall immediately dispose of carcasses found on site. This may occur by burying them at a depth of 36-inches or by another acceptable means of disposal.

Wildlife monitoring will occur a minimum of once per week during dewatering and initial exotic vegetation removal activities. However, monitoring may occur more frequently if potential wildlife hazards are identified. If wildlife hazards are identified within the Project, the Project team will coordinate with LCPA staff to immediately correct the issue(s). This may also involve coordination with local, state, and federal permitting agencies.

7.1 Lee Plan Consistency

Lee Plan Policy 47.2.5 states that "Hazardous wildlife attractants within 10,000 feet of a Port Authority airport's Air Operation Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority's airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape." Thus, Policy 47.2.5 is focused on compliance with the FAA AC on hazardous wildlife attractants on or near airports. The following demonstrates how the Project complies with the specific sections of the current FAA AC (150/5200-33C) with respect to minimizing wildlife attractants within the Buffer:

<u>FAA AC 150/5200-33C</u>

Section 2.3.2 – New Stormwater Management Facilities

This section of the AC states: "To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap or concrete-lined, narrow, linear-shaped water detention basins." In addition, this section states that "All vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated." Furthermore, this section of the AC recommends designing surface water management features "so as not to create above-ground standing water". As outlined in Section 7.0 of this plan and in the IPRMP, the Project has incorporated the following design modifications to address these issues: 1) Stormwater management lakes located within the Buffer will incorporate hardened shorelines (e.g., rip-rap) and/or steep slopes (i.e., 4:1); 2) stormwater lakes will be maintained in a manner that keeps them free of both emergent and submergent vegetation; and 3) the open water flow path previously proposed to connect the Six Mile Cypress and Estero drainage basins within the Project has been redesigned to be a closed system (i.e., piped with no open standing water). Therefore, the proposed design modifications are consistent with Section 2.3.2 of the AC.

Section 2.4.1 – Existing Wetlands on or near Airport Property

This section of the AC states: "At public-use airports, the FAA recommends immediately correcting, in cooperation with local, state, and Federal regulatory agencies, any wildlife hazards arising from existing wetlands located on or near airports within five miles of the

b. Development order plans must include a Protected Species Management Plan ("PSMP") depicting on-site wildlife connections. The PSMP must include a Human-Wildlife Coexistence Plan and an Airport Wildlife Management Plan which must outline Best Management Practices for construction that will be implemented to reduce standing water and wildlife attractants on-site during construction activities.
c. Vegetation Removal Permit applications must include a map depicting the work limit area with a protected species survey and management plan within the work limit area identifying monitoring and protection measures or relocation consistent with State and Federal requirements..

7. Indigenous Preservation, Restoration and Management Plan ("IPRMP")
Habitat restoration must substantially comply with the IPRMP. However, IPRMP phasing may be amended at the time of development order application to allow sub-phases for restoration within a development order phase.

8. Lighting
   a. Photometric Plans must demonstrate no light spillage into the preserves and conservation easement areas.
   b. Photometric Plans submitted with development order applications will be reviewed by the Lee County Port Authority for compliance with LDC Section 34-1110(a).

9. Drainage Plan
The first development order application must include supporting computer software files and input data for the surface water and groundwater flow models developed for the Hydrological Restoration Plan. Flow models must demonstrate both:
   a. The project provides on-site surface water flow and enhanced groundwater recharge; and
   b. No adverse surface water or groundwater impacts to adjacent properties.

10. Surface Water and Groundwater Monitoring
An updated Enhanced Lake Management Plan must be provided with the development order application to include the following monitoring components of surface water and groundwater levels and quality:
   a. A single baseline monitoring event to be completed prior to the commencement of construction that includes Total Kjeldahl Nitrogen (mg/L), Chlorophyll a (mg/M3), Ammonia (mg/L), Nitrate (mg/L), and Total Phosphorus (mg/L). Field parameters of Turbidity, Water Depth (i.e. Stage), Specific Conductance, PH and Dissolved Oxygen;
   b. A single annual sample for five years to be completed during the "wet" season (June through September) that includes Total Kjeldahl Nitrogen (mg/L), Chlorophyll a (mg/M3), Ammonia (mg/L), Nitrate (mg/L), and Total Phosphorus (mg/L). Field parameters of Turbidity, Water Depth (i.e. Stage), Specific Conductance, PH and Dissolved Oxygen;
   c. Water Quality Monitoring Data testing results, reported as an Electronic Data Deliverable (EDD),provided to the Division of Natural Resources annually after issuance of the first development order.; and

d. A contingency plan addressing steps to be taken in the event Lee County or State water quality standards are exceeded.

11. Irrigation Wells
Development order plans must demonstrate that irrigation will be provided via a central irrigation system using onsite lakes and, as necessary, existing permitted or replacement wells. Single -family irrigation and domestic wells are prohibited. The Property Owners Association documents, including Declarations and Covenants, must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Lee County Water Conservation Ordinance #17-04, as amended.

12. Public water and Sewer
All development must connect to Lee County Utilities public water and sewer service.

13. Model Homes and Real Estate Sales
    a. Maximum model homes/units: 10
    b. Model homes/units or real estate sales must be identified on development order plans.
    c. Real estate sales are limited to lots/units within the MPD only.
    d. Models cannot be of the same floor plan and each must be a different design.
    e. Development order applications including a model home must include the following:
        i. Number and location of model homes proposed ;
        ii. Cumulative number and locations of model homes permitted by prior development order approvals;
        iii. Remaining number of model homes permitted within the MPD; and
        iv. If the permissible maximum number of model homes has been previously reached, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

14. Airport Noise Zone
The Developer acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104 and that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC 34-1104(b).

15. Daniels Parkway Access
At the time of development order approval the access points on Daniels Parkway must be consistent with the access points shown in the Daniels Parkway Controlled Access Resolution (Lee County Resolution 22-03-19). If an amendment to Resolution 22-03-19 is subsequently approved by the Board of County Commissioners, the Master Concept Plan may be administratively amended to show the approved driveway locations.

16. "Bear-proof" Trash Receptacles
    a. Residential and Residential Amenity trash receptacles shall be a "bear-proof" design and located within completely enclosed structures except on the day of trash collection;
    b. Commercial trash receptacles shall be a "bear-proof" design; and

c. Grease traps will be located below ground only.

aircraft operations area." As stated in Section 7.0, wildlife hazards identified within the Project will be coordinated with LCPA staff to immediately correct the issue(s). This may also involve coordination with local, state, and federal permitting agencies.

Section 2.4.3.2 – Off-Site Mitigation of Wetland Functions

This section of the AC states that "The FAA encourages landowners or communities supporting the restoration or enhancement of wetlands to do so only after critically analyzing how those activities would affect aviation safety. To do so, landowners or communities should contact the affected airport sponsor..." "Those parties should work cooperatively to develop restoration or enhancement plans that would not worsen existing wildlife hazards or create such hazards." "If parties develop a mutually acceptable restoration or enhancement plan, the landowner or community proposing the restoration or enhancement must monitor the restored or enhanced site. This monitoring must verify that efforts have not worsened or created hazardous wildlife attraction or activity. If such attraction or activity occurs, the landowner or community should work with airport sponsor...to reduce the hazard to aviation."

The applicant has had several meetings with LCPA staff to thoroughly vet the conceptual site plan and discuss opportunities to minimize wildlife attractants within the site. Based on these meetings, the applicant has incorporated multiple measures in this plan and in the IPRMP to minimize wildlife attractants per LCPA recommendations.

As demonstrated above, the Project is consistent with Sections 2.3.2, 2.4.1, and 2.4.3.2 of FAA AC 150/5200-33C; therefore, the Project is consistent with Lee Plan Policy 47.2.5.

8.0 EASTERN INDIGO SNAKE MANAGEMENT PLAN

The Eastern indigo snake has not been documented on-site; however, the following plan outlines the protection guidelines that will be implemented for the Eastern indigo snake during clearing operations for the Project. The plan provides educational material and guidelines for construction personnel to follow in the event they encounter an Eastern indigo snake. The plan has been prepared following the guidelines established by the U.S. Fish and Wildlife Service (USFWS). The Eastern indigo snake is a federally threatened species and is listed by the Endangered Species Act (ESA). It is unlawful for anyone to injure, harm, harass, or kill this species. Persons who knowingly violate provisions of the ESA that afford this species protection may be subject to a fine and/or imprisonment.

8.1 Biology

The Eastern indigo snake is a large, non-poisonous, glossy black snake with smooth iridescent scales. The chin and throat may be rusty or white-blotched. The juvenile snakes are similar to the adults, but may be lighter and exhibit a blotched dorsal pattern. Adults

can grow to lengths over eight feet. The Eastern indigo snake might be confused with the black racer (*Coluber constrictor*), but the black racer exhibits a white or brown throat and is smaller and lighter in build.

The Eastern indigo snake inhabits a range of habitat types including pine flatwoods and wet prairies. Individuals are wide ranging and may utilize an area of 250 acres or more. Eastern indigo snakes are known to shelter in gopher tortoise burrows. The Eastern indigo snake is diurnal (active only during the daytime) and will actively search for prey. Prey may include frogs, snakes, birds, and small mammals. Very little is known of the reproduction of this species in the wild. Breeding is believed to occur during the winter and early spring months with up to 11 large white eggs being deposited in late spring and early summer.

8.2 Management Plan

The USFWS' Standard Protection Measures for the Eastern Indigo Snake (2013) will be followed prior to and during construction activities. The Standard Protection Measures include the placement of posters at strategic locations on the construction site and along proposed access roads clearly visible to construction staff. The posters include a description and photograph of the Eastern indigo snake, its protection status, and instructions in the event that one is observed. In addition, informational brochures will be provided to all construction staff.

The Project will preserve, enhance, and restore 679.10± acres of existing vegetation on-site through the removal of exotic vegetation. The preserve areas will be maintained per the Project's IPRMP and will provide habitat for the Eastern indigo snake.

Problematic encounters between future residents and Eastern indigo snakes are not anticipated. Construction personnel, maintenance staff, and homeowners will be informed that the Eastern indigo snake is a protected species.

9.0 GOPHER TORTOISE MANAGEMENT PLAN

One gopher tortoise was observed on the Project site during the PSS. The following plan outlines the management activities that will be implemented for the gopher tortoise prior to the implementation of site clearing. The gopher tortoise is listed as threatened by the FWCC.

9.1 Biology

The gopher tortoise is a large, terrestrial turtle averaging 23 to 28 centimeters (9 to 11 inches) in shell length. Maximum length is around 38 centimeters (15 inches). The gopher tortoise is characterized by stumpy, elephantine hind feet and flattened, shovel-like forelimbs adapted for digging. The tan, brown, or gray carapace (top portion of the shell) is domed and oblong. The plastron (bottom portion of the shell) is somewhat concave in

males. Growth annuli may be conspicuous, particularly in juveniles. Hatchlings are approximately 4.4 centimeters (1.7 inches) in length and are yellowish orange in color.

The gopher tortoise occurs in the Southeastern Coastal Plain of the United States from Eastern Louisiana to Southeastern South Carolina and throughout Florida. In Florida, gopher tortoises occur in portions of all 67 counties. Gopher tortoises inhabit a wide variety of upland vegetative communities. Three environmental conditions are especially important for gopher tortoises: well-drained, sandy soil in which to burrow; adequate low-growing herbaceous ground cover for food; and relatively open, sunlit areas for nesting. The gopher tortoise is primarily associated with longleaf pine-scrub oak woodlands (sandhills), but it is also found in sand pine scrub, coastal strands, live oak hammocks, dry prairies, pine flatwoods, and mixed hardwood-pine communities. Disturbed habitats, such as roadsides, fencerows, clearings, and old fields, often support relatively high tortoise densities.

Gopher tortoises excavate burrows averaging 4.5 meters (14.8 feet) in length and 2 meters (6.6 feet) in depth and wide enough to allow them to turn around at any point. These burrows provide protection from temperature extremes, desiccation, and predators and serve as refuges for a variety of other animals. The placement and depth of burrows vary with the soil type, geographic location, and ground water levels. An individual tortoise may use more than one burrow and may excavate new burrows at any time during its life.

Gopher tortoise densities and movements are affected by the amount of herbaceous ground cover present. Generally, feeding activity is confined to within 50 meters (164 feet) of the burrow. Principal foods include grasses, legumes, and grass-like plants of the sedge and aster families. Legumes appear to be particularly important in the diet of juveniles. Fruits such as blackberries, pawpaws, gopher apples, and saw palmetto (*Serenoa repens*) berries are also consumed.

9.2 Management Plan

After construction is completed, the Project may not contain suitable gopher tortoise habitat within the conservation areas necessary for the long-term survivability of the species. No gopher tortoise burrows were located within the Project site during the PSS. However, if gopher tortoise burrows are located within the development footprint and it is not feasible to provide a minimum 25-foot buffer to the burrows, the applicant will obtain a permit from the FWCC to relocate gopher tortoise(s) to a protected recipient site prior to initiating construction activities. The recipient site will be approved by the FWCC and managed in perpetuity, consistent with FWCC's Gopher Tortoise Management Plan (2012).

10.0 AMERICAN ALLIGATOR MANAGEMENT PLAN

No American alligators were observed on-site during the PSS; however, potential nesting and foraging habitat (i.e., wetlands, and freshwater marshes) exists on-site. The following plan outlines the protection guidelines that will be implemented for the American alligator during clearing

operations for the Project. The American alligator is listed as threatened (due to similarity of appearance) by the USFWS and the FWCC.

10.1 Biology

The American alligator is a reptile with an elongated, armored, lizard-like body with a muscular flat tail. Adult alligators are dark with a pale underside while juveniles have bright yellow stripes and blotches. The average size for adults is 8.2 feet for females and 11.2 feet for males. The body weight can reach up to a half ton. American alligators inhabit all counties in the State of Florida and are most common in the major river drainage basins and large lakes in the central and southern portions of the state. They also can be found in marshes, swamps, ponds, drainage canals, phosphate-mine settling ponds, and ditches. Alligators are tolerant of poor water-quality and occasionally inhabit brackish marshes along the coast. A few even venture into saltwater. Individuals are wide ranging, and some males may utilize an area of two square miles or more. Individuals of both sexes are most likely to become more active and extend their ranges during the April to May courtship and breeding season. Prey may include frogs, snakes, birds, and small mammals, although alligators are opportunistic feeders and may prey on what is readily available. Larger individuals often prefer carrion to fresh meat.

10.2 Management Plan

The proposed Project will not impact the alligator. Alligators commonly move from water body to water body in response to factors such as season, disturbances, food supply, etc. The American alligator is listed as a federally threatened species due to similarity of appearance to the American crocodile (*Crocodylus acutus*). Only representatives of the FWCC are authorized to handle nuisance alligators. If an alligator is present within the limits of construction at the time of clearing, work within the immediate vicinity of the alligator will be halted and the animal will be allowed to move out and into safer territory. Once the alligator has moved, work can be restarted. If an active alligator nest is found, it will be temporarily protected with an adequate buffer zone until the hatchlings leave the nest.

Extensive, high quality American alligator habitat will be provided throughout the property through wetland preservation, enhancement, and restoration. This includes the removal of exotics in approximately 507.2± acres of existing wetlands on the property. These wetlands are predominantly hardwood/conifer, mixed, mixed wetland hardwoods, cypress forest, hydric pine forest, and freshwater marshes habitat types. Invasive exotic removal will result in wetland preserves that are more suitable to alligators and their prey species. The preserve areas will be maintained per the Project's IPRMP.

To avoid problematic encounters between future residents and American alligators, the FWCC's educational brochure entitled "A Guide to Living with Alligators" (Appendix D) will be provided to homeowners and maintenance staff (see Section 16.2).

11.0 CRESTED CARACARA MANAGEMENT PLAN

Two crested caracara were observed on the Project site during the PSS. In addition, a crested caracara nest was previously documented in the northern portion of the property. This nest was active during the 2020-2021 caracara nesting season. The following management plan outlines the protection guidelines that will be implemented for the crested caracara prior to clearing activities on the Project and addresses habitat enhancement and restoration on the site. The crested caracara is listed as threatened by the USFWS and the FWCC.

11.1 Biology

The crested caracara is a large, non-migratory raptor that feeds both on prey and carrion and is often found with flocks of turkey vultures (*Cathartes aura*) and black vultures (*Coragyps atratus*). The population of crested caracara found in peninsular Florida is genetically isolated from other populations of crested caracara subspecies found in the Southwestern United States and portions of Central and South America (USFWS 1999). While other subspecies of crested caracara are not listed as threatened or endangered, the crested caracara subspecies found in Florida was listed in July 1987 as threatened under the ESA.

Crested caracaras primarily use open habitats including native prairies; grasslands and pastures with their associated freshwater marshes; and small clumps of cabbage palms (*Sabal palmetto*), live oak (*Quercus* spp.) hammocks, and cypress (*Taxodium* spp.). Cabbage palms in open habitats are of high importance for nesting (Rodgers *et al.* 1996, Morrison 2001). The primary nesting season for the crested caracara is November through April. Egg laying typically occurs December through February. Clutch size is one to three eggs and incubation ranges from 28 to 32 days. Caracara young fledge at age seven to eight weeks, mostly in March and April (Wood 2001).

11.2 Management Plan

Since a caracara nest has been documented in the northern portion of the Project site, it is anticipated that removal of the nest tree(s) will be negotiated with the USFWS as part of the State 404 permitting process. Prior to clearing activities, a qualified ecologist will survey the construction impact area and adjacent habitats for the presence of crested caracara nests. The removal of any caracara nests located within the Project site will be coordinated with USFWS and DCD staff prior to initiation of construction activities.

The completed Project will preserve, enhance, and restore 679.10± acres of native habitat. The conservation areas will contain open freshwater marsh and pine habitat that will provide potential foraging opportunities caracaras.

Problematic encounters between future residents and crested caracaras are not anticipated. Should a caracara choose to nest adjacent to the community or close to approved access areas within the preserves, the nest will be left undisturbed. If unanticipated nest

disturbance is noted, then an appropriate no-entry buffer zone will be established around the nest with signage until the young fledge.

12.0 WADING BIRD AND FLORIDA SANDHILL CRANE MANAGEMENT PLAN

Although no nesting activity was observed, wood storks were observed on-site during the PSS. In addition, a Florida sandhill crane was also observed utilizing the Project site. It is anticipated that these birds and others, including limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), tri-colored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*) may utilize the wetlands and other native habitats on the property. The following management plan has been prepared for the purpose of addressing the management of potential wading bird and Florida sandhill crane habitat on the site.

12.1 Management Plan

Prior to clearing activities, a qualified ecologist will survey the construction impact area and adjacent habitats for the presence of Florida sandhill crane and state-listed wading bird nests. If there is evidence of Florida sandhill crane or listed wading bird nesting, the appropriate FWCC-recommended buffer will be provided around the nest site(s) to avoid disturbance by human activities. If Florida sandhill crane or listed wading bird nesting is discovered after construction has begun or if maintaining the buffers is not possible, the applicant will contact the FWCC staff to discuss potential permitting requirements.

The Project proposes preservation and enhancement of wading bird habitat. Foraging areas will be provided through the preservation, enhancement, and restoration of 507.2± acres of existing wetlands. To minimize potential wildlife attractants, enhancement and restoration activities will adhere to the hazardous wildlife protection measures included in Section 7.0 of this plan.

Problematic encounters between future residents and Florida sandhill cranes and wading birds are not anticipated. Construction personnel, maintenance staff, and homeowners will be informed that the wading birds are protected species. Additionally, informational pamphlets will be provided to homeowners and maintenance staff (Appendix E) (see Section 16.2).

13.0 BIG CYPRESS FOX SQUIRREL MANAGEMENT PLAN

During the PSS, the Big Cypress fox squirrel was observed utilizing forested and disturbed areas on-site. The following management plan has been prepared for the purpose of addressing the conservation of Big Cypress fox squirrel habitat on the Project site and outlines the protection guidelines that will be implemented for the Big Cypress fox squirrel prior to, during, and after construction of the Project. The Big Cypress fox squirrel is listed as threatened by the FWCC. There is no federal listing for the Big Cypress fox squirrel in Florida.

13.1 Biology

The Big Cypress fox squirrel lives and breeds in varied habitats in Southwest Florida including cypress swamps, pine flatwoods, tropical hardwood forests, live oak woods, mangrove forests, and suburban habitats, including golf courses, city parks, and residential areas in native vegetation (Humphrey 1992). Dense cypress/hardwood swamps are avoided. This may be due to the competition for food and habitat with the Eastern gray squirrel (*Sciurus carolinensis*). Little data is available on the preferred forage habitat of the Big Cypress fox squirrel. Big Cypress fox squirrels prefer to feed on the male and female cones of slash pine. Cabbage palm fruits, bromeliad (*Bromeliaceae* sp.) buds, and acorns are also important food items. A smaller percentage of the diet may consist of seasonal fruits, berries, and seeds (Humphrey 1992).

Big Cypress fox squirrels often form platform nests in pines and hardwoods, and moss and stick nests in cypress, tops of cabbage palms, and large clumps of bromeliads. Cabbage palms and bromeliads are especially important because they can provide immediate shelter, which allows the squirrel to travel over large areas without requiring a daily return to a permanent nesting facility (Humphrey 1992).

Big Cypress fox squirrels are solitary animals. Interaction between animals occurs primarily during mating season. Mating chases occur frequently throughout the months of May through August. During the non-mating season, interactions are infrequent and often occur around food sources. Young remain in the nest for approximately 90 days. Home ranges are 40 hectares (approximately 100 acres) for males and 20 hectares (approximately 50 acres) for females (Humphrey 1992).

13.2 Pre-Construction Surveys

A qualified ecologist will be on-site to supervise Big Cypress fox squirrel management and monitoring activities as detailed in this plan. Prior to clearing activities, the preserve areas will be staked in the field and clearly identified with silt fencing or an equivalent barrier. The fencing will be inspected by the preserve manager prior to clearing activities. The operation and storage of construction equipment and the stock-piling of fill and construction material will be prohibited within the fenced preserve areas. The fencing identifying the limits of the preserves will be maintained for the duration of construction activities.

Also, prior to commencement of clearing activities in the development area and removal of exotic trees within the preserve areas, a survey will be conducted by a qualified ecologist to identify potential Big Cypress fox squirrel nests. If potential nests are identified within the clearing limits or within the preserve areas, observations will be conducted to determine if the nests are being utilized by Big Cypress fox squirrels. The FWCC will be notified of nests determined to be utilized by Big Cypress fox squirrels. Active nests will be temporarily protected from clearing by a 125-foot radius undisturbed buffer until juvenile fox squirrels have vacated the nest(s), as confirmed by a qualified ecologist. After completion of nesting and observations documenting that juvenile fox squirrels have

vacated the nest(s), a written request to remove the nest tree(s) will be made to the FWCC. After receipt of the written authorization from the FWCC, the nest tree and buffer can then be cleared.

13.3 Management Plan

Enhancement and restoration of the preserve areas will be conducted as detailed in the IPRMP. The preserve areas will provide foraging and nesting habitats for Big Cypress fox squirrels.

Problematic encounters between future residents and Big Cypress fox squirrels are not anticipated. The typical nest location, high within the tree canopy, will ensure against disturbance to fox squirrel nests. Construction personnel, maintenance staff, and homeowners will be informed that the Big Cypress fox squirrel is a protected species.

14.0 FLORIDA BLACK BEAR MANAGEMENT PLAN

Though no Florida black bear or sign of Florida black bear was documented on the Project site during the PSS, it is anticipated that Florida black bears are within the general vicinity of the Project. The following habitat management plan has been prepared for the purpose of addressing the conservation of Florida black bear habitat on the Project site. The Florida black bear is not listed by the FWCC or the USFWS. However, the FWCC and the Lee County LDC have specific management activities for this species.

14.1 Biology

The Florida black bear is a subspecies of the American black bear (*Ursus americanus*). The Florida black bear is a solitary animal that inhabits heavily wooded terrain and is most often found in large tracts of swamp forest and undisturbed upland forest. Some of the most important habitat types for the Florida black bear include pine flatwoods, hardwood swamps, cypress swamps, cabbage palm forests, sand pine scrub, and mixed hardwood hammocks. Denning often occurs in remote swamps or thickets with dense vegetation. Adult females breed in alternating years during the months of June and July. In Florida, hibernation may be restricted to females producing cubs. Hibernation most often occurs during the winter months. The diet of Florida black bears is highly variable and includes both plants and animals including saw palmetto berries, honeybees (*Apis* sp.), ants (*Formicidae* sp.), armadillo (*Dasypus novemcinctus*), feral hog (*Sus scrofa*), and white-tailed deer (*Odocoileus virginianus*) (Humphrey 1992).

14.2 Management Plan

In order to deter the potential for interactions between humans and large mammals such as the Florida black bear, perimeter buffer lakes and fencing will be utilized between development and the conservation areas to deter large mammals from accessing the development areas.

The preserved, enhanced, and restored habitat within the conservation areas will provide habitat for the Florida black bear and associated prey species. Enhancement activities will provide higher quality habitat for the Florida black bear than what currently exists within the site.

To avoid problematic encounters between future residents and Florida black bears, the FWCC's educational brochure entitled "A Guide to Living in Bear Country" (Appendix F) will be provided to homeowners and maintenance staff (see Section 16.4).

15.0 FLORIDA PANTHER MANAGEMENT PLAN

No Florida panthers were observed on-site during the PSS; however, panther tracks were observed on-site. The property is located within both the USFWS' Primary and Secondary Zones for the Florida panther. In addition, FWCC Florida panther telemetry has been recorded on the Project site and adjacent properties. The following habitat management plan has been prepared for the purpose of addressing the conservation of Florida panther habitat on the Project site. The Florida panther is listed as endangered by the FWCC and the USFWS.

15.1 Biology

The Florida panther is a large, long-tailed cat with a great deal of color variation: pale brown or rusty upper parts; dull white or buff-colored under parts; and dark brown or blackish tail tip, back of ears, and sides of the nose. Mature males have an average weight range between 100 to 150 pounds and measure nearly seven feet from nose to tip of the tail. Females are considerably smaller with a weight range of 50 to 100 pounds and measuring about six feet (USFWS 1987). Panthers subsist on a variety of mammalian prey dominated by white-tailed deer, feral hog, and in some areas raccoon (*Procyon lotor*) (Maehr 1988*a*). Existing data on Florida panther reproduction indicates that breeding occurs throughout the year with a peak in the winter/spring period, a gestation period of around 90 to 95 days, litter sizes of one to four kittens, and a breeding cycle of two years for females successfully raising young to dispersal (which occurs around 18 to 24 months) (Belden 1988, Maehr 1988*b*).

In terms of population size and occupied range, the Florida panther population is at least stable, and at best expanding, as evidenced by natality rates exceeding mortality rates and by recent dispersals north of the Caloosahatchee River (Land *et al.* 2000). According to Maehr *et al.* (1991), home ranges average 200 square miles for resident adult males, 75 square miles for adult females, 241 square miles for transient males, and 69 square miles for sub-adult females. Florida panthers inhabit large remote tracts of land with adequate prey and cover and occupy a variety of habitat types including hardwood hammocks, pine flatwoods, mixed hardwood swamps, and cypress swamps. Appropriate cover is an important component of habitats used, especially during hunting, denning, and day-bedding. Recent information based on global positioning system (GPS) telemetry data collected during nocturnal and diurnal periods indicate that forests are the habitats selected by panthers (Land *et al.* 2008).

15.2 Management Plan

In order to deter the potential for interactions between humans and large mammals such as the Florida panther, perimeter buffer lakes and fencing will be utilized between development and the conservation areas to deter large mammals from accessing the development areas.

The preserved, enhanced, and restored habitat within the conservation areas will provide habitat and a wildlife corridor for the Florida panther and associated prey species. Enhancement activities will provide higher quality habitat for the Florida panther than what currently exists within the site.

To avoid problematic encounters between future residents and Florida panthers, the educational brochure entitled "A Guide to Living with Florida Panthers" (Appendix G), prepared by the FWCC and the USFWS, will be provided to homeowners and maintenance staff (see Section 16.5).

16.0 HUMAN-WILDLIFE COEXISTENCE PLAN

The following Human-Wildlife Coexistence Plans will be incorporated into the declaration of covenants of the Project's Homeowners Association or Community Development District documents.

16.1 Eastern Indigo Snake

As previously noted, the USFWS' Standard Protection Measures for the Eastern Indigo Snake (2013) will be followed prior to and during construction activities. The USFWS's Standard Protection Measures, including the poster and brochure, can be found at http://www.fws.gov/verobeach/listedspeciesreptiles.html. A copy of the brochure is provided as Appendix H.

16.2 American Alligator

Signs will be posted on the subject property to instruct on-site workers and homeowners not to feed or harass the American alligator. The signs will indicate that the offense is punishable by law. The typical signage is provided as Appendix I. The FWCC's educational brochure entitled "A Guide to Living with Alligators" (Appendix D) will be provided to homeowners and maintenance staff. The brochure can be found at http://myfwc.com/media/152524/Alligator_Brochure.pdf. Construction personnel and homeowners will be instructed that in the event there is a problem with a persistent nuisance alligator, they should contact the FWCC's Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). The FWCC is the only agency empowered to handle nuisance alligators.

16.3 Wading Bird

A wading bird informational brochure entitled "Wading Bird Informational Pamphlet" (Appendix E) will be provided to homeowners and maintenance staff. The brochure provides wading bird information and methods to prevent human-wading bird interactions. In addition, the brochure informs residents of the need to avoid disturbance around a nest(s), should a wading bird nest(s) be identified on the property in the future.

16.4 Florida Black Bear

Residents will be educated about the presence of black bears in their community. FWCC's educational brochure entitled "A Guide to Living in Bear Country" (Appendix F) will be provided to homeowners and maintenance staff. This brochure can be found at http://myfwc.com/wildlifehabitats/managed/bear/brochures/.

Garbage and recyclables will be stored in bear-resistant containers with appropriate locking mechanisms, and bear-resistant dumpsters will be used in areas where communal garbage is collected. A list of companies obtained from the FWCC that provide bear-resistant garbage containers for commercial and residential use is provided as Appendix C. Bear resistant receptacles will be required for each residential unit. Please note that Lee County Ordinance No. 11-27 requires individual trash receptacles for residential units of 40 gallons or less in size. In consultation with the local waste disposal company, bear-resistant dumpsters will be purchased from one of the listed companies or another company that is able to provide bear-resistant dumpsters which are compatible with local equipment. They will be incorporated at the time Lee County's waste collection sub-contractor makes them available for use. Units that have curbside garbage service will be required to place garbage containers curbside no earlier than the morning of the days of garbage pickup, and garbage containers will be returned to their permitted location no later than the evening of the days of garbage pickup. For units with curbside garbage service, all garbage, trash refuse, or rubbish will be required to be placed in appropriate garbage containers and stored inside an enclosed area except for the days when there is curbside garbage pickup service. For units without curbside garbage service, all garbage, trash refuse, or rubbish will be placed in bear-resistant dumpsters with the lid closed and secured.

16.5 Florida Panther

Residents will be educated about the presence of Florida panthers in their community. The educational brochure entitled "A Guide to Living with Florida Panthers" (Appendix G), prepared by the FWCC and the USFWS, will be provided to homeowners and maintenance staff. This brochure provides safety tips and instructions for panther encounters. The brochure can be found on the FWCC website located at http://myfwc.com/conservation/you-conserve/wildlife/panthers/.

17.0 PRESERVE SIGNAGE AND COMMUNITY EDUCATION PLAN

Signs identifying the conservation areas as a "nature preserve area" will be installed along the boundary of the preserve. The signage will include language stating, "No dumping allowed" (Appendix I). The signs will be spaced a maximum of 300 feet apart, will be no closer than ten feet from residential property lines, and will be limited to a maximum height of four feet and a maximum size of two square feet.

Periodic seminars may be held to further educate the community about the conservation areas, wetland benefits, and coexistence with and protection of wildlife. Continued education will ensure that the community is well informed regarding the preserves and wildlife coexistence.

18.0 REFERENCES

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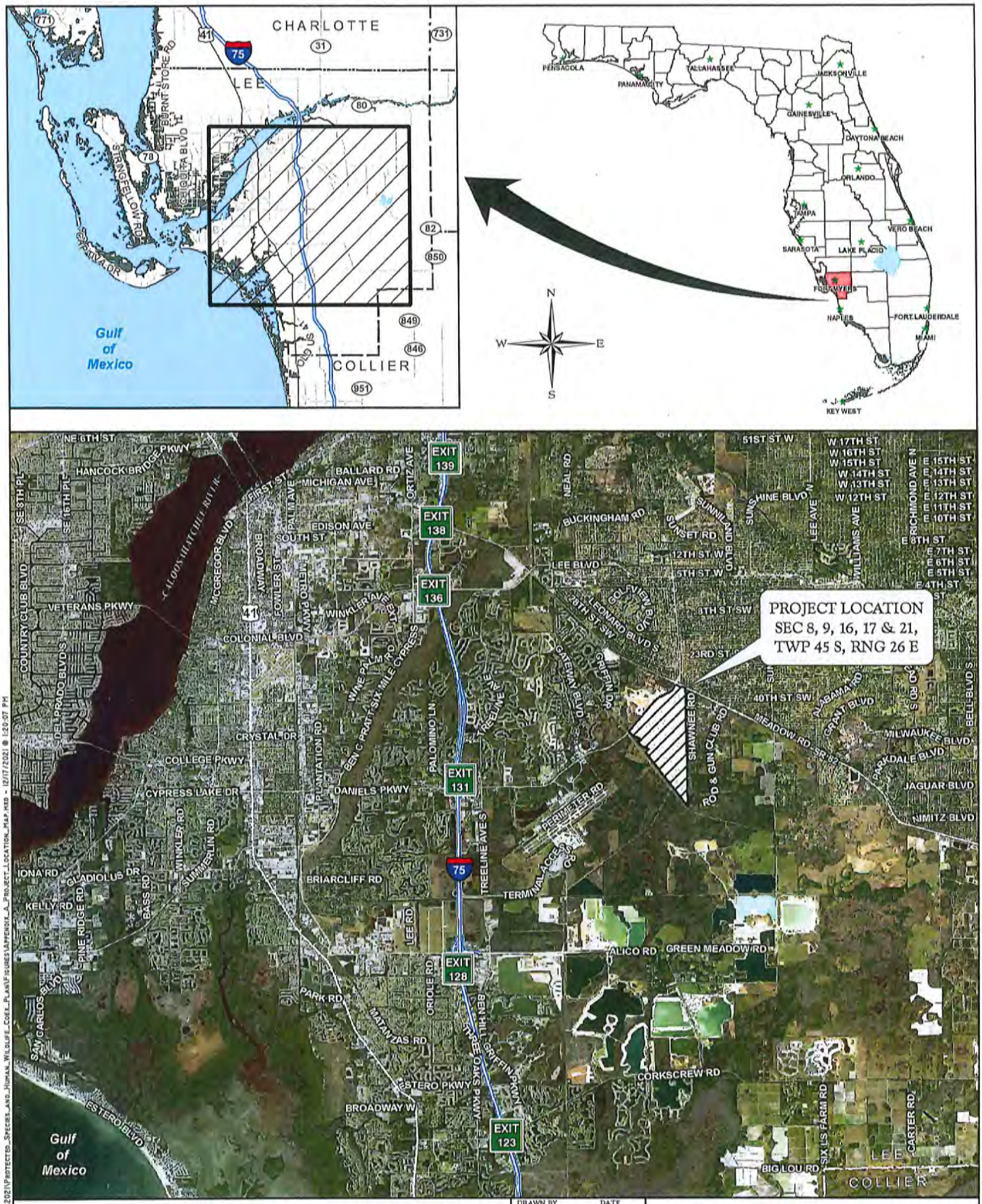
APPENDIX A

PROJECT LOCATION MAP



APPENDIX A. PROJECT LOCATION MAP
DANIELS PARKWAY SOUTH

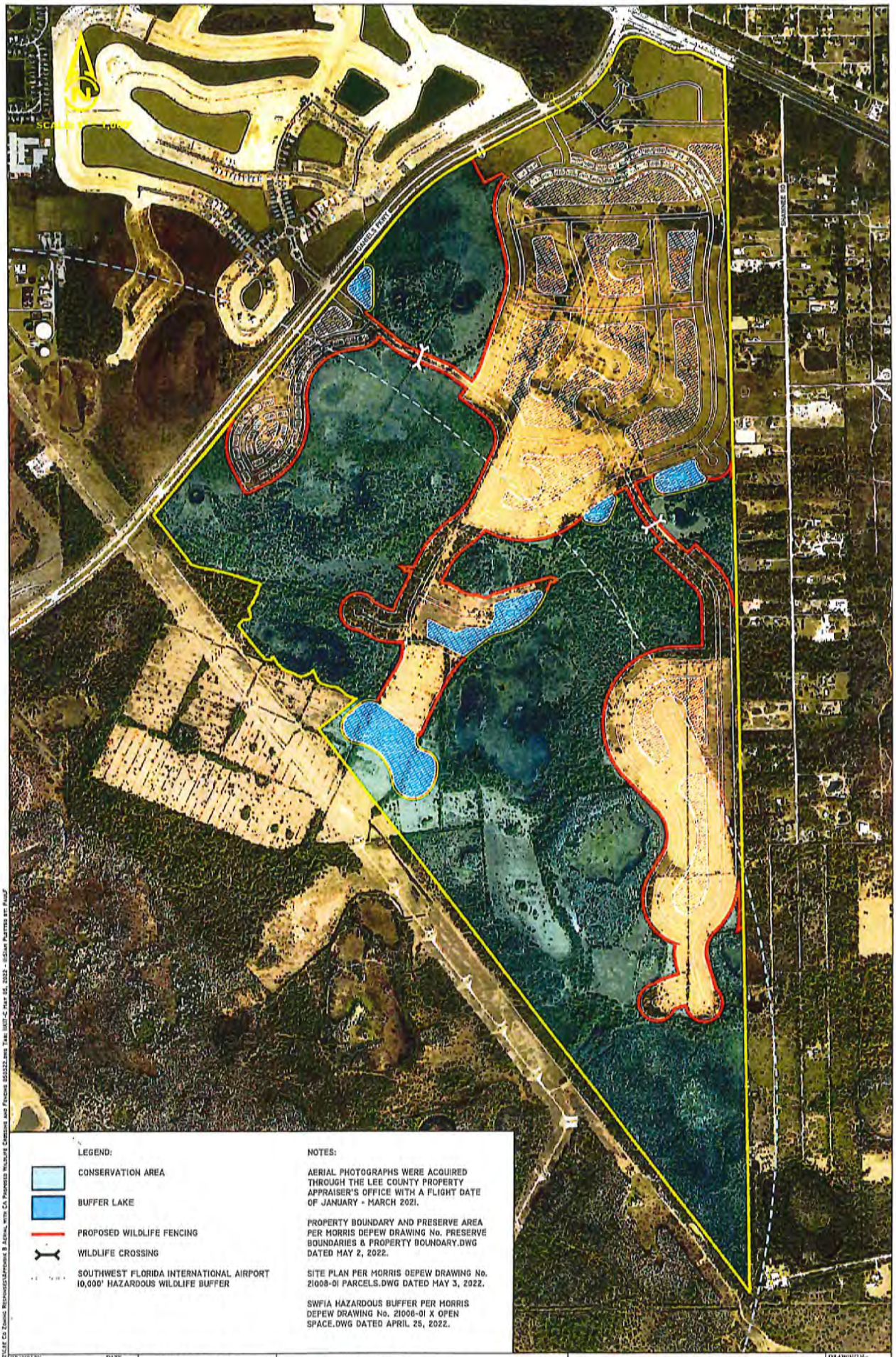
DRAWN BY	DATE
P.F.	11/10/21
REVIEWED BY	DATE
C.R.	11/10/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2019\19LL3\92\GIS\2021\Protected_Species_and_Human_Wildlife_Coef_Plan\Figures\Appendix_A_Project_Location_Map.mxd - 12/17/2021 @ 1:20:07 PM

APPENDIX B

AERIAL WITH CONSERVATION AREAS AND PROPOSED LOCATIONS OF WILDLIFE CROSSINGS AND FENCING



LEGEND:

- CONSERVATION AREA
- BUFFER LAKE
- PROPOSED WILDLIFE FENCING
- WILDLIFE CROSSING
- SOUTHWEST FLORIDA INTERNATIONAL AIRPORT 10,000' HAZARDOUS WILDLIFE BUFFER

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY AND PRESERVE AREA PER MORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER MORRIS DEPEW DRAWING No. 21008-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA HAZARDOUS BUFFER PER MORRIS DEPEW DRAWING No. 21008-01 X OPEN SPACE.DWG DATED APRIL 25, 2022.

DRAWN BY T.S., P.F.	DATE 12/14/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES	DANIELS PARKWAY SOUTH AERIAL WITH CONSERVATION AREAS AND PROPOSED LOCATIONS OF WILDLIFE CROSSINGS AND FENCING
REVIEWED BY J.T.	DATE 12/14/21			DRAWING No. 19113192
REVISED T.S.	DATE 5/3/22			SHEET No. APPENDIX B

APPENDIX C

BEAR RESISTANT CONTAINER LIST

BEAR RESISTANT TRASH & RECREATIONAL STORAGE CONTAINERS

Residential Poly Carts and Cans

BearProofInc
234 S. Golden Dr.
Silt, CO 81652
Ph: (970) 309-2460
Fax: (970) 876-0420
E-mail: Info@BearProofInc.com
Website: http://www.bearproofinc.com/

Metal Roll Away Container
95 gallon

* Metal food and trash lockers also available

Bear Proofing-R-US
(no address available)
Ph: (865) 430-8902
E-mail: akruk@charter.net
Website: http://www.bearproofing-r-us.com/

Residential Street-side Trash Can
96 gallon
*dumpster lids, loaders, and bird feeders also available

Bear Proof Systems, LLC
7855 E. Lark Dr.
Parker, CO 80138
Phone: (303) 840-3390/1-800-944-7973
Fax: (303) 840-3460
E-mail: solidws@comcast.net
Website: http://www.bearproofsystems.com/

Curbside Carts
64 gallon
94 gallon
*Also make various metal containers

BearSaver – USA Sales

Steve Thompson

Ph: 1-800-851-3887
Fax: 909-605-7780
E-mail: sales@bearsaver.com
Website: http://www.bearsaver.com/

Bear Resistant Residential Poly Carts
Model PC-95
95 gallon (min order 24)
Model PC-65
65 gallon (min order 20)
Model PC-32
32 gallon (min order 20)
*Commercial Yard Dumpsters also available

BEAR RESISTANT TRASH & RECREATIONAL STORAGE CONTAINERS

Cascade Industries
The Learning Community
3400 Innovation Court SE
Grand Rapids, MI 49512-2085
Ph. (616)-975-4800

Fax: (616) 254-4174
E-mail: info@cascadeng.com
http://www.cascadeng.com/markets/waste/index.htm

"Cascade Cart"
35 gallons
64 gallons
96 gallons
Bear Resistant Cascade Cart
96 gallons

DAWG, Inc.
25 Lassy Court
Terryville, CT 06786
Phone: 1-800-YEL-DAWG (935-3294)
Fax: 1-800-LIL-PAWS (545-7297)
website: www.dawginc.com

Bearicuda Bin
"Critter Can" Model
Mobile Screw Top Model
Mobile Bearicuda Bin
BEARier Bins

Residential Trash Storage Containers

BearGuard Co. Ltd.
P.O. Box 89
Tahoe City, CA. 96145-0089
Phone/Fax (530) 581-2211
E-mail: sales@BearGuardInfo.com
Website: http://www.bearguardinfo.com/index.html

Green and Brown Containers
Various sizes

Carson Valley Welding
1046 Mallory Way
Carson City NV. 89701
PH: (775) 884-9353
Cell: (530) 318-1136
Fax: (775) 884-9354
Email:Don@nobearcan.com
Website: http://www.nobearcan.com/index.html

"No Bear Can"
Model B-5030 $999.00
Model B-5036 $1149.00

See also the following companies:
Bear Proof Inc.
Bear Proofing-R-US
Bear Proof Systems

Info. above

BEAR RESISTANT TRASH & RECREATIONAL STORAGE CONTAINERS

Animal Resistant Dumpsters

Capital Industries, Inc.
5801 Third Avenue South
Seattle WA 98108
Phone: (206) 762-8585/1-800-967-8585
FAX: (206) 762-5455
E-mail: sales@capitalind.com
Website: http://www.capitalind.com/main/

Bear Resistant
Metal Containers & Lids
Various designs

Haul-All Equipment Systems
(no address available)
Phone: 1-888-428-5255
Fax: (403) 328-9956
E-mail: solutions@haulall.com
Website: http://www.haulall.com/index.htm

Hyd-A-Way Model
Several options available for garbage disposal and storage

See also the following companies:
Bear Proof Inc.
Bear Proofing-R-US
Bear Proof Systems
BearSaver-USA Sales

Info. above

Recreational Storage Containers
Panniers (for cooler storage)

Bear-Aware
(no address available)
Phone: 800-568-8990 / 818-504-3518
Contact Jeff Berns
E-mail: jmberns@bear-aware.comor
Website: http://www.bear-aware.com/

Dry & Ice Panniers
24" Medium Dry
28" Large Dry
28" Slim Dry
24" Medium Ice
28" Large Ice

Outfitters Supply
7373 US Highway 2E
Columbia Falls, MT 59912
Phone: 888-467-2256/ 406-892-3650
Fax: 406-892-4234
E-mail: gopackn@outfitterssupply.com
Website: http://www.outfitterssupply.com/

Pack Panniers

Pack Saddle Shop
3071 West Twin Rd
Moscow Idaho 83843
Phone: 208-882-1791
E-mail: support@packsaddleshop.com
Website:
http://www.packsaddleshop.com/Bearpan.html

Aluminum Panniers
Medium
Large
Sold with and without hardware

BEAR RESISTANT TRASH & RECREATIONAL STORAGE CONTAINERS

Food Storage Lockers

See the following companies:
BearProofInc
BearSaver – USA Sales
Haul-All Equipment Systems (product shown)

Info. above

Ask your local waste service provider if they offer wildlife resistant canisters. For example, Waste Pro Inc. and Waste Management Inc. have offered wildlife resistant containers for both residential and commercial locations. In some areas the Waste Service Provider has retrofitted the existing dumpster to a wildlife resistant design.

All images/photos are copyright of their respective company/website.

APPENDIX D

AMERICAN ALLIGATOR INFORMATIONAL PAMPHLET

- Never feed alligators – it's dangerous and illegal. When fed, alligators can overcome their natural wariness and learn to associate people with food. When this happens, some of these alligators have to be removed and killed.

- Dispose of fish scraps in garbage cans at boat ramps and fish camps. Do not throw them into the water. Although you are not intentionally feeding alligators when you do this, the result can be the same.

- Seek immediate medical attention if you are bitten by an alligator. Alligator bites can result in serious infections.

- Observe and photograph alligators only from a distance. Remember, they're an important part of Florida's natural history as well as an integral component of aquatic ecosystems.

Tim Donovan, FWC

Call 866-FWC-GATOR (392-4286) to report nuisance alligators.

Janice Plain

To report nuisance alligators call
866-FWC-GATOR (866-392-4286).

MyFWC.com/Alligator

REWARD
Report Fish & Wildlife Violations
1-888-404-3922

Printed on recycled content. 02/2012

A Guide to Living with **Alligators**

Jamie Feddersen

Florida Fish and Wildlife Conservation Commission
MyFWC.com

Lindsay West, FWC

Do not swim outside of posted swimming areas or in waters that may be inhabited by alligators.

Living with Alligators

In Florida, the growing number of people living and recreating near water has led to a steady rise in the number of alligator-related complaints. The majority of these complaints relate to alligators being where they simply aren't wanted. Because of these complaints, the Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program permits the killing of approximately 7,000 nuisance alligators each year. Using this approach, and through increased public awareness, the rate of alligator bites on people has remained constant despite the increased potential for alligator-human interactions as Florida's human population has grown.

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. Alligators are predators and help keep other aquatic animal populations in balance. A better understanding of the facts and information presented in this brochure will help ensure that people and alligators can continue to coexist.

Visit MyFWC.com/Gators for more information about alligators and the latest nuisance alligator program statistics.

Tim Donovan, FWC

Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

Safety Tips

- Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property, call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). Please be aware, nuisance alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.

- Do not swim outside of posted swimming areas or in waters that might be inhabited by large alligators.

- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.

- Dogs and cats are similar in size to the natural prey of alligators. Don't allow pets to swim, exercise or drink in or near waters that may contain alligators. Dogs often attract an alligator's interest, so do not swim with your dog.

- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.

Tim Donovan, FWC

A young alligator wanders onto a porch in a residential neighborhood.

APPENDIX E

WADING BIRD INFORMATIONAL PAMPHLET

Action to be taken if you observe someone harassing a wading bird:

Promptly notify the FWCC 1-888-404-FWCC

Tips for living with wading birds

- Do not feed wading birds.
- Keep out of vegetated areas surrounding lakes and marshes.
- Keep pets leashed to avoid coming into contact with wading birds.
- Properly dispose of fishing line to avoid bird entanglement.

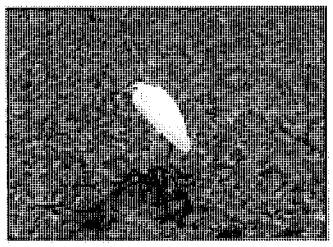
Prepared By:

PASSARELLA & ASSOCIATES INC

Consulting Ecologists

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

WADING BIRD INFORMATIONAL PAMPHLET



Daniels Parkway South

Description:

Wading birds are a diverse group of birds which utilize shallow marsh areas as foraging and breeding habitats. They are typically characterized as having long necks, legs and bills, which allows them to feed in shallow water. Wading birds can be found in Florida year round. Examples of wading birds include: great egrets, great blue herons, white ibis', little blue herons and snowy egrets.

Habitat:

Wading birds inhabit all counties in the state of Florida and are most common in the shallow marsh or wetland areas throughout the state. They can also be found in both coastal and inland areas, salt marshes, swamps, ponds, drainage canals, and ditches. Wading birds breed and nest in colonies which consist of various species of other wading birds. Breeding generally occurs just prior to or during the wet season. Stick nests are built in trees or bushes near wetland areas and above the water line.

Wading birds feed in shallow water areas where prey is most concentrated. They feed by spearing prey with their bills or by straining small species out of the water and sediment. Prey may include small fish, invertebrates or other aquatic organisms. Wading birds have also been known to consume snakes, frogs and small rodents.

Protection:

Most wading birds are listed as species of special concern by the State of Florida. Some species such as wood storks are listed as endangered by both the State of Florida and the U.S. Fish and Wildlife Service. It is unlawful for anyone to disturb or take nests or eggs, feed, injure, harm, harass, or kill any wading birds species. Persons who knowingly violate the law may be subject to fines and/or jail time.

If wading birds form a nesting colony on the property in the future, avoid activities within 330 feet of the colony during the nesting season (March 1 to August 1).

APPENDIX F

FLORIDA BLACK BEAR INFORMATIONAL PAMPHLET

Secure your garbage

- Store garbage in a secure area, such as a sturdy shed or garage, until the morning of pickup, or
- Build a small shed to store trash cans. Be sure there are no gaps along the shed's edges and use screws. If the shed is curbside, call your waste service provider to ensure it will still service your trash cans, or
- Modify your regular trash can to make it bear-resistant by adding hardware. To be successful, the lid must not be flexible and the can must not collapse when you stand on its side. Call your waste service provider to ensure it will service a modified trash can, or
- Request a commercially manufactured bear-resistant trash can from your waste service provider. If they do not provide these cans, you can special order one from a hardware store, but ensure your waste service provider will service it.

Funds from Florida's "Conserve Wildlife" license plate help conserve bears and reduce human-bear conflicts. Buy one today through your local tax collector's office or online at BuyAPlate.com.

How FWC responds to conflicts

The FWC addresses human-bear conflicts in a variety of ways, including providing technical assistance over the phone, conducting an in-person visit with the resident, using deterrents (such as an electric fence), attempting to scare the bear away, or, in rare cases, attempting to trap the bear.

While most conflicts can be avoided by securing attractants, biologists assess each situation on a case-by-case basis and use FWC policies and guidelines to help decide on the most appropriate response.

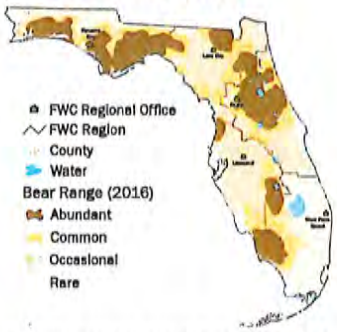
The earlier the FWC is notified, the more response options are available.

The longer a conflict situation continues, the more likely the bear will develop behaviors that present a risk to public safety, such as entering a dwelling, harming a leashed dog or injuring a person.

Once this happens, it is too late to try to change the bear's behavior and it must be humanely killed.

Warning! It is illegal to take, possess, injure, shoot, collect or sell black bears under Florida state law unless authorized by an FWC-issued permit. If you are found guilty, you could face fines and/or jail time.

Where bears live in Florida



If you are experiencing bear conflicts, please contact the nearest FWC regional office. The sooner the FWC knows about bear activity, the more options are available to prevent a bear from becoming a public safety risk.

North Central	Lake City	(386) 758-0525
Northeast	Ocala	(352) 732-1225
Northwest	Panama City	(850) 265-3676
South	West Palm Beach	(561) 625-5122
Southwest	Lakeland	(863) 648-3200

In an emergency or if you suspect illegal activity, call the Wildlife Alert Hotline at 888-404-FWCC (3922).

Follow us on:

YouTube flickr

Florida Fish and Wildlife Conservation Commission
MyFWC.com/Bear

printed on recycled paper

8/2018

A guide to living in **bear country**

Ashley Hackenberry

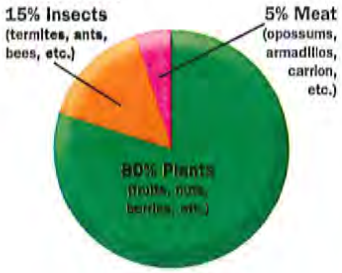
Florida Fish and Wildlife Conservation Commission
MyFWC.com/Bear

Kimberly Kelly

The bear facts

- Black bears are the only species of bear in Florida.
- Biologists estimate approximately 4,000 black bears roam Florida today, compared to as few as 300 bears in the 1970s.
- Bears can pick up scents from over a mile away: that's seven times better than a bloodhound and the best of any land mammal.
- Adult bears typically weigh between 150 to 400 pounds, with males often twice the size of females.
- Females have their first litter around 3 years of age, with one to three cubs born every other year.
- Breeding occurs from June to August, with cubs born around February 1.
- On average, females range over 15 square miles and males range over 60 square miles.

A bear's diet



Bear behavior and you

Black bears are shy and generally not aggressive. When seen near homes or workplaces, bears are often just passing through. When frightened, bears typically run away or climb a tree. If a bear is in a tree, it is either feeding or trying to escape danger. Keep people and pets away, and the bear will leave on its own, usually after dark.

When a bear stands on its hind legs, it is trying to get a better view or scent. Black bears may huff, snap their jaws, swat the ground or "bluff charge" when cornered, threatened or defending food or young. If this happens, stop, hold your ground and then slowly back away.

Remember bears are large, powerful, wild animals that can act unpredictably and become dangerous. Bears who receive food from people may lose their natural fear of them and are more likely to damage property or become a public safety risk. NEVER feed or attract bears. If a bear is eating something on your property, take note of what it is and secure it after the bear has left the area.

Learn all about Florida's bears and being BearWise at *MyFWC.com/BearWise*.

BearWise tips:

- Never approach a bear. Keep as much distance between you and the bear as possible.
- If a bear changes its behavior because you're there, you are too close.
- If you encounter a bear at close range, stand with arms raised, back up slowly and speak to the bear in a calm, assertive voice.
- Do not turn your back, play dead or run from a black bear.
- Make sure you are in a secure area, such as a car or building, and the bear has a clear escape route, then scare the bear away with loud noises, like yelling, blowing a whistle, or using an air or car horn.
- Install a motion-activated device, such as flood lights, a water sprinkler or audio alarm, to scare a bear away from a location when you are not present.
- Report any bear threatening the safety of people, pets or livestock, or causing property damage, to the FWC (see back cover).
- Walk dogs on a non-retractable leash and be aware of your surroundings. Dogs can trigger defensive behaviors from bears.

Avoid attracting bears

Bears do not hang around people if they do not find food. Properly storing or securing garbage and other attractants is a proven method of preventing bear conflicts. However, it takes a community-wide effort to keep bears wild and away from neighborhoods.

- Use electric fencing to protect gardens, garbage, compost piles, beehives, fruit trees and livestock.

John Bailey

- Keep garage doors closed when not in use.
- Feed pets indoors or bring food dishes (even empty ones) inside at night.
- Store pet and livestock feed in bear-resistant containers or inside a secure area.
- Remove or modify bird and wildlife feeders and ensure the ground is free of all feed debris.
- Properly harvest ripe nuts, fruits, and vegetables and remove rotten fruits and vegetables.
- Create an "unwelcome" mat by driving finishing nails, heads up, into a sheet of anchored plywood to keep bears away from a specific area, such as under a window, door or fence.
- Keep outdoor refrigerators and freezers in a secure location or lock up with super-adhesive anchors, like Marine Locks™.
- Clean meat smokers and barbeque grills with a degreasing detergent and store in a secure area. Dispose of food remnants/grease after each use.

A screened-in porch will not keep bears out!

APPENDIX G

FLORIDA PANTHER INFORMATIONAL PAMPHLET

You live in Florida panther country

Florida panthers are reclusive and rarely seen by people. They normally live in remote, undeveloped areas. However, as the number of people in southern Florida grows, there is an increased chance of an encounter with a Florida panther.

This brochure contains some guidelines to help you live safely in Florida panther country.

Keep children within sight and close to you, especially outdoors between dusk and dawn.

If you feel threatened by a panther, or have lost pets or livestock to a panther, please call the Florida Fish and Wildlife Conservation Commission's Wildlife Alert Hotline at 1-888-404-FWCC (3922).

If you see a Florida panther

The Florida panther moves primarily at night. The chances of seeing a panther are slim. But if you live in Florida panther country, you need to know what to do if you see one.

- **Keep children within sight and close to you.** Pick up any small children so they don't panic and run. Try to do this without bending over or turning away from the Florida panther.
- **Give them space.** Florida panthers typically will avoid a confrontation. Give them a way to escape.
- **Do not run.** Running may stimulate a panther's instinct to chase. Stand and face the animal. Make eye contact to let the panther know you are aware of its presence.
- **Avoid crouching or bending over.** Squatting or bending makes you look smaller, resembling a prey-sized animal.
- **Appear larger.** Make gestures that indicate you are not prey and that you may be a danger to the panther. Raise your arms. Open your jacket. Throw stones, branches or whatever you can reach without crouching or turning your back. Wave your arms slowly and speak firmly in a loud voice.
- **Fight back if attacked.** There has never been a reported panther attack in Florida. In western states, where attacks by cougars have occurred very rarely, potential victims have fought back successfully with rocks, sticks, caps, jackets, garden tools and their bare hands. Since large cats usually try to bite the head or neck, try to remain standing and face the animal.

March 2012

printed on recycled paper

Florida Fish and Wildlife Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399-1600
MyFWC.com/Panther

A guide to living with

Florida Panthers

© Lynn Stone

MyFWC.com/Panther

7 ways to live safely in Florida panther country

While these guidelines are meant to help you live safely in Florida panther habitat, they also apply to living with more commonly encountered wildlife, including raccoons, snakes, bears and alligators.

1. **Be alert from dusk 'til dawn (and whenever deer are active)**
   Florida panthers primarily are active at night. Exercise more caution at dawn, dusk or dark.

2. **Keep panther prey away**
   Deer, raccoons, rabbits, armadillos and wild hogs are prey for the Florida panther. By feeding deer or other wildlife, people inadvertently may attract panthers. Do not leave potential wildlife food outside, such as unsecured garbage or pet food. Consider fencing vegetable gardens.

3. **Keep pets secure**
   Free-roaming pets, or pets that are tethered and unfenced, are easy prey for predators, including panthers. Bring pets inside or keep them in a secure and covered kennel at night. Feeding pets outside also may attract raccoons and other panther prey; do not leave uneaten pet food available to wildlife.

Keep your pets safe and secure. Bring pets inside or keep them in a secure and covered kennel at night.

Keep livestock safe and secure.

4. **Keep domestic livestock secure**
   Where practical, place chickens, goats, hogs or other livestock in enclosed structures at night. Electric fencing can be an effective predator deterrent.

5. **Landscape for safety**
   Remove dense or low-lying vegetation that would provide hiding places for panthers and other predatory animals near your house.
   - Remove plants that deer like to eat.
   - Choose plants that do not attract deer or other panther prey species. For information on plants that deer do not like to eat, visit edis.ifas.ufl.edu/UW137.
   - Appropriate fencing will make your yard or play area uninviting to prey animals such as deer.

6. **Consider other deterrents**
   Outdoor lighting, motion sensors and electric fencing also may deter prey animals and panthers from entering your yard. Outdoor lighting also will make approaching prey and panthers more visible to you.

7. **Hike or bike with a friend**
   When recreating outdoors, it's a good practice to let friends or family know your whereabouts and when you expect to return. Better yet, take a friend with you!

Florida panther facts

- The Florida panther is a subspecies of puma, also known as a mountain lion or cougar. It is the last subspecies still surviving in the eastern United States.
- Biologists estimate roughly 100-160 adult and subadult Florida panthers remain in the wild. Most panthers live in southwest Florida, south of the Caloosahatchee River, although some panthers have been documented traveling as far north as central Georgia.
- The Florida panther's decline occurred prior to 1950, when it still was legal to hunt panthers. It was listed as endangered in 1967 and is protected under federal and state laws.
- Florida panther numbers declined to roughly 30 cats by the early 1980s. Severe inbreeding resulted in many health and physical problems. A genetic restoration project in 1995 was successful in improving the genetic health and vigor of the panther population.
- Florida panthers are found primarily in the Big Cypress/Everglades ecosystem in Collier, Lee, Hendry, Monroe and Miami-Dade counties.
- Florida panthers' home range sizes vary by sex and by individual. Female home ranges are typically 60-75 square miles whereas males' are typically 160-200 square miles.

FWC panther team

- There is no record of a Florida panther attacking a person. Florida panthers are rarely seen.
- The biggest threat to the future of the Florida panther is habitat loss. A number of panthers also die each year due to vehicle strikes on roadways.
- The Florida panther was chosen as the State Animal of Florida in 1982 by a vote of elementary school students throughout the state.

This brochure was produced through a partnership of the Audubon Society of Florida, Conservancy of Southwest Florida, Defenders of Wildlife, Florida Fish and Wildlife Conservation Commission, Florida Wildlife Federation, Friends of the Florida Panther Refuge, Mountain Lion Foundation, National Park Service, National Wildlife Federation, Seminole Tribe of Florida, University of Florida and the U.S. Fish and Wildlife Service.

Funding provided by the Florida Fish and Wildlife Conservation Commission, Friends of the Florida Panther Refuge and the National Fish and Wildlife Foundation.

APPENDIX H

EASTERN INDIGO SNAKE INFORMATIONAL PAMPHLET

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

LEGAL STATUS: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

August 12, 2013

ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida ES Office – (904) 731-3336
Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

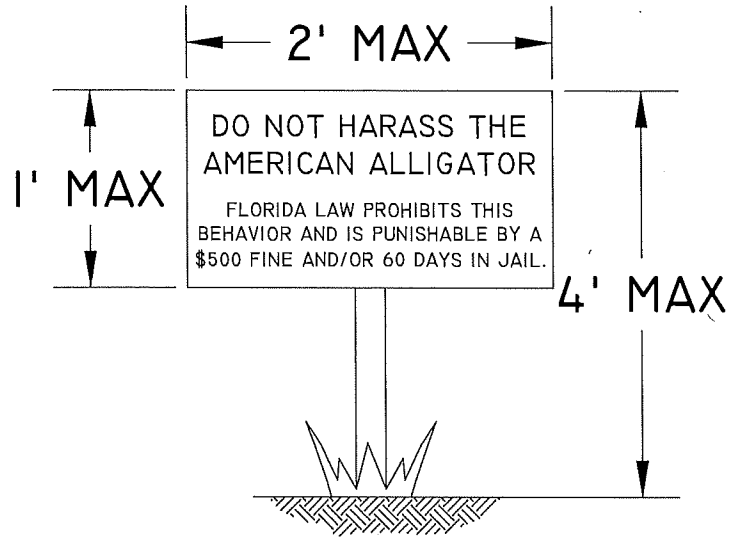
DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

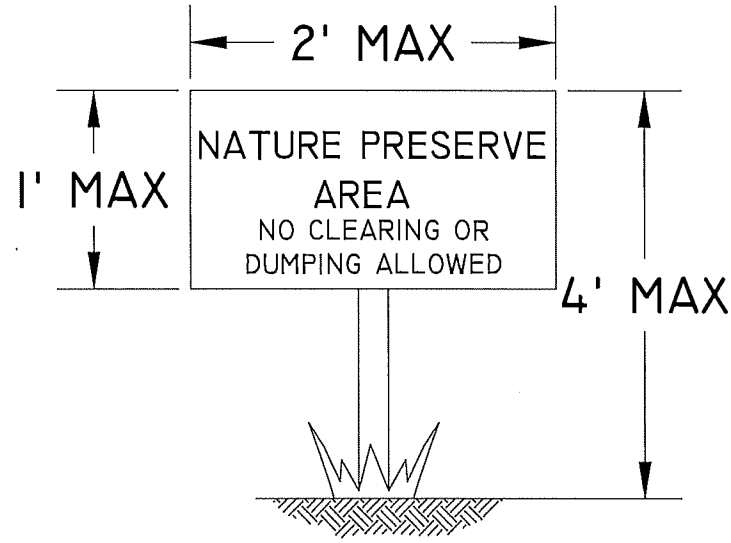
APPENDIX I

AMERICAN ALLIGATOR MANAGEMENT AND PRESERVE SIGNAGE



TYPICAL AMERICAN ALLIGATOR SIGNAGE

N.T.S.



TYPICAL PRESERVE SIGNAGE

N.T.S.

J:\2019\9LLL3\9213021\Protected_Species_and_Human_Wildlife_Cons_Plan\Appendix I Alligator and Preserve Signage.dwg Tab: 8X11-M May 05, 2022 - 11:55am Plotted by: PaulF

APPENDIX I. AMERICAN ALLIGATOR MANAGEMENT AND PRESERVE SIGNAGE DANIELS PARKWAY SOUTH	DRAWN BY D.B. DATE 7/9/19 REVIEWED BY S.J. DATE 7/9/19 REVISED DATE	Passarella & Associates Inc. Consulting Ecologists

Exhibit I

LEGEND:

- CONSERVATION AREA
- BUFFER LAKE
- PROPOSED WILDLIFE FENCING
- WILDLIFE CROSSING
- SOUTHWEST FLORIDA INTERNATIONAL AIRPORT 10,000' HAZARDOUS WILDLIFE BUFFER

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY AND PRESERVE AREA PER MORRIS DEPEW DRAWING No. PRESERVE BOUNDARIES & PROPERTY BOUNDARY.DWG DATED MAY 2, 2022.

SITE PLAN PER MORRIS DEPEW DRAWING No. 21008-01 PARCELS.DWG DATED MAY 3, 2022.

SWFIA HAZARDOUS BUFFER PER MORRIS DEPEW DRAWING No. 21008-01 X OPEN SPACE.DWG DATED APRIL 28, 2022.

DRAWN BY T.S., P.F.	DATE 12/14/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES Consulting Ecologists	DANIELS PARKWAY SOUTH AERIAL WITH CONSERVATION AREAS AND PROPOSED LOCATIONS OF WILDLIFE CROSSINGS AND FENCING
REVIEWED BY J.T.	DATE 12/14/21			DRAWING No. 19113192
REVISED T.S.	DATE 5/3/22			SHEET No. APPENDIX B

ATTACHMENT N

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

DANIELS PARKWAY SOUTH MPD

(PROJECT NO. F2102.06)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

Revised:
August 26, 2022

TRANSPORTATION CONSULTANTS, INC

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I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. INTERSECTION ANALYSIS

IX. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

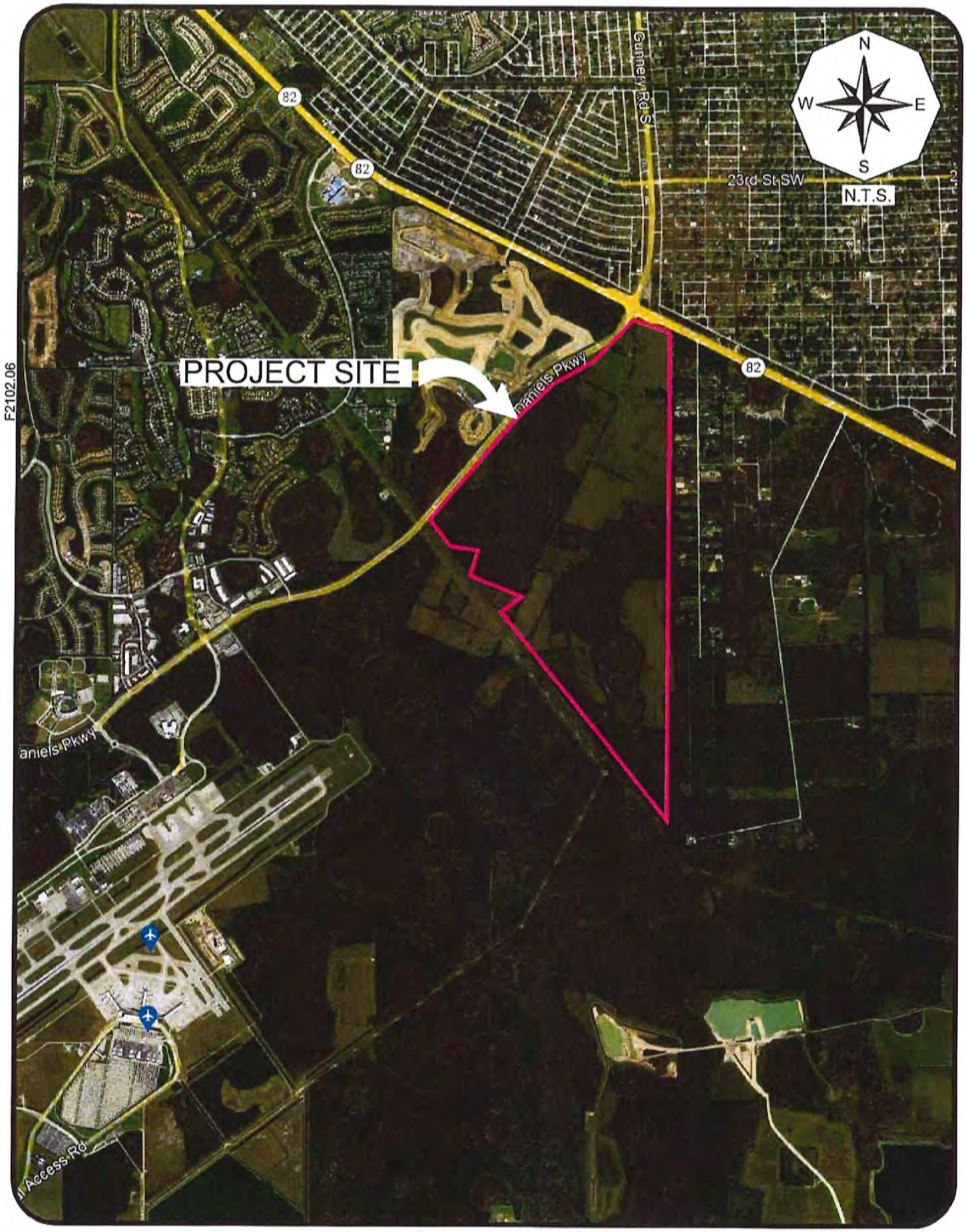
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The subject is located at the southeast corner of Daniels Parkway and SR 82 in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 1,233 acre subject site is currently zoned Agricultural (AG-2). The applicant is proposing to rezone the site to Mixed Use Planned Development (MPD) to permit the development of up to 1,600 single-family residential dwelling units and up to 350,000 square feet of commercial uses of which 70,000 square feet could be developed as medical office uses. Access to the subject site is proposed to Daniels Parkway via three (3) connections.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

Methodology meeting notes were exchanged with the Lee County Staff to discuss the requirements of the traffic study. The initial methodology meeting notes are attached to this Memorandum for reference.



TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
DANIELS PARKWAY SOUTH MPD

Figure 1

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is bordered by SR 82 to the north, Daniels Parkway to the west, FPL easement to the south, and by vacant land and residential uses to the east.

SR 82 (Immokalee Road) has been recently widened to a six lane divided facility from just east of Lee Boulevard to Alabama Road. This improvement to SR 82 also included the construction of a continuous flow intersection at the intersection of SR 82 with Daniels Parkway/Gunnery Road. S.R. 82 has a posted speed limit of 60 mph and an adopted Corridor Access Management Plan (CAMP) with minimum access spacing for connections identified at 1,320 feet. S.R. 82 is under the jurisdiction of the Florida Department of Transportation (FDOT).

Daniels Parkway is a four lane divided arterial that borders the subject site to the west. Daniels Parkway is classified as a Controlled Access Facility from US 41 to SR 82. Daniels Parkway has a posted speed limit of 50 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the site from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to permit the development of up to 1,600 single-family residential dwelling units and up to 350,000 square feet of commercial uses of which 70,000 square feet could be developed as medical office uses. **Table 1** summarizes the uses/intensities that are requested as part of proposed rezoning request.

Table 1
Land Uses
Daniels Parkway South MPD

Land Use	Intensity
Residential	1,600 Dwelling Units
Retail	280,000 Sq. Ft.
Medical Office	70,000 Sq. Ft.

Access to the subject site is proposed to Daniels Parkway via three (3) connections. Project traffic will access Daniels Parkway via existing full median openings at Stations 2641+50, 2666+00 and 2675+00 as shown on the attached Controlled Access Resolution No. 21-09-06.

IV. TRIP GENERATION

The trip generation for the proposed rezoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the residential uses, Land Use Code 820 (Shopping Center >150k) was utilized for the trip generation purposes of the retail uses and Land Use Code 720 (Medical-Dental Office Building) was utilized for the trip generation purposes of the medical office uses. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the MPD as currently proposed.

Table 2
Trip Generation
Daniels Parkway South MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Single-Family Detached Housing (1,600 Dwelling Units)	242	687	929	848	498	1,346	12,933
Shopping Center (280,000 Sq. Ft.)	185	114	299	568	616	1,184	13,175
Medical-Dental Office (70,000 Sq. Ft.)	138	37	175	85	197	282	2,900
Total Trips	**565**	**838**	**1,403**	**1,501**	**1,311**	**2,812**	**29,008**

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed MPD. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential, retail and office uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that with the proposed MPD scenario there will be an internal trip capture reduction of five percent (5%) in the A.M. peak hour and twenty-one percent (21%) in the PM peak hour between the residential, retail and office uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

Pass-by traffic was also taken into account based on the proposed retail uses shown in Table 2. The current version of the ITE ***Trip Generation Handbook***, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is twenty-nine percent (29%). **Table 3** and **Table 4** indicate the total commercial and residential external trip generation of the subject site based on the proposed rezoning request. These tables were created for the purposes of the Level of Service analysis conducted as part of this report since the trip distribution will be different for the commercial and residential components of the site. Table 5 indicates the total external trip generation (Table 3 + Table 4) of the subject site.

Table 3
Trip Generation – Commercial New Trips
Daniels Parkway South MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Shopping Center (280,000 Sq. Ft.)	185	114	299	568	616	1,184	13,175
Medical-Dental Office (70,000 Sq. Ft.)	138	37	175	85	197	282	2,900
Total Commercial Trips	**323**	**151**	**474**	**653**	**813**	**1,466**	**16,075**
Less Internal Capture (5% AM/ 21% PM)	-27	-21	-48	-128	-215	-343	-3,376
Total Commercial Trips (Less Internal Capture)	**296**	**130**	**426**	**525**	**598**	**1,123**	**12,699**
Less Retail Pass-By (29%)	-39	-39	-78	-133	-133	-266	-3,018
New Commercial Trips	**257**	**91**	**348**	**392**	**465**	**857**	**9,681**

*Internal capture trips were obtained from the attached internal capture matrices.

Table 4
Trip Generation – Residential New Trips
Daniels Parkway South MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (1,600 Dwelling Units)	242	687	929	848	498	1,346	12,933
Less Internal Capture (5% AM/ 21% PM)	-5	-11	-16	-164	-77	-241	-2,716
New Residential Trips	**237**	**676**	**913**	**684**	**421**	**1,105**	**10,217**

*Internal capture trips were obtained from the attached internal capture matrices.

Table 5
Trip Generation – Net New Trips
Daniels Parkway South MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
New Commercial Trips	257	91	348	392	465	857	9,681
New Residential Trips	237	676	913	684	421	1,105	10,217
Net New Trips	**494**	**767**	**1,261**	**1,076**	**886**	**1,962**	**19,898**

V. TRIP DISTRIBUTION

The residential and commercial trips shown in Table 5 were then distributed to the surrounding roadway network based on the assumed trip distribution as part of the attached methodology meeting notes. It is important to note that the trip distribution for the residential and commercial components of the site will be different as the residential land uses are considered as trip "producers" while the commercial land uses as trip "attractors".

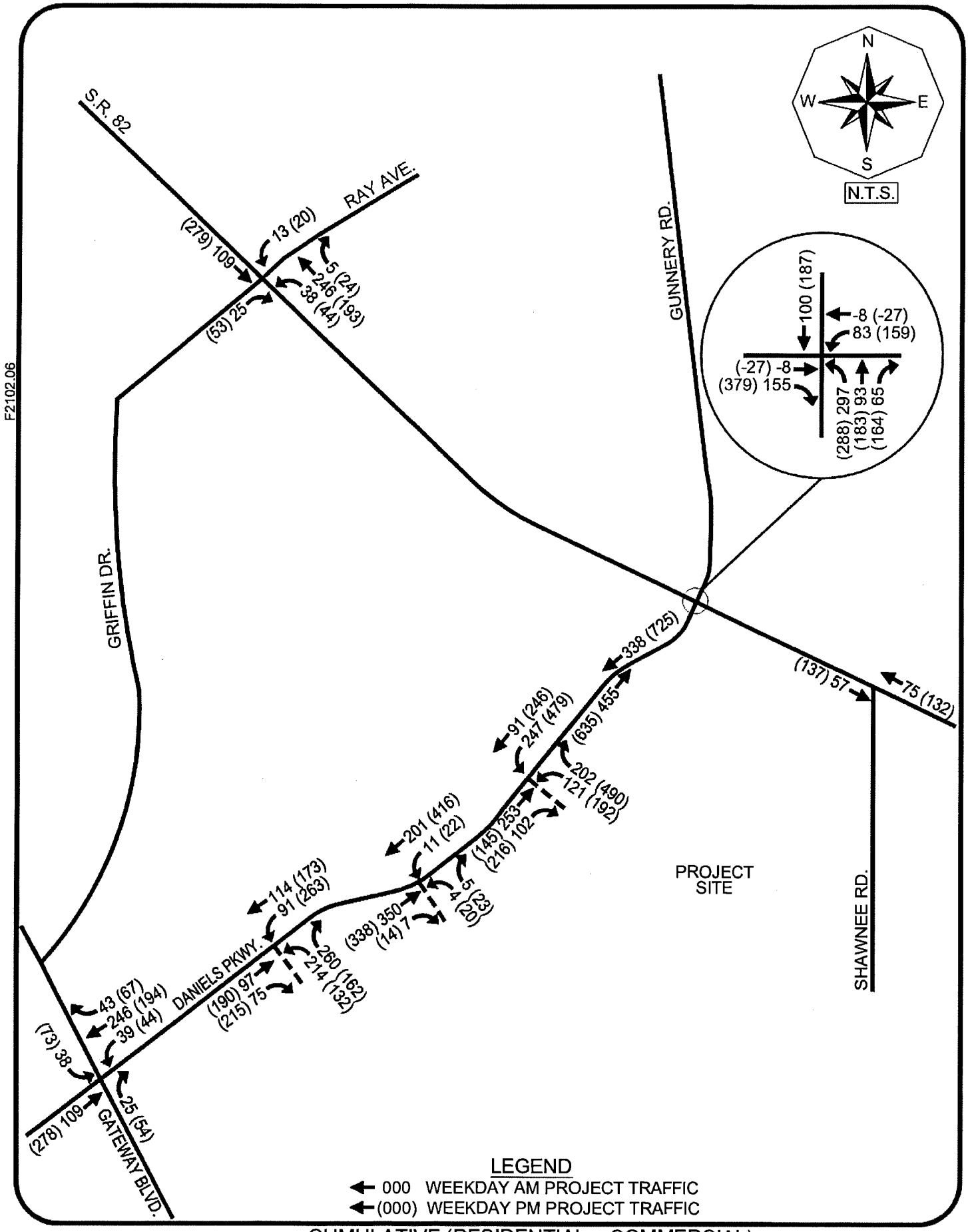
The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new residential project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution

and assignment of the net new commercial project trips. **Figure A-3**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of retail pass-by trips as shown on Table 3. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes for County maintained roadways were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (June, 2016). The Level of Service threshold volumes for State maintained roadways were obtained from the FDOT's ***Generalized Peak Hour Directional Volumes, Table 7***. Based on Table 1A, SR 82 west of Daniels Parkway, Daniels Parkway south of SR 82, Gunnery Road north of SR 82, Gateway Boulevard west of Daniels Parkway as well as Griffin Drive south of SR 82 are projected to be significantly impacted as a result of the proposed development. A copy of the aforementioned service volume tables are located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2031 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from the 2020 ***Lee County Traffic Count Report*** as well as FDOT's ***Florida Traffic Online*** webpage. Based on the project distribution illustrated on Table 1A, the link data was analyzed for the year 2031 without the development and year 2031 with the development.



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TR TRANSPORTATION CONSULTANTS, INC

CUMULATIVE (RESIDENTIAL + COMMERCIAL)
TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
ON SIGNIFICANTLY IMPACTED ROADWAY LINKS
DANIELS PARKWAY SOUTH MPD

Figure 2

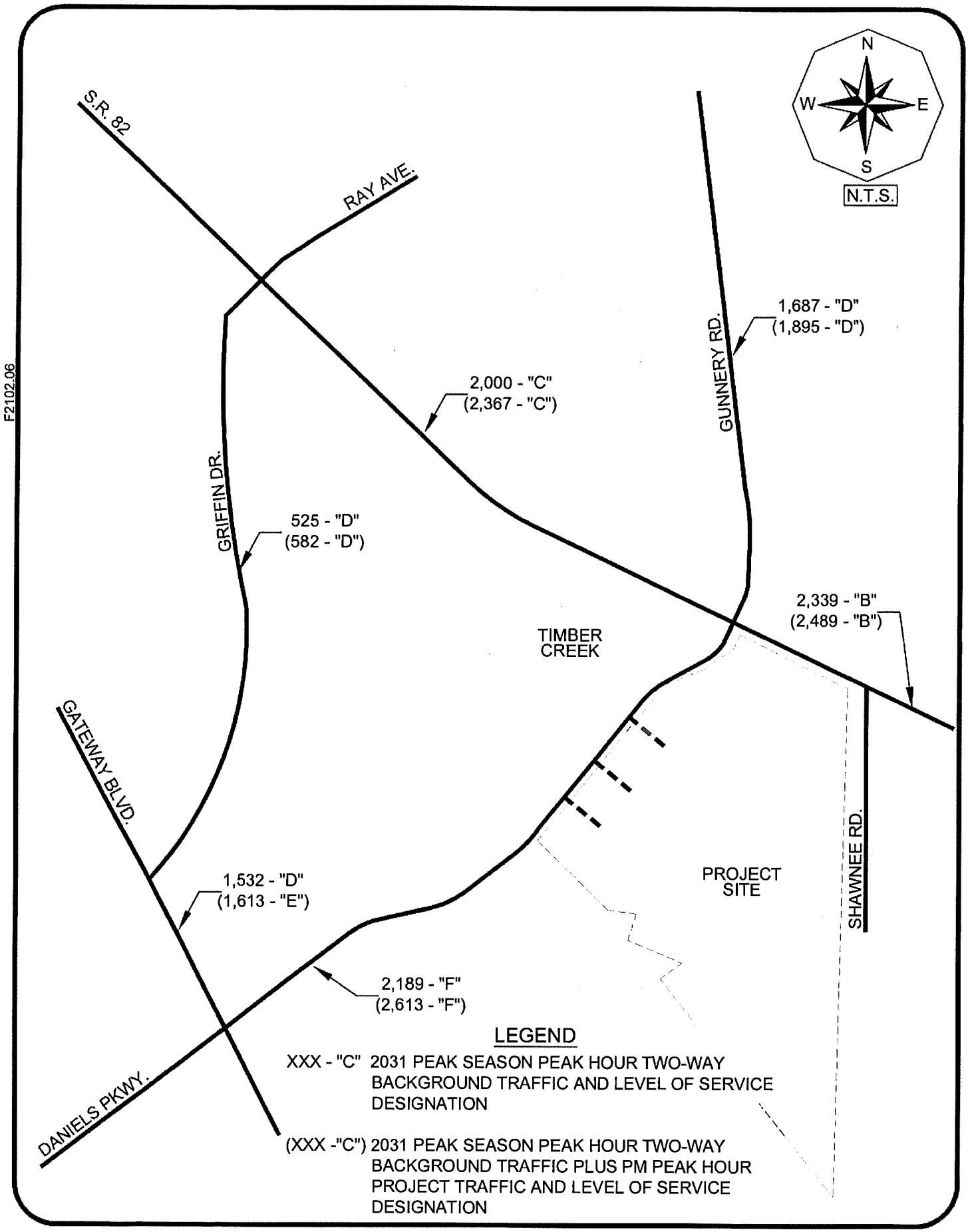
Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2031 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2020 ***Lee County Public Facilities Level of Service and Concurrency Report.***

Figure 3 indicates the year 2031 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2031 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadway segments, except for Daniels Parkway between SR 82 and Gateway Boulevard, are projected to operate at an acceptable Level of Service in 2031 both with and without the proposed rezoning request.

Daniels Parkway between SR 82 and Gateway Boulevard is projected to operate at a poor Level of Service in 2031 both with and without the proposed development. Therefore, Daniels Parkway is considered as a future pre-existing transportation deficiency that this project should not be responsible for mitigating. Note, Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan indicates future widening of Daniels Parkway from SR 82 to Gateway Boulevard from the current four-lane divided facility to a six-lane divided facility. This future improvement would address the projected Daniels Parkway capacity deficiency that was shown as part of this analysis. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.



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TR TRANSPORTATION CONSULTANTS, INC

2031 PROJECTED LEVEL OF SERVICE ANALYSIS
DANIELS PARKWAY SOUTH MPD

Figure 3

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a local Development Order approval.

VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted utilizing the latest version of the program ***SYNCHRO***© to determine the operational characteristics of the surrounding intersections during the weekday A.M and P.M. peak hours. The intersections that were included in the analysis as agreed upon with County Staff during methodology meeting are listed in **Table 6** below.

Table 6
Analyzed Intersections
Daniels Parkway South MPD

Intersection
SR 82 / Daniels Parkway
Daniels Parkway / Gateway Boulevard
Daniels Parkway / Site Access (Sta 2675+00) *
Daniels Parkway / Site Access (Sta 2666+00) *
Daniels Parkway / Site Access/Timber Creek (Sta 2641+50) *

*Station numbers were consistent with the Controlled Access Resolution No. 21-09-06 for Daniels Parkway.

AM and PM peak hour turning movement counts were conducted at the SR 82 intersection with Daniels Parkway as well as at the Daniels Parkway intersection with Gateway Boulevard. The peak hour turning movements were then adjusted for peak season conditions based on peak season factor data obtained from the FDOT's ***Florida Traffic Online*** webpage. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2031 background turning movement volumes. The project turning volumes projected to be added to the intersections as illustrated on Figure 2 were then added to the 2031 background volumes to estimate the future 2031 traffic volumes with the project. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement* volumes spreadsheets. Note, the 2031 background traffic

volumes at the proposed southernmost site access drive on Daniels Parkway included the full build-out traffic volumes from the Timber Creek development located at the southwest corner of Daniels Parkway and SR 82. Attached Figure 4 obtained from the approved traffic study for Timber Creek – Phase 1 project (DOS2018-00037) illustrates the full build-out traffic volumes that were included in this analysis. A summary of the intersection analysis results is shown in **Table 7**.

Table 7
PM Peak Hour Intersection Level of Service Summary
Daniels Parkway South MPD

Intersection	Projected 2031 Background Conditions		Projected 2031 Background + Project Conditions	
	LOS		LOS	
	AM	PM	AM	PM
SR 82 / Daniels Pkwy (Main)	F	F	F	F
SR 82 / Daniels Pkwy (SB Ramp)	E	D	E	D
SR 82 / Daniels Pkwy (NB Ramp)	A	B	B	B
Daniels Pkwy / Gateway Blvd	F	F	F	F
Daniels Pkwy / Site Access (Sta 2675+00)	N/A	N/A	WB = F SBL = F	WB = F SBL = F
Daniels Pkwy / Site Access (Sta 2666+00)	N/A	N/A	WB = F SBL = D	WB = F SBL = F
Daniels Pkwy / South Site Access (Sta 2641+50)	N/A	N/A	EB = F WB = F NBL = F SBL = F	EB = F WB = F NBL = F SBL = F

The results of the intersection analysis indicate several intersections to operate at a poor Level of Service in 2031 both with and without the proposed development. These intersections include Daniels Parkway intersections with SR 82 and Gateway Boulevard. These intersections are considered as an off-site intersections for which the impacts are mitigated by the project through the payment of the road impact fees.

The results of the intersection analysis at the proposed site access drives on Daniels Parkway indicate the minor and major movements to operate at a poor Level of Service in 2031 with the project traffic. These intersections will be evaluated again at the time the projects seeks a Local Development, which is also when the potential improvements to these intersections such turn lanes, signalization, etc. will be evaluated. All other analyzed intersections were shown to operate at acceptable Level of Service in 2031 both with and without the proposed development.

IX. CONCLUSION

The proposed rezoning request is for a property located at the southeast corner of Daniels Parkway and SR 82 in Lee County, Florida. The Level of Service analysis conducted as part of this report indicate all analyzed roadway segments, except for Daniels Parkway between SR 82 and Gateway Boulevard, are projected to operate at an acceptable Level of Service in 2031 both with and without the proposed rezoning request.

Daniels Parkway between SR 82 and Gateway Boulevard is projected to operate at a poor Level of Service in 2031 both with and without the proposed development. Therefore, Daniels Parkway is considered as a future pre-existing transportation deficiency that this project should not be responsible for mitigating. Note, Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan indicates future widening of Daniels Parkway from SR 82 to Gateway Boulevard from the current four-lane divided facility to a six-lane divided facility. This future improvement would address the projected Daniels Parkway capacity deficiency that was shown as part of the analysis. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request. Daniels Parkway will continue to be analyzed for capacity as each individual parcel on the subject site applies for a local Development Order application.

The results of the intersection analysis indicate several intersections to operate at a poor Level of Service in 2031 both with and without the proposed development. These intersections include Daniels Parkway intersections with SR 82 and Gateway Boulevard. These intersections are considered as an off-site intersections for which the impacts are mitigated by the project through the payment of the road impact fees.

The results of the intersection analysis at the proposed site access drives on Daniels Parkway indicate the minor and major movements to operate at a poor Level of Service in 2031 with the project traffic. These intersections will be evaluated again at the time the projects seeks a Local Development, which is also when the potential improvements to these intersections such turn lanes, signalization, etc. will be evaluated. All other analyzed intersections were shown to operate at acceptable Level of Service in 2031 both with and without the proposed development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a local Development Order approval.

APPENDIX

METHODOLOGY MEETING NOTES

Yury Bykau

From: Yury Bykau
Sent: Wednesday, March 10, 2021 5:45 PM
To: Wu, Lili; Evans, Marcus
Cc: Ted Treesh
Subject: RE: Traffic Study Methodology - SEC of Daniels Pkwy/SR 82

Marcus/Wu,

I have some more information about this project for our methodology call tomorrow. The project will be seeking a text amendment and rezoning for the property illustrated below. Our team is still working on the site plan, so I don't have one that I can share today. Hopefully we will have site plan that we can share tomorrow.

The rezoning will be from AG-2 to CPD & RPD to allow for up to 1,600 residential dwelling units, 280k SF of retail and 70k SF of medical office. The preliminary trip generation for these uses is shown below.

In terms of access, we are proposing to access Daniels Parkway via two connections. The northern connection will be opposite of the existing median opening on Daniels Parkway just south of SR 82. The southern connection on Daniels Parkway will be opposite of the existing median opening that currently serves the Timber Creek residential community to the west. Both of these connections are included on the Daniels Pkwy Controlled Access Resolution. We will be also seeking access from our site to Shawnee Road to the east, which subsequently connects to SR 82. This access was granted by Settlement Agreement with FDOT in the ROW condemnation case for the SR 82 widening.

The trip distribution to the surrounding roadways will be different for the commercial and residential uses on the site. For residential component, the assumed trip distribution will be the following;

- SR 82, West of Daniels Pkwy = 40%
- SR 82, East of Daniels Pkwy = 5%
- Gunnery Rd, North of SR 82 = 10%
- Daniels Pkwy, South of the Site = 45%

For commercial component, the assumed trip distribution will be the following;

- SR 82, West of Daniels Pkwy = 20%
- SR 82, East of Daniels Pkwy = 25%
- Gunnery Rd, North of SR 82 = 30%
- Daniels Pkwy, South of the Site = 25%

Intersection to be analyzed;

- SR 82/Daniels Pkwy?
- SR 82/Shawnee Rd
- Daniels Pkwy/Gateway Blvd?

Table 1
Land Uses
SEC of SR 82/Daniels Pkwy

Land Use	Intensity
Residential	1,600 SF Dwelling Units
Retail	280,000 Sq. Ft.
Office	70,000 Sq. Ft.

Table 2
Trip Generation – Total Trips
SEC of SR 82/Daniels Pkwy

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (1,600 Dwelling Units)	285	856	1,141	917	538	1,455	13,327
Shopping Center (280,000 Sq. Ft.)	181	111	292	559	605	1,164	12,108
Medical-Dental Office (70,000 Sq. Ft.)	127	36	163	67	172	239	2,602
Total Trips	**593**	**1,003**	**1,596**	**1,543**	**1,315**	**2,858**	**28,037**

Table 3
Trip Generation –Driveway Trips (Less Internal Capture)
SEC of SR 82/Daniels Pkwy

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	593	1,003	1,596	1,543	1,315	2,858	28,037
Less Internal Capture (4% AM/20% PM)	-24	-40	-64	-309	-263	-572	-5,607
Driveway Trips	**569**	**963**	**1,532**	**1,234**	**1,052**	**2,286**	**22,430**

Table 4
Trip Generation – Net New Trips
SEC of SR 82/Daniels Pkwy

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Driveway Trips	569	963	1,532	1,234	1,052	2,286	22,430
Less 30% Pass-By	-42	-42	-84	-139	-139	-278	-2,906
Net New Trips	**527**	**921**	**1,448**	**1,095**	**913**	**2,008**	**19,524**

TABLES 1A & 2A

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
DANIELS PARKWAY SOUTH MPD

Commercial

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	348 VPH	IN=	257	OUT=	91
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	857 VPH	IN=	392	OUT=	465

Residential

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	913 VPH	IN=	237	OUT=	676
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	1,105 VPH	IN=	684	OUT=	421

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT COMMERCIAL PROJECT TRAFFIC	PERCENT RESIDENTIAL PROJECT TRAFFIC	COMMERCIAL PROJECT TRAFFIC	RESIDENTIAL PROJECT TRAFFIC	CUMULATIVE PROJECT TRAFFIC	PROJ/ LOS C
SR 82	E. of Daniels Pkwy	6LD	Arterial	0	2,700	3,900	4,920	5,600	25%	5%	116	34	150	3.8%
	W. of Daniels Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171	20%	40%	93	274	367	11.9%
	W. of Griffin Drive	6LD	Arterial	0	0	3,087	3,171	3,171	10%	35%	47	239	286	9.3%
Daniels Pkwy	S. of SR 82	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100	25%	45%	116	308	424	21.5%
	S. of Gateway Blvd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180	10%	35%	47	239	286	9.4%
Gunnery Rd	N. of SR 82	4LD	Arterial	0	250	1,840	1,960	1,960	30%	10%	140	68	208	11.3%
	N. of Leonard Blvd	4LD	Arterial	0	250	1,840	1,960	1,960	20%	10%	93	68	161	8.8%
	N. of Lee Blvd	2LU	Arterial	0	140	800	860	860	5%	5%	23	34	57	7.1%
Lee Blvd	W. of Gunnery Rd	6LD	Arterial	0	250	1,840	1,960	1,960	5%	2%	23	14	37	2.0%
	E. of Gunnery Rd	6LD	Arterial	0	250	1,840	1,960	1,960	5%	3%	23	21	44	2.4%
Gateway Blvd	W. of Daniels Pkwy	4LD	Arterial	0	0	710	1,590	1,660	10%	5%	47	34	81	11.4%
Griffin Dr	S. of SR 82	2LU	Collector	0	0	310	660	740	5%	5%	23	34	57	18.4%
Leonard Blvd	W. of Gunner Rd	2LU	Arterial	0	140	800	860	860	5%	0%	23	0	23	2.9%
SW 23rd St	E. of Gunnery Rd	2LU	Arterial	0	140	800	860	860	5%	0%	23	0	23	2.9%

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANIELS PARKWAY SOUTH MPD

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2020 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2019/2021 PK HR PK SEASON PEAK DIR. [2]	2031 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	CUMULATIVE PROJECT TRAFFIC [3]	2031 BCKGRND + PROJECT VOLUME	LOS	V/C Ratio
SR 82	E. of Daniels Pkwy	126021	19,921	28,500	12	3.03%	1,635	2,339	B	0.48	150	2,489	B	0.51
	W. of Daniels Pkwy	120108	10,700	21,000	15	4.60%	1,166	2,000	C	0.63	367	2,367	C	0.75
Daniels Pkwy	S. of SR 82	124175	26,500	29,000	9	2.00%	1,726	2,189	F	1.04	424	2,613	F	1.24
Gunnery Rd	N. of SR 82	290	17,300	26,300	9	4.76%	965	1,687	C	0.86	208	1,895	D	0.97
Gateway Blvd	W. of Daniels Pkwy	536	N/A	N/A	N/A	2.00%	1,208	1,532	D	0.92	81	1,613	E	0.97
Griffin Dr	S. of SR 82	534	N/A	N/A	N/A	2.00%	431	525	D	0.71	57	582	D	0.79

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

* Due to lack of historical traffic data for Gateway Blvd and Griffin Dr, a minimum 2% AGR was assumed.

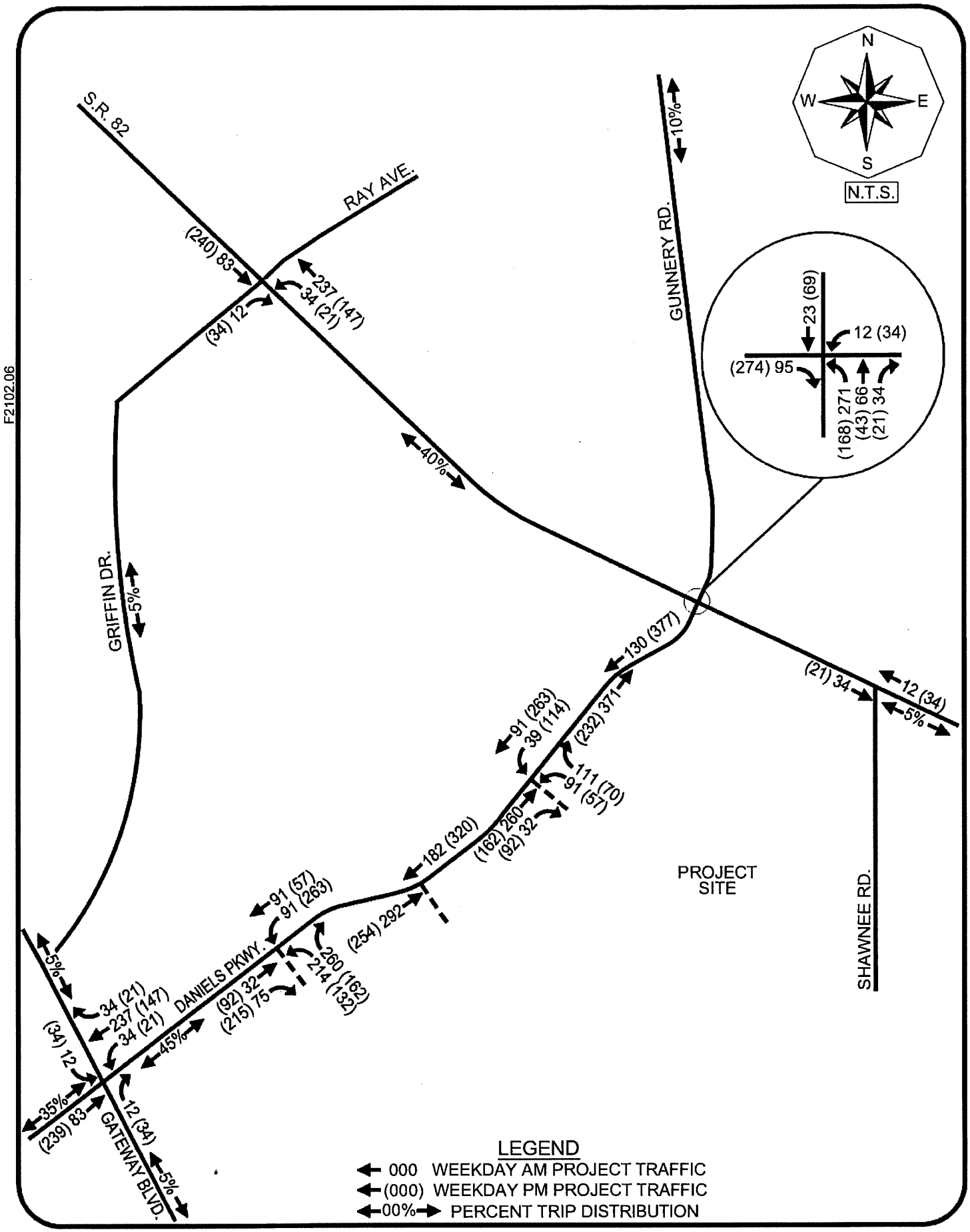
2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report.

* Due to lack of traffic data for Griffin Dr, the current 2021 peak hour peak season peak direction traffic volume was obtained from the traffic count from Lee County's Traffic Count Database System (TCDS).

3 Obtained from Table 1A.

SUPPLEMENTAL

FIGURES A-1, A-2 & A-3

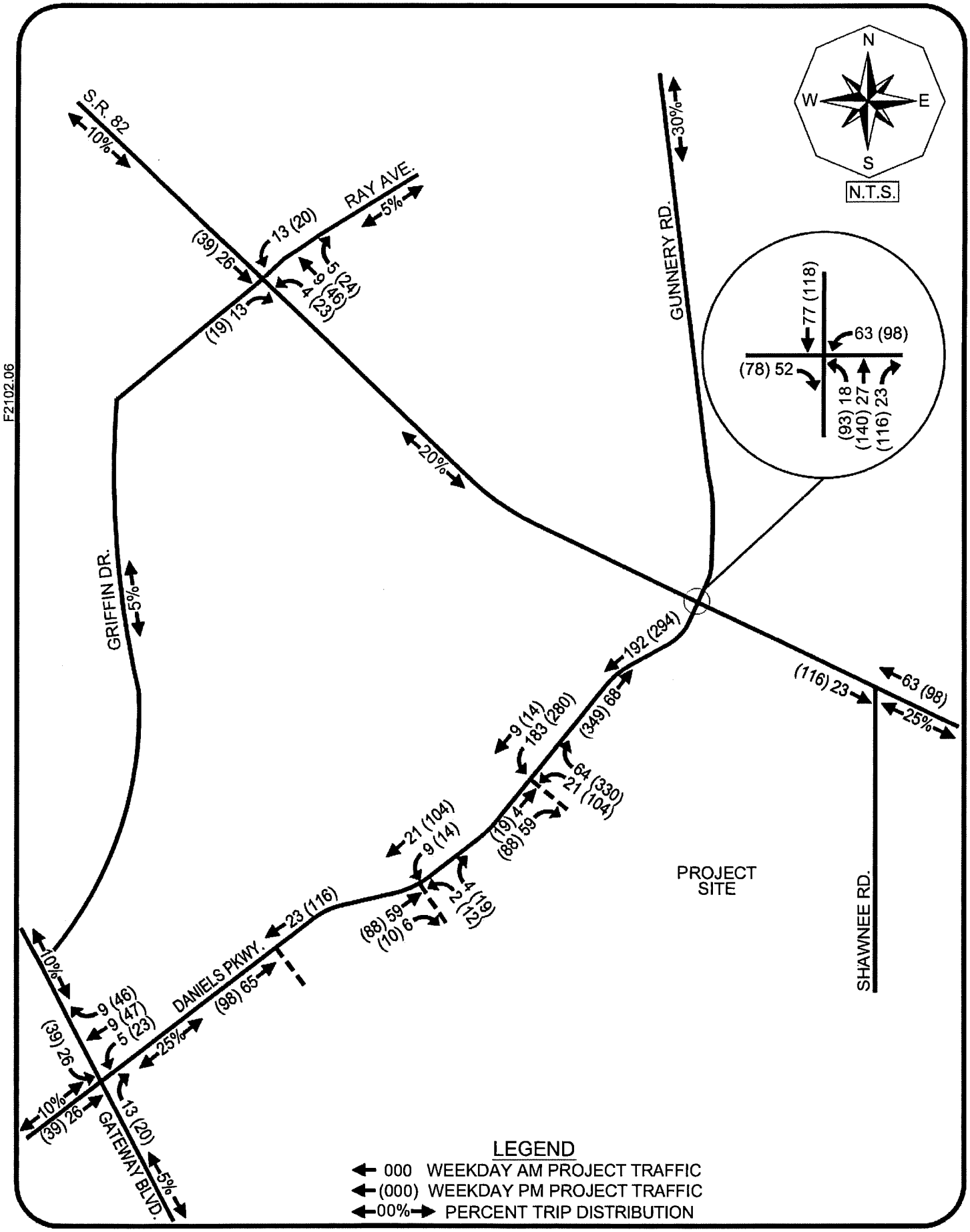


F2102.06

TR TRANSPORTATION CONSULTANTS, INC

RESIDENTIAL
TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
ON SIGNIFICANTLY IMPACTED ROADWAY LINKS
DANIELS PARKWAY SOUTH MPD

Figure A-1

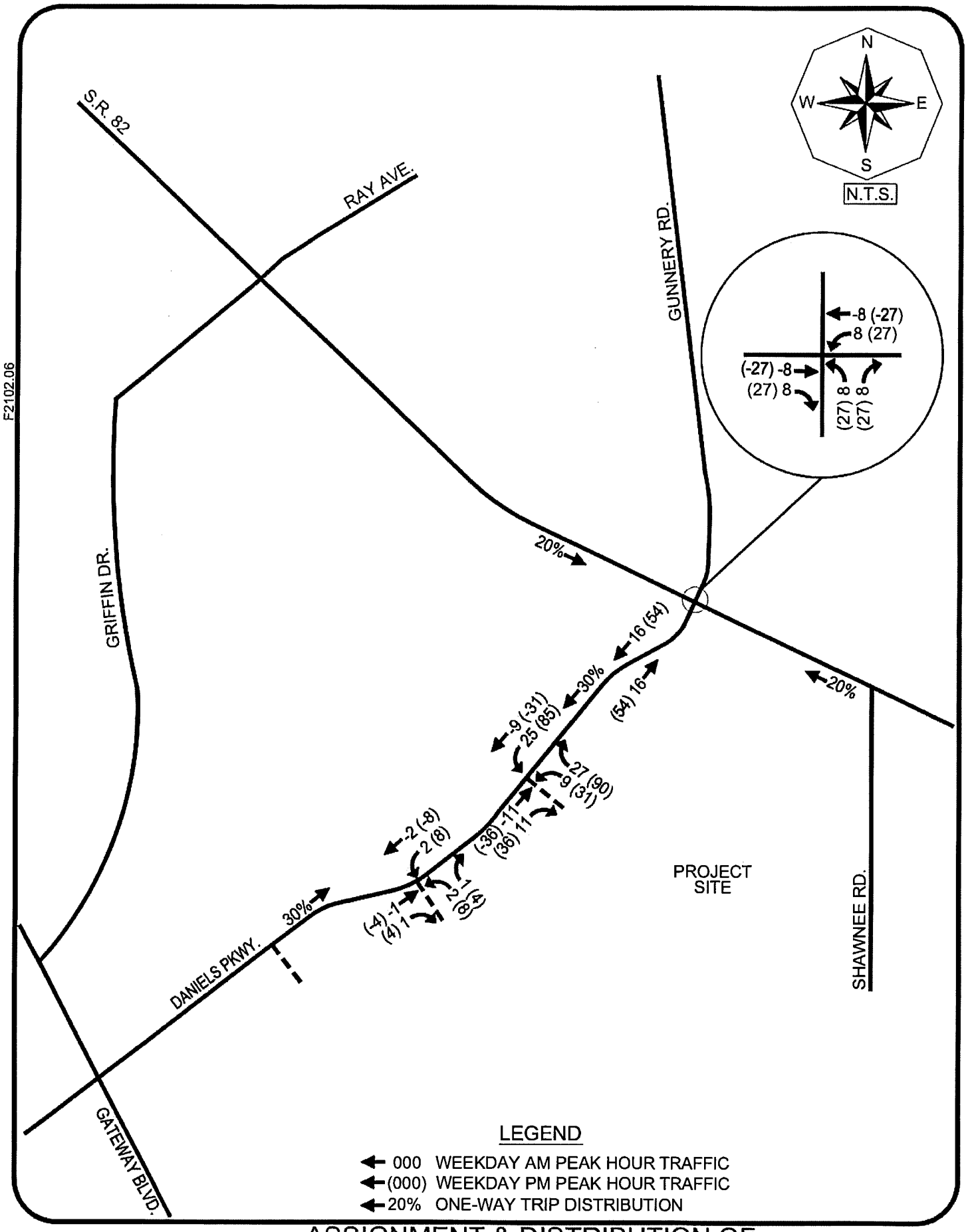


F2102.06

TR TRANSPORTATION CONSULTANTS, INC

COMMERCIAL
TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
ON SIGNIFICANTLY IMPACTED ROADWAY LINKS
DANIELS PARKWAY SOUTH MPD

Figure A-2



TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS
DANIELS PARKWAY SOUTH MPD

Figure A-3

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

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.

FDOT GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

TABLE 7

TABLE 7

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TRAFFIC DATA FROM THE LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2010 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,170	D	1,230	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,472	D	1,547	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,198	D	2,310	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,341	D	2,461	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040		3,094		3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040		3,094		3,142	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	B	2,698	B	2,835	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,698	B	2,835	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,412	B	2,535	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,726	B	1,870	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	378	C	409	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,000	D	2,102	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,520	D	2,649	*
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	C	2,111	D	2,218	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,613	C	1,695	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	386		892	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	C	31	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	339	A	356	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	C	629	D	662	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	C	629	D	662	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		716		809	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	346	C	379	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,258	D	1,322	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,504	D	1,581	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	241	C	269	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,208	C	1,269	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	470	C	494	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,230	C	1,365	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,230	C	1,292	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,230	C	1,292	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	B	1,977	C	2,078	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	80	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	965	B	1,014	*
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	773	C	908	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,017	B	1,069	*
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,478	B	1,554	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,529	B	1,607	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,529	B	1,607	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	533	E	560	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	533	E	560	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	533	E	560	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	649	E	820	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	649	E	682	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	649	C	682	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,257	D	1,353	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	E	5,811	E	5,967	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	E	5,758	E	5,981	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6,620	D	5,730	D	6,139	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	D	5,309	D	5,499	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	D	5,072	D	5,204	
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	C	4,940	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	6,620	B	3,804	B	3,791	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	3,082	B	2,726	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	201	C	212	*
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,737	C	1,971	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,166	C	1,245	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,635	B	1,747	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	612	B	658	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	617	B	648	

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 2/24/21

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FOWLER ST	E OF US 41	511				20700		23300		22100		18800
FOWLER ST	S OF MORENO ST	28	19000	19400	21700	23000	24500	23700	24900	23900	27400	24800
FOWLER ST	S OF M.L.K. BLVD (SR 82)	119										14400
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510				6500						
GATEWAY BLVD	S OF GRIFFIN	536									22460	
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	10200		7600		13100		13100		11000	
GLADIOLUS DR	E OF PINE RIDGE	283										
GLADIOLUS DR	E OF A&W BULB RD	39	18600	19200	19800	20500	21900	22600	23000	22500	23200	19800
GLADIOLUS DR	W OF WINKLER RD	285										
GLADIOLUS DR	W OF US 41	46	37800	40800	37600	38900	40600	42000	42700	41500	43200	39000
GRIFFIN DR	S OF SR 82	534									8000	
GUNNERY RD	N OF IMMOKALEE RD	290	17300	20200	17600	18300	19100	21500	20400			26300
GUNNERY RD	N OF LEE BLVD (CR 884)	289	14700	15800	13600	13600	15100	14800	15500	15800	15700	16700
GUNNERY RD	S OF BUCKINGHAM RD						7800					
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	20000	17900	18400	20600	21500	22000	22200	23700	22900	19700
HANCOCK BRIDGE PKWY	E OF ORANGE GROVE BLVD	116										15900
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	22500		20900	20900	20900	23800	21300	23800	23700	21400
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	115										

TRAFFIC DATA FROM FDOT'S FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6021 - SR 82/IMMOKOLEE RD, 500' E OF GUNNERY RD, PTMS 101, LCPR 21

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	28500 X	0	0	9.00	54.00	7.70
2019	30000 T	0	0	9.00	57.60	9.50
2018	29000 S	0	0	9.00	58.50	9.40
2017	28500 F	0	0	9.00	65.10	7.30
2016	28137 C	E 14317	W 13820	9.00	65.10	6.00
2015	26771 C	E 13569	W 13202	9.00	65.10	7.70
2014	25227 C	E 12754	W 12473	9.00	66.20	8.40
2013	23844 C	E 12596	W 11248	9.00	68.60	5.40
2012	22000 F	E 0	W 0	9.00	66.60	7.40
2011	22182 C	E 11177	W 11005	9.00	66.60	9.10
2010	21207 C	E 10845	W 10362	9.51	66.56	6.80
2009	19500 F	0	0	9.96	65.45	7.80
2008	19921 C	E 10020	W 9901	9.96	65.45	9.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0108 - SR 82, EAST OF COMMERCE LAKES DRIVE LC 222

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	21000 C	E 10500	W 10500	9.00	54.00	7.80
2019	19800 S	E 9800	W 10000	9.00	57.60	7.70
2018	19100 F	E 9400	W 9700	9.00	58.50	7.70
2017	18300 C	E 9000	W 9300	9.00	58.20	7.70
2016	17200 C	E 8600	W 8600	9.00	58.20	6.70
2015	15700 C	E 8000	W 7700	9.00	62.20	7.10
2014	15100 F	E 7700	W 7400	9.00	63.40	6.70
2013	14700 C	E 7500	W 7200	9.00	64.30	6.70
2012	12700 C	E 6300	W 6400	9.00	60.20	7.50
2011	13000 F	E 6500	W 6500	9.00	61.10	8.60
2010	12800 C	E 6400	W 6400	10.06	63.11	8.60
2009	12200 C	E 6100	W 6100	10.54	62.17	8.80
2008	11100 C	E 5600	W 5500	10.50	66.40	12.30
2007	13200 C	E 6800	W 6400	9.62	58.02	13.40
2006	13100 C	E 6600	W 6500	8.81	55.95	12.70
2005	10700 C	E 5400	W 5300	9.60	53.80	13.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4175 - DANIELS PARKWAY, EAST OF GATEWY BLVD.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29000 C	E 14500	W 14500	9.00	53.80	5.10
2019	28000 F	E 14000	W 14000	9.00	54.90	4.80
2018	27000 C	E 13500	W 13500	9.00	55.20	4.80
2017	38000 T	E 19000	W 19000	9.00	54.90	10.50
2016	36000 S	E 18000	W 18000	9.00	54.80	3.30
2015	34000 F	E 17000	W 17000	9.00	55.50	3.30
2014	32000 C	E 16000	W 16000	9.00	55.20	3.30
2013	26500 S	E 13000	W 13500	9.50	55.00	10.50
2012	26500 F	E 13000	W 13500	9.50	55.30	11.50
2011	26500 C	E 13000	W 13500	9.50	55.20	11.70

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

TRAFFIC DATA FROM LEE COUNTY'S TRAFFIC COUNT DATABASE SYSTEM

LEE COUNTY

MS2

Traffic Count Database System (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	534_NB
Type	SPOT
Fnct'l Class	-
Located On	Griffin Dr
Loc On Alias	
SOUTH OF	SR â€" 82
Direction	NB
County	Lee
Community	-
MPO ID	
HPMS ID	
Agency	Lee County

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 2/3/2021
End Date	Thu 2/4/2021
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	lee
Station	000000000534
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	2	2	1	1	6
1:00-2:00	1	2	0	1	4
2:00-3:00	0	0	1	2	3
3:00-4:00	0	1	1	0	2
4:00-5:00	6	5	7	6	24
5:00-6:00	17	11	18	32	78
6:00-7:00	38	62	62	98	260
7:00-8:00	91	125	129	86	431
8:00-9:00	69	113	81	59	322
9:00-10:00	35	15	46	36	132
10:00-11:00	29	32	25	30	116
11:00-12:00	34	37	27	31	129
12:00-13:00	41	47	29	44	161
13:00-14:00	27	41	34	43	145
14:00-15:00	40	59	76	80	255
15:00-16:00	61	57	56	38	212
16:00-17:00	46	46	51	52	195
17:00-18:00	39	58	70	97	264
18:00-19:00	67	53	58	46	224
19:00-20:00	43	43	28	22	136
20:00-21:00	22	23	23	25	93
21:00-22:00	19	20	10	16	65
22:00-23:00	9	12	9	5	35
23:00-24:00	6	4	2	2	14
Total					3,306
AM Peak					06:45-07:45 443
PM Peak					17:15-18:15 292

PEAK SEASON CORRECTION FACTOR

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1208 SR 82, E OF I-75

MOCF: 0.89

WEEK	DATES	SF	PSCF
1	01/01/2020 - 01/04/2020	0.00	0.00
2	01/05/2020 - 01/11/2020	0.00	0.00
* 3	01/12/2020 - 01/18/2020	0.83	0.93
* 4	01/19/2020 - 01/25/2020	0.82	0.92
* 5	01/26/2020 - 02/01/2020	0.81	0.91
* 6	02/02/2020 - 02/08/2020	0.79	0.89
* 7	02/09/2020 - 02/15/2020	0.78	0.88
* 8	02/16/2020 - 02/22/2020	0.81	0.91
* 9	02/23/2020 - 02/29/2020	0.84	0.94
*10	03/01/2020 - 03/07/2020	0.86	0.97
*11	03/08/2020 - 03/14/2020	0.89	1.00
*12	03/15/2020 - 03/21/2020	0.92	1.03
*13	03/22/2020 - 03/28/2020	1.00	1.12
*14	03/29/2020 - 04/04/2020	1.08	1.21
*15	04/05/2020 - 04/11/2020	1.15	1.29
16	04/12/2020 - 04/18/2020	1.23	1.38
17	04/19/2020 - 04/25/2020	1.20	1.35
18	04/26/2020 - 05/02/2020	1.17	1.31
19	05/03/2020 - 05/09/2020	1.13	1.27
20	05/10/2020 - 05/16/2020	1.10	1.24
21	05/17/2020 - 05/23/2020	1.12	1.26
22	05/24/2020 - 05/30/2020	1.14	1.28
23	05/31/2020 - 06/06/2020	1.15	1.29
24	06/07/2020 - 06/13/2020	1.17	1.31
25	06/14/2020 - 06/20/2020	1.19	1.34
26	06/21/2020 - 06/27/2020	1.20	1.35
27	06/28/2020 - 07/04/2020	1.20	1.35
28	07/05/2020 - 07/11/2020	1.21	1.36
29	07/12/2020 - 07/18/2020	1.21	1.36
30	07/19/2020 - 07/25/2020	1.19	1.34
31	07/26/2020 - 08/01/2020	1.18	1.33
32	08/02/2020 - 08/08/2020	1.16	1.30
33	08/09/2020 - 08/15/2020	1.15	1.29
34	08/16/2020 - 08/22/2020	1.13	1.27
35	08/23/2020 - 08/29/2020	1.12	1.26
36	08/30/2020 - 09/05/2020	1.10	1.24
37	09/06/2020 - 09/12/2020	1.08	1.21
38	09/13/2020 - 09/19/2020	1.07	1.20
39	09/20/2020 - 09/26/2020	1.05	1.18
40	09/27/2020 - 10/03/2020	1.04	1.17
41	10/04/2020 - 10/10/2020	1.02	1.15
42	10/11/2020 - 10/17/2020	1.00	1.12
43	10/18/2020 - 10/24/2020	0.99	1.11
44	10/25/2020 - 10/31/2020	0.97	1.09
45	11/01/2020 - 11/07/2020	0.96	1.08
46	11/08/2020 - 11/14/2020	0.94	1.06
47	11/15/2020 - 11/21/2020	0.93	1.04
48	11/22/2020 - 11/28/2020	0.91	1.02
49	11/29/2020 - 12/05/2020	0.89	1.00
50	12/06/2020 - 12/12/2020	0.88	0.99
51	12/13/2020 - 12/19/2020	0.86	0.97
52	12/20/2020 - 12/26/2020	0.85	0.96
53	12/27/2020 - 12/31/2020	0.83	0.93

* PEAK SEASON

INTERNAL CAPTURE WORKSHEETS

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR

Exit to External: 103

Enter from External: 168

Land Use A - Retail Uses

	Total	Internal	External
Enter	185	17	168
Exit	114	11	103
Total	299	28	271
%	100%	9%	91%

29%	33	Demand
	6	Balanced
4%	6	Demand

32%	59	Demand
	10	Balanced
28%	10	Demand

14%	16	Demand
	5	Balanced
2%	5	Demand

17%	31	Demand
	7	Balanced
1%	7	Demand

Exit to External: 27

Enter from External: 128

Land Use B - Office Uses

	Total	Internal	External
Enter	138	10	128
Exit	37	10	27
Total	175	20	155
%	100%	11%	89%

Demand		Balance	Demand	
3%	4	4	2%	14
1%	0	0	0%	0

Land Use C - Residential Uses

	Total	Internal	External
Enter	242	5	237
Exit	687	11	676
Total	929	16	913
%	100%	2%	98%

Exit to External: 676

Enter from External: 237

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	168	128	237	533
Exit	103	27	676	806
Total	271	155	913	1,339
Single-Use Trip Gen. Est.	299	175	929	1,403

Internal Capture Rate

5%

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External: 444

Enter from External: 472

Land Use A - Retail Uses

	Total	Internal	External
Enter	568	96	472
Exit	616	172	444
Total	1,184	268	916
%	100%	23%	77%

2% | 12 — Demand
12 — Balanced
31% | 26 — Demand

8% | 45 — Demand
39 — Balanced
20% | 39 — Demand

26% | 160 — Demand
160 — Balanced
46% | 390 — Demand

10% | 57 — Demand
57 — Balanced
42% | 209 — Demand

Exit to External: 154

Enter from External: 53

Land Use B - Office Uses

	Total	Internal	External
Enter	85	32	53
Exit	197	43	154
Total	282	75	207
%	100%	27%	73%

Demand		Balance	Demand	
57%	48	20	4%	20
2%	4	4	4%	34

Land Use C - Residential Uses

	Total	Internal	External
Enter	848	164	684
Exit	498	77	421
Total	1,346	241	1,105
%	100%	18%	82%

Exit to External: 421

Enter from External: 684

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	472	53	684	1,209
Exit	444	154	421	1,019
Total	916	207	1,105	2,228
Single-Use Trip Gen. Est.	1,184	282	1,346	2,812

Internal Capture Rate

21%

CONTROLLED ACCESS RESOLUTION NO. 21-09-06 FOR DANIELS PKWY

INSTR. # 2021000303447, Pages 8
Doc Type: GOV, Recorded: 9/15/2021 at 9:59 AM
Linda Doggett Lee County Clerk of the Circuit Court
Rec Fees: $69.50
Deputy Clerk AESCOBAR
#1

LEE COUNTY RESOLUTION NO. 21-09-06

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AMENDING RESOLUTION NO. 89-10-11, AS AMENDED, WHICH DESIGNATED DANIELS ROAD AS A CONTROLLED ACCESS ROAD AND ESTABLISHED PERMANENT ACCESS POINTS.

WHEREAS, section 10-285(h) of the Lee County Land Development Code provides for the designation of certain streets in Lee County as "controlled access" facilities to which permanent access points are restricted to locations established and set by design study and plans adopted by resolution of the Lee County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners retains the right and authority to exercise its police power to modify roadway median openings, access points and turning movements to protect the health, safety, and welfare of the traveling public; and

WHEREAS, On October 4, 1989, the Board of County Commissioners adopted Resolution No. 89-10-11, which designated Daniels Road as a controlled access road, from U.S. 41 to State Road 82, and established permanent access points; and

WHEREAS, Resolution No. 89-10-11 was further amended by Board Resolutions adopted as follows:

1. Resolution No. Z-92-073, adopted April 5, 1993, to add a connection point and median opening at Station 170+95 +/-50 on the south side; and

2. Resolution No. Z-93-045, adopted September 15, 1993, to add a connection point at Station 312+86 +/-50 on the north side for a temporary right-in/right-out access only; and

3. Resolution No. 97-12-04, adopted December 2, 1997, to add a connection point at Station 135+93.59 on the north side for a full movement connection point at an existing median opening; and

4. Resolution No. 98-03-07, adopted March 24, 1998, to add a right-turn in only connection point at Station 158+40± on the south side of Daniels Parkway; and

5. Resolution No. 99-08-23, adopted August 17, 1999, to add a right-in/right-out only connection point at Station 156+80 on the north side of Daniels; and

A3
09/07/21R

6. Resolution No. 01-01-28, adopted January 23, 2001, identified and designated access points on Daniels Parkway from Treeline Avenue to State Road 82; and

7. Resolution No. 04-04-05, adopted April 6, 2004, added a right-in/right-out only connection point at highway station 2529+01 on the north side of Daniels Parkway; and

8. Resolution No. 06-11-28, adopted November 14, 2006 , added a right-in/right-out only connection point on the south side of Daniels Parkway at Station 272+38 +/- 50; and

9. Resolution No. 08-08-57, adopted August 19, 2008, to add a new connection point to Daniels Parkway for right-in emergency vehicle access only on the south side of Daniels Parkway at Highway Station 276+05m approximately 303 feet west of Sophomore Lane to serve the South Trail Fire Station; and

10. Resolution No. 16-04-08, adopted April 5, 2016, to add a new connection point to Daniels Parkway, a controlled access facility from U.S. 41 to State Road 82, for a right-in only access at Station 2586+40, which is approximately 5,064 feet east of Gateway Boulevard, for a development proposed for the north side of Daniels Parkway; and

11. Resolution No. 21-01-10, adopted February 16, 2021, to add a new connection point to Daniels Parkway, a controlled access facility from U.S. 41 to State Road 82, for a right-in only access at Station 2586+40 +/50, for a new development on the north side of Daniels Parkway; and

12. Resolution No. 21-05-06, adopted May 4, 2021, to add a new temporary connection point to Daniels Parkway, a controlled access facility from US 41 to State Road 82, for a right-in/right-out only access at Station 2461+63, which is approximately 660 feet to the west of Rickenbacker Parkway on the north side of Daniels Parkway. This driveway will be required to be eliminated should the driveway approved at Station 2457+25 be constructed with cross access to the subject property; and

13. Resolution No. 21-08-04, adopted August 3, 2021, to add a new access point to Daniels Parkway for a right-in/right-out only access at Station 2571+80 ± 50, for a development proposed on the north side of Daniels Parkway; and

WHEREAS, Resolution No. 01-01-28 adopted by the Board of County Commissioners on January 23, 2001 designated one right-in and one right-out access point from the eastbound lane between Treeline Avenue (Station 2408+50) and Chamberlin Parkway (Station 2447+00) at a future location to be determined at Lee County DOT's discretion; and

WHEREAS, Lee County DOT has identified that there is a current need for the previously designated one right-in and one right-out access point between Treeline Avenue (Station 2408+50) and Chamberlin Parkway (Station 2447+00) and has determined the appropriate location of that new access point

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, that:

1. Daniels Parkway, from U.S. 41 to State Road 82, including its intersections, is designated as a controlled access road facility.

2. Absent subsequent Board action in accordance with applicable County regulations, the connection points are limited to those identified on attached Exhibit A. Provided, however, no vested right to a particular connection point location is granted by virtue of adopting Exhibit A. The County retains full power and authority to exercise its police power to modify connection points, median openings, and turning movements to protect the health, safety and welfare of the traveling public. .

3. Resolution No. 89-10-11 is further amended to identify the permanent location of the new right-in/right-out only access point to Daniels Parkway at Station 2435+55 between Treeline Avenue and Chamberlin Parkway as previously designated in Resolution 01-01-28.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

Duly passed and adopted this 7th day of September, 2021.

ATTEST:
LINDA DOGGETT, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY FLORIDA

BY: _____
Vice Chair
Commissioner Cecil L Pendergrass
Lee County Board of County Commissioners
District 2

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Office of the Lee County Attorney

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY FLORIDA

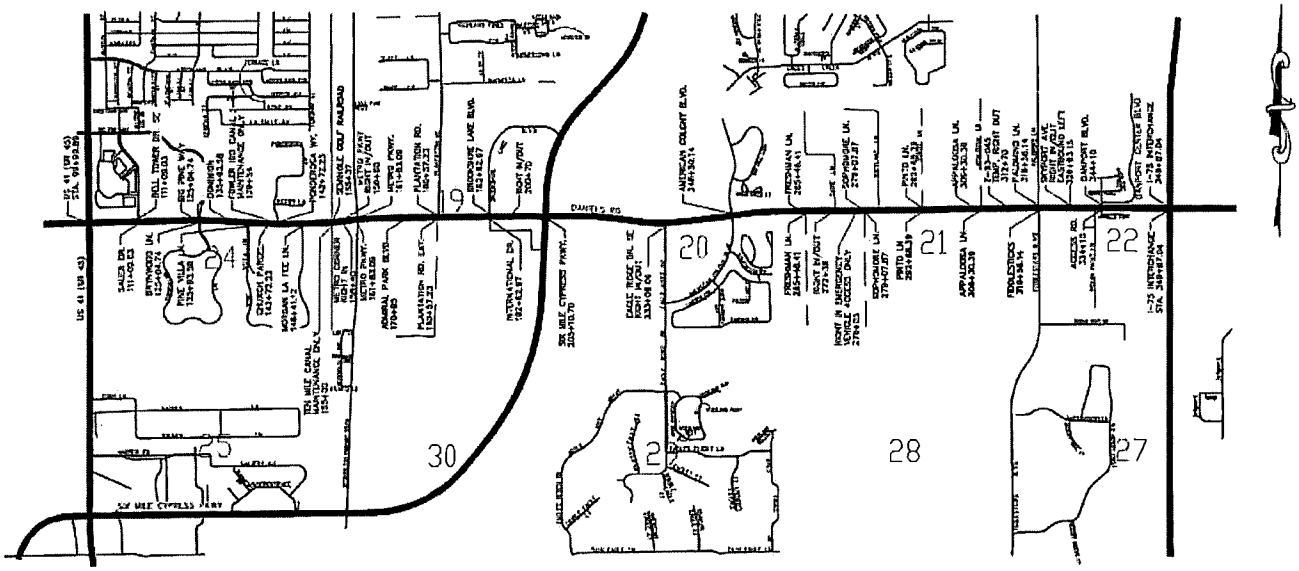


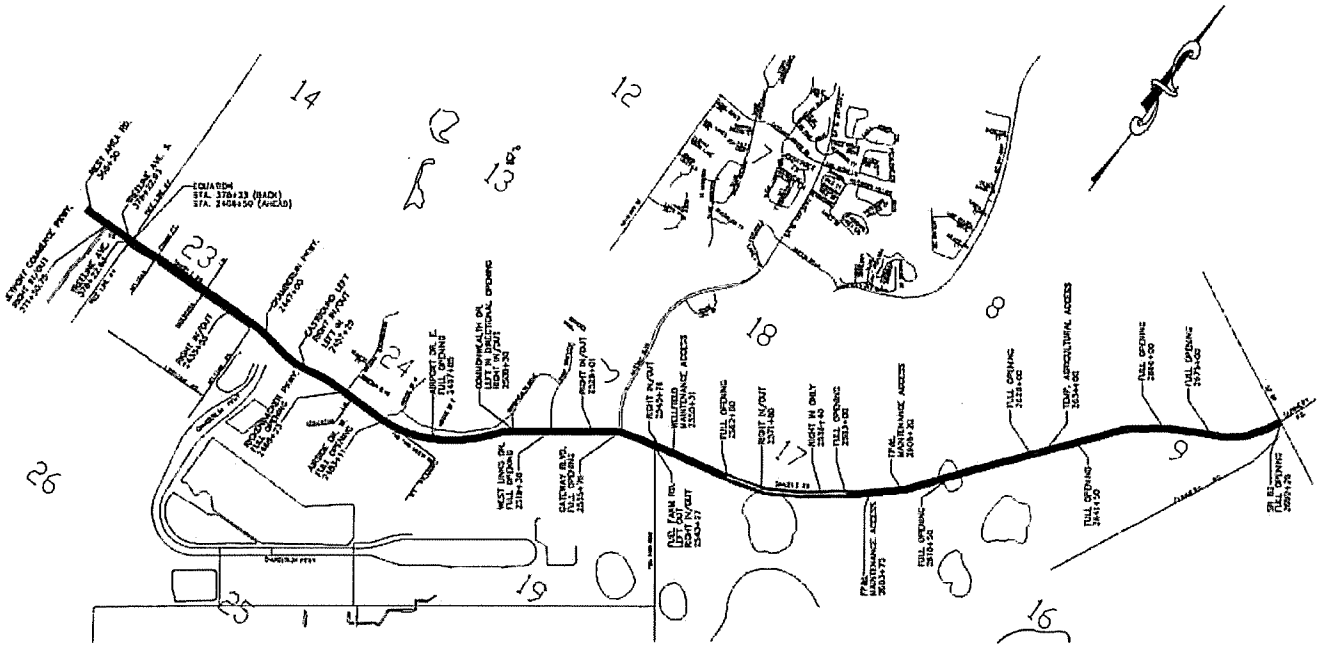
EXHIBIT "A"
DANIELS PARKWAY
DESIGNATED ACCESS POINTS

ADOPTED OCTOBER 4, 1989 PER RESOLUTION #89-10-11
AMENDED APRIL 5, 1993 PER RESOLUTION #Z-92-073
AMENDED SEPTEMBER 15, 1993 PER RESOLUTION #Z-93-045
AMENDED DECEMBER 2, 1997 PER RESOLUTION #97-12-04
AMENDED MARCH 24, 1998 PER RESOLUTION #98-03-07
AMENDED AUGUST 17, 1999 PER RESOLUTION #99-08-23
AMENDED JANUARY 23, 2001 PER RESOLUTION #01-01-28
AMENDED APRIL 6, 2004 PER RESOLUTION #04-04-05
AMENDED NOVEMBER 14, 2006 PER RESOLUTION #06-11-28
AMENDED AUGUST 19, 2008 PER RESOLUTION #08-08-57
AMENDED APRIL 5, 2016 PER RESOLUTION #16-04-08
AMENDED MAY 4, 2021 PER RESOLUTION #21-05-06
AMENDED AUGUST 3, 2021 PER RESOLUTION #21-08-04

Department of Transportation
Lee County
Southwest Florida

030812001.DWG

SHEET 1 OF 1



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AMENDED AUGUST 17, 1999 PER RESOLUTION #99-08-23
AMENDED JANUARY 23, 2001 PER RESOLUTION #01-01-28
AMENDED APRIL 6, 2004 PER RESOLUTION #04-04-05
AMENDED NOVEMBER 14, 2006 PER RESOLUTION #06-11-28
AMENDED AUGUST 19, 2008 PER RESOLUTION #08-08-57
AMENDED APRIL 5, 2016 PER RESOLUTION #16-04-08
AMENDED MAY 4, 2021 PER RESOLUTION #21-05-06
AMENDED AUGUST 3, 2021 PER RESOLUTION #21-08-04

Department of Transportation
Lee County
Southwest Florida

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SHEET 2 OF 4

Exhibit A
Daniels Parkway Designated Access Points

STA	access	spacing south	spacing north	origin	movements	connection
100+00 +/-50	F			1	All	US 41
111+09 +/-50	F	1109	1109	1	All	Bell Tower Drive/Sauer Drive
125+05 +/-50	F	1396	1396	1	All	Big Pine Way/Brynwood Lane
135+94 +/-50	F	1089	1089	1	All	Dominion Apts/Pine Villa Lane
139+54 +/-50	F	n/a	n/a	1	All	Fowler IDD Canal maintenance access only
142+72 +/-50	F	678	678	1	All	Church Parcel/Ponderosa Way
148+41 +/-50	S	569	569	1	EBL NBL Rt in/out	Morgan La-Fee Lane
155+00 +/-50	F	n/a	n/a	1	All	Ten Mile Canal maintenance access only
155+37 +/-50	N	n/a	n/a	1	All	Seminole Gulf Railway
156+80 +/-50	N	n/a	839	3	Right in/out	
158+40 +/-50	S	999	n/a	3	Right in/out	Metropolis Avenue
161+83 +/-50	F	343	503	1	All	Metro Parkway
170+95 +/-50	F	912	912	3	All	Admiral Park Boulevard
180+57 +/-50	F	962	962	1	All	Plantation Road
192+63 +/-50	F	1206	1206	1	All	Brookshire Lakes Drive/International Drive
205+11 +/-50	F	1248	1248	1	All	Ben C. Pratt/Six Mile Cypress Parkway
233+06 +/-50	S	2795	n/a	1	Right in/out	Eagle Ridge Drive
248+50 +/-50	F	1544	4339	1	All	Cross Creek /American Colony Boulevard
265+46 +/-50	F	1696	1696	1	All	Freshman Lane
272+38 +/-50	S	692	n/a	4	Right in/out	
276+05 +/-50	S	367	n/a	3	Right in	Fire Station emergency vehicle access only
279+08 +/-50	F	303	1362	1	All	Sophomore Lane
292+68 +/-50	F	1360	1360	1	All	Pinto Lane
306+30 +/-50	F	1362	1362	1	All	Appaloosa Lane
319+56 +/-50	F	1326	1326	1	All	Palomino Lane/Fiddlesticks Boulevard
326+63 +/-50	N	707	707	1	EBL SB Rt in/out	Skyport Avenue
334+10 +/-50	F	747	747	1	All	Danport Boulevard
349+87 +/-50	F	1577	1577	1	All	I-75
368+30 +/-50	N	1843	1843	1	EBL SBL SB Rt in/out	Rest Area; Recommend closing SBL
371+51 +/-50	S	321	n/a	1	Right in/out	Jetport Commerce Parkway
378+23 +/-50	F	672	993	1	All	Treeline Avenue (back)
2408+50 +/-50	F			1	All	Treeline Avenue (forward) STA estimated
2435+55 +/-50*	S	TBD	TBD	1	Right in	Sabal Ridge Subdivision
2435+55 +/-50*	S	TBD	TBD	1	Right out	Sabal Ridge Subdivision
2447+00 +/-50	F	3850	3850	1	All	Chamberlin Parkway STA estimated
2457+25 +/-50	N	1025	1025	1	EBL Right in/out	Relocation of North access road
2461+63 +/-50	N	n/a	660	2	Right in/out	Temporary Access to 7-11
2468+23 +/-50	F	1098	438	2	All	Richenbacher Parkway/Radar Road
2483+11 +/-50	F	1488	1488	2	All	Airside Drive West

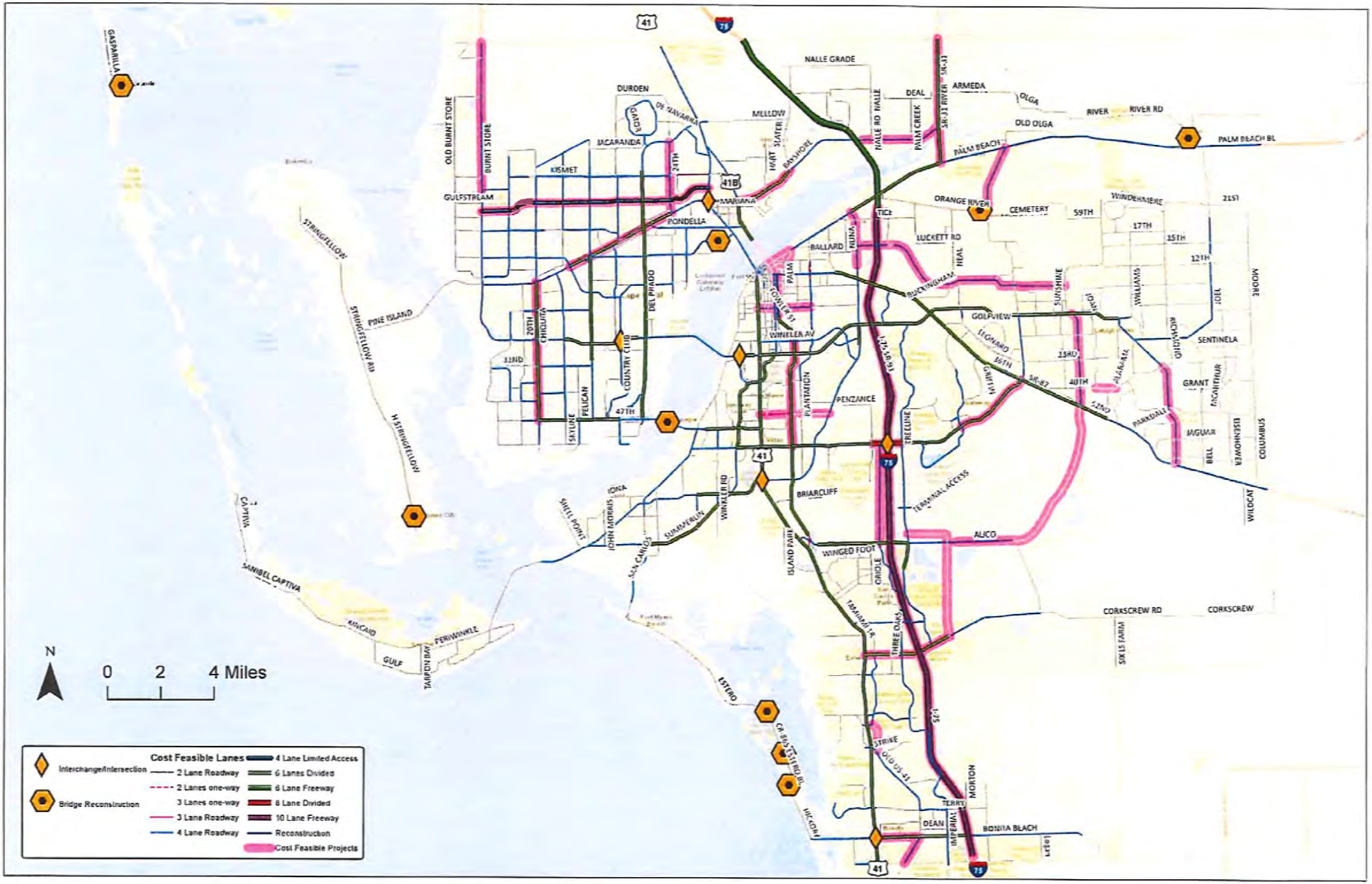
2497+85 +/-50	F	1474	1474	2	All	Airside Drive East
2509+30 +/-50	N	1145	1145	2	EBL Right in/out	Commonwealth Boulevard
2519+38 +/-50	F	1008	1008	2	All	West Links Drive
2529+01 +/-50	N	n/a	963	3	Right in/out	Gateway Charter School access road
2535+76 +/-50	F	1638	675	2	All	Gateway Boulevard
2543+27 +/-50	S	751	751	1	NBL Right in/out	Fuel Farm Road
2545+76 +/-50	N	n/a	249	3	Right in/out	
2550+31 +/-50	N	n/a	n/a	1	Right in/out	Wellfield maintenance access
2562+00 +/-50	F	1873	1873	1	All	
2571+80 +/-50	N	960	1460	2	Right in/out	Ft Myers Brew MPD
2586+40 +/-50	N	n/a	2440	3	Right in only	Worthington Commerce Park.
2593+00 +/-50	F	3100	660	1	All	
2603+75 +/-50	F	n/a	n/a	1	All	FPL maintenance access only
2606+20 +/-50	F	n/a	n/a	1	All	FPL maintenance access only
2610+50 +/-50	F	1750	1750	1	All	
2628+00 +/-50	F	1750	1750	1	All	
2634+00 +/-50	N & S	n/a	n/a	1	Right in/out	Temporary Agricultural Access
2641+50 +/-50	F	1350	1350	1	All	
2666+00 +/-50	F	2450	2450	1	All	
2675+00 +/-50	F	900	900	1	All	
2690+29 +/-50	F	1529	1529	1	All	State Road 82 (Immokalee Road)
average spacing		1302	1372			
			1337			

1 - original plan
2 - Development Order 3 - revision
4 - court order
*On January 23, 2001, the Board designated one right in and one right out access point to be located between Treeline Avenue (Sta 2408+50) and Chamberlin Parkway (Sta 2447+00) at DOT's discretion. The access points can be co-located or separate. However, only a total of one right in and one right out movement is granted in the event two access points are constructed.

LEE COUNTY MPO

2045 LONG RANGE

TRANSPORTATION PLAN


N
0 2 4 Miles
Cost Feasible Lanes
Interchange/Intersection
Bridge Reconstruction
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
GASPARILLA
OLD BURNT STORE
BURNT STORE
DURDEN
GATOR
DE NAVARRA
MELLOW
NALLE GRADE
DEAL
ARMEDA
OLGA
RIVER
RIVER RD
OLD OLGA
PALM BEACH BL
JACARANDA
KISMET
24TH
HART
SLATER
BASHORE
NALLE RD
PALM CREEK
SR-31
GULFSTREAM
MARIANA
PONDELLA
ORANGE RIVER
CEMETERY
59TH
WINDEMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
BALLARD
RUNA
HEAL
BUCKINGHAM
SUNSHINE
WILLIAMS
MOORE
JOEL
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
26TH
CHIQUITA
DEL PRADO
COUNTRY CLUB
COLLEGE
PALM
WINELER AV
GOLFVIEW
LEONARD
JOHN
RICHMOND
SENTINELA
32ND
PELICAN
SKYLINE
42TH
PLANTATION
PENZANCE
GRIFFIN
35TH
SR-82
40TH
HIGHWAY
GRANT
MCARTHUR
PARKDALE
TREELINE
MGUIRE
BELL
EISENHOWER
COLUMBUS
HESTRINGFELLOW
CAPTIVA
SANIBEL CAPTIVA
IONA
JOHN MORRIS
SHELL POINT
SUMMERLIN
WINKLER RD
SAN CARLOS
BRIARCLIFF
TERMINAL ACCESS
ISLAND PARK
WINGED FOOT
ALICO
WILDCAT
ARCADIA
PERIWINKLE
GULF
TARPON BAY
ORIOLE
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX LS FARM
ESTERO
CR 865 / SR 31 RD BL
HICKORY
I-75
STRIKE
OLD US 41
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
LEE

TRAFFIC COUNT

DANIELS PKWY @ SR 82

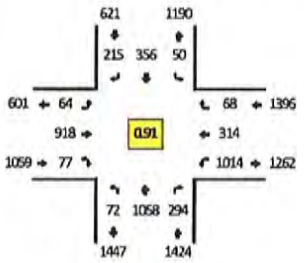
Type of peak hour being reported: Intersection Peak

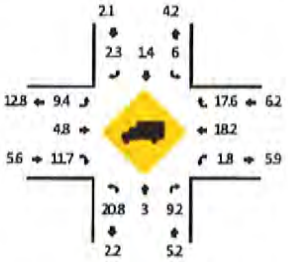
Method for determining peak hour: Total Entering Volume

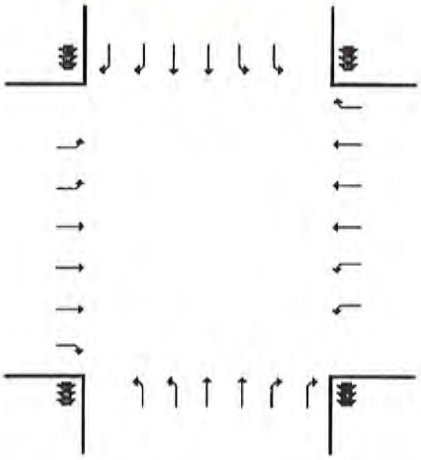
LOCATION: Gunnery Rd S/Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

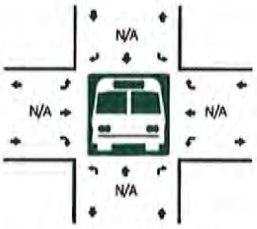
QC JOB #: 15401301
DATE: Thu, Apr 8 2021

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:15 AM -- 7:30 AM









R* = RTOR

5-Min Count Period Beginning At	Gunnery Rd S/Daniels Pkwy (Northbound)					Gunnery Rd S/Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	6	83	17	0	0	0	20	19	0	0	5	62	0	0	2	79	29	8	0	0	330	
7:05 AM	4	118	26	0	0	1	14	15	0	0	6	71	2	0	3	98	14	4	0	0	376	
7:10 AM	7	99	25	0	0	1	21	11	0	0	4	96	5	0	1	124	24	6	0	1	425	
7:15 AM	4	91	19	0	0	2	29	22	0	0	6	97	2	0	3	91	29	3	0	1	399	
7:20 AM	9	114	24	0	0	9	41	18	0	0	4	69	4	0	5	64	22	7	0	2	392	
7:25 AM	4	99	18	0	0	4	18	29	0	0	6	96	2	0	5	114	42	5	0	3	445	
7:30 AM	9	69	19	0	0	8	28	12	0	0	4	85	6	0	1	85	30	5	0	1	362	
7:35 AM	3	90	28	0	0	6	35	20	0	0	8	75	2	0	5	60	28	2	0	1	363	
7:40 AM	5	82	36	0	0	6	39	24	0	0	5	68	2	0	6	50	15	1	0	0	339	
7:45 AM	2	80	22	0	0	4	28	13	0	0	7	66	4	0	9	96	37	4	0	3	375	
7:50 AM	13	71	30	0	0	4	47	16	0	0	2	59	1	0	3	52	14	3	0	1	316	
7:55 AM	6	62	30	0	0	5	36	16	0	0	7	74	2	0	2	101	30	4	0	3	378	4500
8:00 AM	6	76	28	0	0	1	46	14	0	0	1	44	1	0	3	65	27	4	0	0	316	4486
8:05 AM	10	55	39	0	0	2	26	8	0	0	2	61	0	0	1	89	28	2	0	2	325	4435
8:10 AM	8	86	35	0	0	0	45	17	0	0	8	54	2	0	3	52	17	0	0	3	330	4340
8:15 AM	5	77	24	0	0	0	22	15	0	0	7	76	1	0	1	83	24	0	0	5	340	4281
8:20 AM	8	109	27	0	0	0	32	23	0	0	6	53	1	0	2	64	18	2	0	1	346	4235
8:25 AM	4	82	19	0	0	1	30	11	0	0	8	46	1	0	3	45	25	2	0	3	280	4070
8:30 AM	3	49	15	0	0	0	15	11	0	0	4	54	2	0	2	76	22	1	0	2	256	3964
8:35 AM	6	65	24	0	0	1	27	10	0	0	7	48	2	0	3	60	42	0	0	2	297	3898
8:40 AM	5	71	19	0	0	4	36	11	0	0	6	45	6	0	6	54	26	0	0	2	291	3850
8:45 AM	8	73	25	0	0	0	32	10	0	0	8	40	8	0	3	54	21	2	0	3	287	3762
8:50 AM	4	52	23	0	0	3	17	7	0	0	6	47	0	0	3	60	42	2	0	1	267	3713
8:55 AM	2	69	28	0	0	1	36	15	0	0	12	39	2	0	4	59	27	2	0	1	297	3632

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	68	1216	244	0	0	60	352	276	0	0	64	1048	84	0	52	1076	372	84	0	24	5020
Heavy Trucks	12	44	32			0	4	0			4	40	12			16	68	12			244
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	4	0			0	0	0			4
Scooters																					

Comments:

Report generated on 4/14/2021 11:00 AM

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

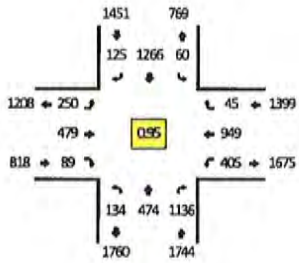
Type of peak hour being reported: Intersection Peak

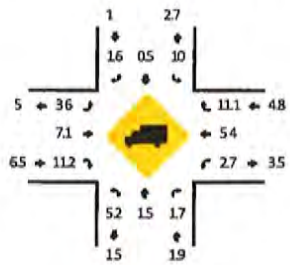
Method for determining peak hour: Total Entering Volume

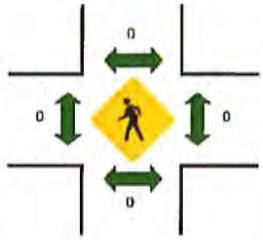
LOCATION: Gunnery Rd S/Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

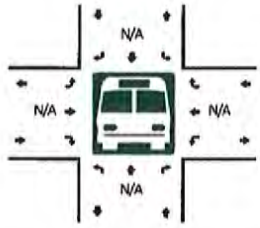
QC JOB #: 15401302
DATE: Thu, Apr 8 2021

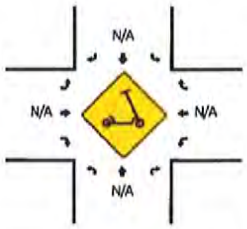
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:10 PM -- 5:25 PM











R* = RTOR

5-Min Count Period Beginning At	Gunnery Rd S/Daniels Pkwy (Northbound)					Gunnery Rd S/Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	7	40	98	0	0	3	86	8	0	0	19	26	4	0	2	33	68	1	0	2	397	
4:05 PM	4	52	98	0	0	4	112	10	0	0	12	29	1	0	2	31	48	4	0	5	412	
4:10 PM	10	50	83	0	0	3	96	8	0	0	10	49	5	0	1	27	55	2	0	4	403	
4:15 PM	8	25	71	0	0	1	100	8	0	0	19	43	2	0	5	27	69	0	0	2	380	
4:20 PM	13	44	92	0	0	2	112	8	0	0	14	46	1	0	1	36	67	2	0	0	438	
4:25 PM	6	46	69	0	0	4	113	12	0	0	6	31	4	0	4	24	44	0	0	3	366	
4:30 PM	10	37	67	0	0	3	88	6	0	0	14	56	3	0	1	40	73	3	0	3	404	
4:35 PM	7	27	123	0	0	4	120	14	0	0	11	33	0	0	5	33	78	5	0	2	462	
4:40 PM	5	47	120	0	0	2	103	8	0	0	14	22	3	0	5	25	42	5	0	8	409	
4:45 PM	3	32	101	0	0	0	92	12	0	0	15	36	2	0	6	29	75	2	0	2	407	
4:50 PM	8	47	92	0	0	4	76	8	0	0	21	38	6	0	6	29	67	3	0	3	408	
4:55 PM	9	42	83	0	0	7	109	3	0	0	22	43	7	0	3	22	79	2	0	0	431	4917
5:00 PM	12	46	109	0	0	2	126	11	0	0	23	30	6	0	1	29	46	1	0	1	443	4963
5:05 PM	13	37	79	0	0	7	69	11	0	0	24	45	5	0	2	24	75	1	0	1	393	4944
5:10 PM	11	40	108	0	0	7	92	5	0	0	21	53	3	0	2	43	84	5	0	0	474	5015
5:15 PM	6	42	115	0	0	5	117	13	0	0	11	50	2	0	4	37	77	2	0	1	482	5117
5:20 PM	15	57	86	0	0	5	122	11	0	0	15	32	5	0	4	34	76	3	0	5	470	5149
5:25 PM	16	28	92	0	0	6	95	12	0	0	14	34	2	0	3	28	84	0	0	4	418	5201
5:30 PM	5	39	108	0	0	6	135	13	0	0	31	35	1	0	4	39	90	3	0	4	513	5310
5:35 PM	22	49	80	0	0	5	78	14	0	0	28	36	8	0	4	28	89	2	0	2	445	5293
5:40 PM	12	31	83	0	0	6	108	8	0	0	24	52	14	0	0	35	77	2	0	2	454	5338
5:45 PM	3	36	90	0	0	2	104	10	0	0	27	35	2	0	3	40	69	0	0	3	424	5355
5:50 PM	9	36	86	0	0	2	105	10	0	0	17	35	6	0	2	19	80	1	0	1	409	5356
5:55 PM	10	33	100	0	0	7	115	7	0	0	15	42	3	0	3	49	102	1	0	0	487	5412

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	128	556	1236	0	0	68	1324	116	0	0	188	540	80	0	40	456	948	64	0	24	5768
Heavy Trucks	8	4	16			4	4	4			8	44	16			12	52	12			184
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	4	0			4
Scooters																					

Comments.

Report generated on 4/14/2021 11:01 AM

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

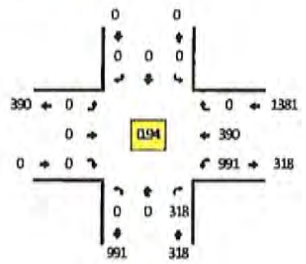
Type of peak hour being reported: Intersection Peak

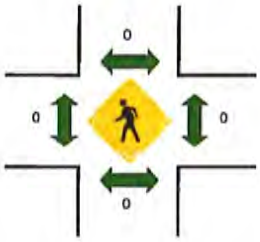
Method for determining peak hour: Total Entering Volume

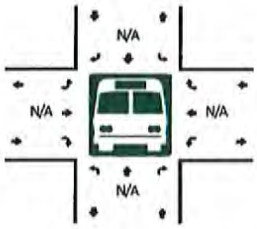
LOCATION: SB Ramp to Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

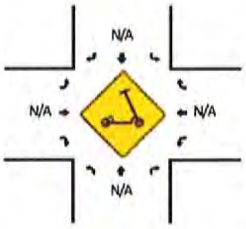
QC JOB #: 15401305
DATE: Thu, Apr 8 2021

Peak-Hour: 7:10 AM -- 8:10 AM
Peak 15-Min: 7:55 AM -- 8:10 AM









R* = RTOR

5-Min Count Period Beginning At	SB Ramp to Daniels Pkwy (Northbound)					SB Ramp to Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	79	37	0	0	0	133	
7:05 AM	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	98	18	0	0	0	142	
7:10 AM	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	124	31	0	0	0	180	
7:15 AM	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	91	33	0	0	0	143	
7:20 AM	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	64	31	0	0	0	119	
7:25 AM	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	114	50	0	0	0	182	
7:30 AM	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	85	36	0	0	0	140	
7:35 AM	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	60	31	0	0	0	119	
7:40 AM	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	50	16	0	0	0	102	
7:45 AM	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	96	44	0	0	0	162	
7:50 AM	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	52	18	0	0	0	100	
7:55 AM	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	101	37	0	0	0	168	1690
8:00 AM	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	65	31	0	0	0	124	1681
8:05 AM	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	89	32	0	0	0	160	1699
8:10 AM	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	52	20	0	0	0	107	1626
8:15 AM	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	83	29	0	0	0	136	1619
8:20 AM	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	64	21	0	0	0	112	1612
8:25 AM	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	45	30	0	0	0	94	1524
8:30 AM	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	76	25	0	0	0	116	1500
8:35 AM	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	60	44	0	0	0	128	1509
8:40 AM	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	54	28	0	0	0	101	1508
8:45 AM	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	54	26	0	0	0	105	1451
8:50 AM	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	60	45	0	0	0	128	1479
8:55 AM	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	59	30	0	0	0	117	1428

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	388	0	0	0	0	0	0	0	0	0	0	0	0	1020	400	0	0	0	1808
Heavy Trucks	0	0	40			0	0	0			0	0	0			16	56	0			112
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 4/14/2021 11:02 AM

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

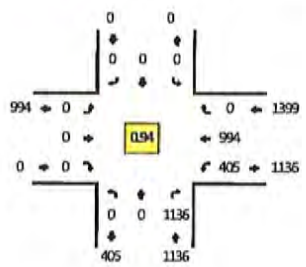
Type of peak hour being reported: Intersection Peak

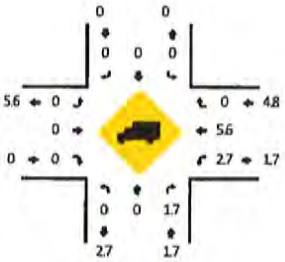
Method for determining peak hour: Total Entering Volume

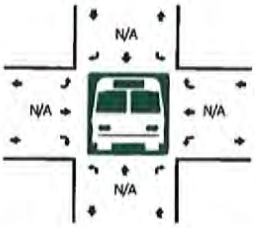
LOCATION: SB Ramp to Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

QC JOB #: 15401306
DATE: Thu, Apr 8 2021

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:10 PM -- 5:25 PM







R* = RTOR

5-Min Count Period Beginning At	SB Ramp to Daniels Pkwy (Northbound)					SB Ramp to Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	33	71	0	0	0	202	
4:05 PM	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	31	57	0	0	0	186	
4:10 PM	0	0	83	0	0	0	0	0	0	0	0	0	0	0	0	27	61	0	0	0	171	
4:15 PM	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	27	71	0	0	0	169	
4:20 PM	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	36	69	0	0	0	197	
4:25 PM	0	0	69	0	0	0	0	0	0	0	0	0	0	0	0	24	47	0	0	0	140	
4:30 PM	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	40	79	0	0	0	186	
4:35 PM	0	0	123	0	0	0	0	0	0	0	0	0	0	0	0	33	85	0	0	0	241	
4:40 PM	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	25	55	0	0	0	200	
4:45 PM	0	0	101	0	0	0	0	0	0	0	0	0	0	0	0	29	79	0	0	0	209	
4:50 PM	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	29	73	0	0	0	194	
4:55 PM	0	0	83	0	0	0	0	0	0	0	0	0	0	0	0	22	81	0	0	0	186	2281
5:00 PM	0	0	109	0	0	0	0	0	0	0	0	0	0	0	0	29	48	0	0	0	186	2265
5:05 PM	0	0	79	0	0	0	0	0	0	0	0	0	0	0	0	24	77	0	0	0	180	2259
5:10 PM	0	0	108	0	0	0	0	0	0	0	0	0	0	0	0	43	89	0	0	0	240	2328
5:15 PM	0	0	115	0	0	0	0	0	0	0	0	0	0	0	0	37	80	0	0	0	232	2391
5:20 PM	0	0	86	0	0	0	0	0	0	0	0	0	0	0	0	34	84	0	0	0	204	2398
5:25 PM	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	28	88	0	0	0	208	2466
5:30 PM	0	0	108	0	0	0	0	0	0	0	0	0	0	0	0	39	97	0	0	0	244	2524
5:35 PM	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	28	93	0	0	0	201	2484
5:40 PM	0	0	83	0	0	0	0	0	0	0	0	0	0	0	0	35	81	0	0	0	199	2483
5:45 PM	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	40	72	0	0	0	202	2476
5:50 PM	0	0	86	0	0	0	0	0	0	0	0	0	0	0	0	19	82	0	0	0	187	2469
5:55 PM	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	49	103	0	0	0	252	2535

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	1236	0	0	0	0	0	0	0	0	0	0	0	0	456	1012	0	0	0	2704
Heavy Trucks	0	0	16			0	0	0			0	0	0			12	64	0			92
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 4/14/2021 11:03 AM

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

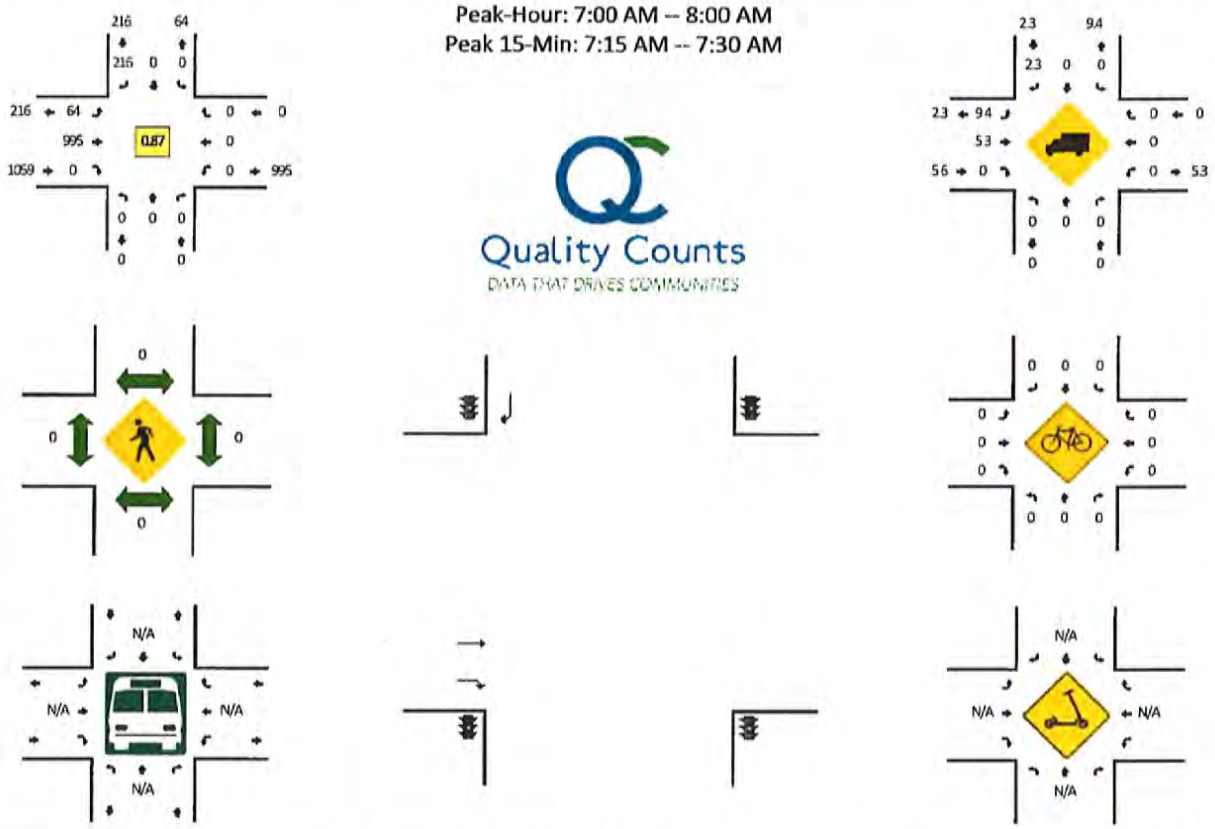
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NB Ramp to Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

QC JOB #: 15401303
DATE: Thu, Apr 8 2021

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:15 AM -- 7:30 AM



R* = RTOR

5-Min Count Period Beginning At	NB Ramp to Daniels Pkwy (Northbound)					NB Ramp to Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	0	0	0	0	0	0	19	0	0	5	64	0	0	0	0	0	0	0	0	88	
7:05 AM	0	0	0	0	0	0	0	15	0	0	6	76	0	0	0	0	0	0	0	0	97	
7:10 AM	0	0	0	0	0	0	0	11	0	0	4	102	0	0	0	0	0	0	0	0	117	
7:15 AM	0	0	0	0	0	0	0	22	0	0	6	102	0	0	0	0	0	0	0	0	130	
7:20 AM	0	0	0	0	0	0	0	18	0	0	4	78	0	0	0	0	0	0	0	0	100	
7:25 AM	0	0	0	0	0	0	0	29	0	0	6	103	0	0	0	0	0	0	0	0	138	
7:30 AM	0	0	0	0	0	0	0	12	0	0	4	92	0	0	0	0	0	0	0	0	108	
7:35 AM	0	0	0	0	0	0	0	20	0	1	8	82	0	0	0	0	0	0	0	0	111	
7:40 AM	0	0	0	0	0	0	0	24	0	0	5	76	0	0	0	0	0	0	0	0	105	
7:45 AM	0	0	0	0	0	0	0	13	0	0	7	79	0	0	0	0	0	0	0	0	99	
7:50 AM	0	0	0	0	0	0	0	16	0	0	2	63	0	0	0	0	0	0	0	0	81	
7:55 AM	0	0	0	0	0	0	0	16	0	0	7	78	0	0	0	0	0	0	0	0	101	1275
8:00 AM	0	0	0	0	0	0	0	14	0	0	1	48	0	0	0	0	0	0	0	0	63	1250
8:05 AM	0	0	0	0	0	0	0	8	0	0	2	62	0	0	0	0	0	0	0	0	72	1225
8:10 AM	0	0	0	0	0	0	0	17	0	0	8	59	0	0	0	0	0	0	0	0	84	1192
8:15 AM	0	0	0	0	0	0	0	15	0	0	7	78	0	0	0	0	0	0	0	0	100	1162
8:20 AM	0	0	0	0	0	0	0	23	0	0	6	56	0	0	0	0	0	0	0	0	85	1147
8:25 AM	0	0	0	0	0	0	0	11	0	0	8	50	0	0	0	0	0	0	0	0	69	1078
8:30 AM	0	0	0	0	0	0	0	11	0	0	4	58	0	0	0	0	0	0	0	0	73	1043
8:35 AM	0	0	0	0	0	0	0	10	0	0	7	53	0	0	0	0	0	0	0	0	70	1002
8:40 AM	0	0	0	0	0	0	0	11	0	0	6	57	0	0	0	0	0	0	0	0	74	971
8:45 AM	0	0	0	0	0	0	0	10	0	0	8	51	0	0	0	0	0	0	0	0	69	941
8:50 AM	0	0	0	0	0	0	0	7	0	0	6	50	0	0	0	0	0	0	0	0	63	923
8:55 AM	0	0	0	0	0	0	0	15	0	0	12	45	0	0	0	0	0	0	0	0	72	894

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	0	0	276	0	0	64	1132	0	0	0	0	0	0	0	0	1472
Heavy Trucks	0	0	0			0	0	0			4	52	0			0	0	0			56
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments.

Report generated on 4/14/2021 11:01 AM

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

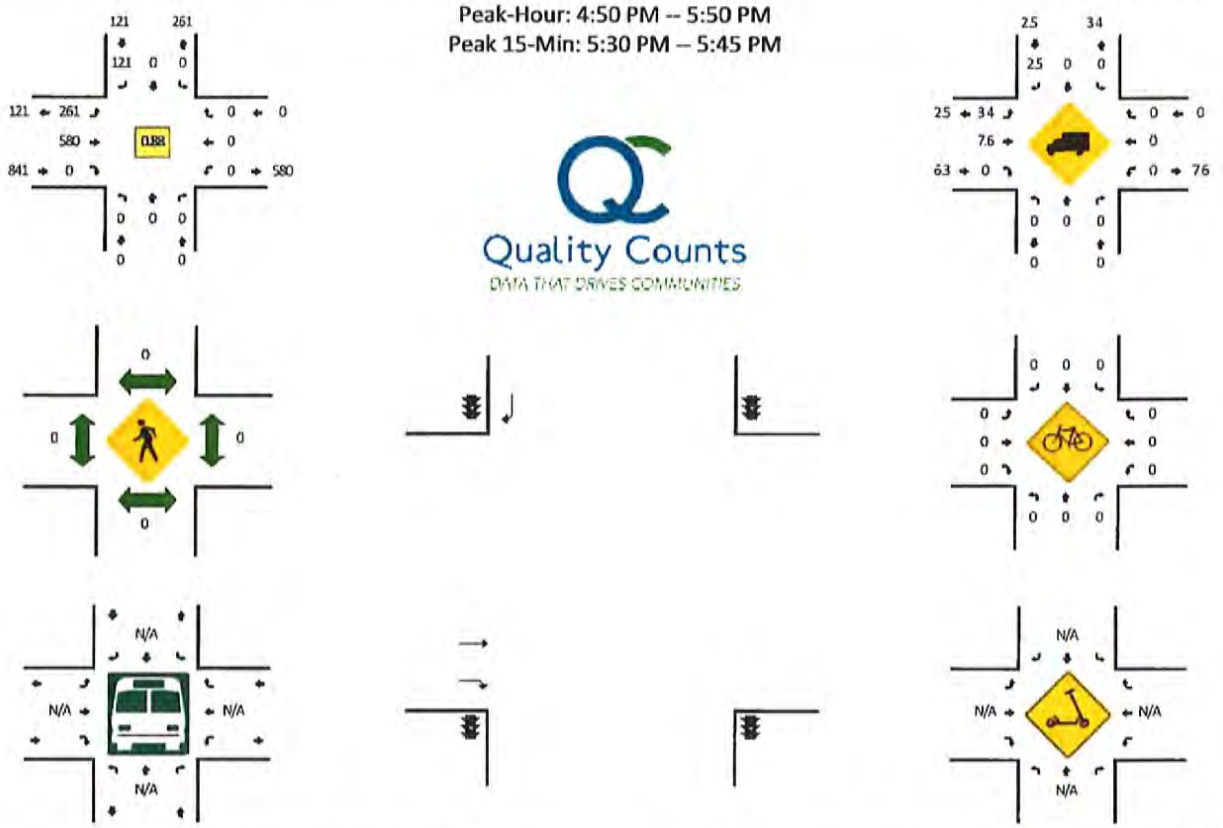
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NB Ramp to Daniels Pkwy -- FL-82
CITY/STATE: Lehigh Acres, FL

QC JOB #: 15401304
DATE: Thu, Apr 8 2021

Peak-Hour: 4:50 PM -- 5:50 PM
Peak 15-Min: 5:30 PM -- 5:45 PM



R* = RTOR

5-Min Count Period Beginning At	NB Ramp to Daniels Pkwy (Northbound)					NB Ramp to Daniels Pkwy (Southbound)					FL-82 (Eastbound)					FL-82 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	0	0	0	0	0	8	0	0	19	32	0	0	0	0	0	0	0	0	59	
4:05 PM	0	0	0	0	0	0	0	10	0	0	12	32	0	0	0	0	0	0	0	0	54	
4:10 PM	0	0	0	0	0	0	0	8	0	0	10	55	0	0	0	0	0	0	0	0	73	
4:15 PM	0	0	0	0	0	0	0	8	0	0	19	50	0	0	0	0	0	0	0	0	77	
4:20 PM	0	0	0	0	0	0	0	8	0	0	14	48	0	0	0	0	0	0	0	0	70	
4:25 PM	0	0	0	0	0	0	0	12	0	0	6	39	0	0	0	0	0	0	0	0	57	
4:30 PM	0	0	0	0	0	0	0	6	0	0	14	60	0	0	0	0	0	0	0	0	80	
4:35 PM	0	0	0	0	0	0	0	14	0	0	11	38	0	0	0	0	0	0	0	0	63	
4:40 PM	0	0	0	0	0	0	0	8	0	0	14	30	0	0	0	0	0	0	0	0	52	
4:45 PM	0	0	0	0	0	0	0	12	0	0	15	44	0	0	0	0	0	0	0	0	71	
4:50 PM	0	0	0	0	0	0	0	8	0	0	21	50	0	0	0	0	0	0	0	0	79	
4:55 PM	0	0	0	0	0	0	0	3	0	0	22	53	0	0	0	0	0	0	0	0	78	813
5:00 PM	0	0	0	0	0	0	0	11	0	0	23	37	0	0	0	0	0	0	0	0	71	825
5:05 PM	0	0	0	0	0	0	0	11	0	0	24	52	0	0	0	0	0	0	0	0	87	858
5:10 PM	0	0	0	0	0	0	0	5	0	0	21	58	0	0	0	0	0	0	0	0	84	869
5:15 PM	0	0	0	0	0	0	0	13	0	0	11	56	0	0	0	0	0	0	0	0	80	872
5:20 PM	0	0	0	0	0	0	0	11	0	2	15	41	0	0	0	0	0	0	0	0	69	871
5:25 PM	0	0	0	0	0	0	0	12	0	0	14	39	0	0	0	0	0	0	0	0	65	879
5:30 PM	0	0	0	0	0	0	0	13	0	0	31	40	0	0	0	0	0	0	0	0	84	883
5:35 PM	0	0	0	0	0	0	0	14	0	0	28	48	0	0	0	0	0	0	0	0	90	910
5:40 PM	0	0	0	0	0	0	0	8	0	0	24	66	0	0	0	0	0	0	0	0	98	956
5:45 PM	0	0	0	0	0	0	0	10	0	0	27	40	0	0	0	0	0	0	0	0	77	962
5:50 PM	0	0	0	0	0	0	0	10	0	0	17	43	0	0	0	0	0	0	0	0	70	953
5:55 PM	0	0	0	0	0	0	0	7	0	0	15	48	0	0	0	0	0	0	0	0	70	945

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	0	0	140	0	0	332	616	0	0	0	0	0	0	0	0	1088
Heavy Trucks	0	0	0			0	0	0			24	28	0			0	0	0			52
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 4/14/2021 11:02 AM

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

TRAFFIC COUNT

DANIELS PKWY @ GATEWAY BLVD

Daniels Pkwy @ Gateway 4-8-2021 AM

File Name: Daniels Pkwy @ Gateway 4-8-2021 AM
Location:

All Vehicles

Site Code:
Study Date: 04/08/2021

	Gateway Southbound					Daniels Pkwy Westbound					Gateway Northbound					Daniels Pkwy Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00	107	18	17	0	142	11	458	39	2	510	5	12	10	0	27	9	103	39	0	151	830
07:15	178	31	24	0	233	14	389	55	2	460	4	11	16	0	31	3	102	54	1	160	884
07:30	122	25	29	0	176	9	465	35	0	509	6	5	10	0	21	10	145	54	0	209	915
07:45	115	35	27	0	177	7	411	46	1	465	7	12	31	0	50	14	149	51	0	214	906
Total	522	109	97	0	728	41	1723	175	5	1944	22	40	67	0	129	36	499	198	1	734	3535
08:00	96	35	22	0	153	6	423	47	1	477	13	12	25	0	50	24	138	43	0	205	885
08:15	86	24	9	0	119	6	465	36	0	507	11	21	22	0	54	14	113	45	1	173	853
08:30	99	32	10	0	141	12	268	48	1	329	7	18	23	0	48	18	115	56	0	189	707
08:45	90	33	14	0	137	17	250	30	1	298	11	14	16	0	41	12	121	45	2	180	656
Total	371	124	55	0	550	41	1406	161	3	1611	42	65	86	0	193	68	487	189	3	747	3101
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	893	233	152	0	1278	82	3129	336	8	3555	64	105	153	0	322	104	986	387	4	1481	6636
Appr %	69.9	18.2	11.9	00.0		02.3	88.0	09.5	00.2		19.9	32.6	47.5	00.0		07.0	66.6	26.1	00.3		
Total %	13.5	03.5	02.3	00.0		01.2	47.2	05.1	00.1		01.0	01.6	02.3	00.0		01.6	14.9	05.8	00.1		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	00.0	00.0	00.0
AM Pk Hr	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15	07:15
AM Pk Vol	511	126	102	0	739	36	1688	183	4	1911	30	40	82	0	152	51	534	202	1	788	3590
AM PHF	0.718	0.900	0.879	NaN	0.793	0.643	0.908	0.832	0.500	0.939	0.577	0.833	0.661	NaN	0.760	0.531	0.896	0.935	0.250	0.921	0.981

Daniels Pkwy @ Gateway 4-8-2021 AM

File Name: Daniels Pkwy @ Gateway 4-8-2021 AM
Location:

All Vehicles

Site Code:
Study Date: 04/08/2021

Gateway

Right	Thru	Left	U-Turn
511	126	102	0

Daniels Pkwy

Right	Thru	Left	U-Turn
51	534	202	1

Daniels Pkwy

Right	Thru	Left	U-Turn
36	1688	183	4

AM Peak Hour Statistics
AM Peak Hour Begins: 07:15
AM Peak Hour Volume: 3590
AM Peak Hour Factor: 0.981

Gateway

U-Turn	Left	Thru	Right
0	82	40	30

CountingCars.com

Daniels Pkwy @ Gateway 4-8-2021 PM

File Name: Daniels Pkwy @ Gateway 4-8-2021 PM
Location:

All Vehicles

Site Code:
Study Date: 04/08/2021

	Gateway Southbound					Daniels Pkwy Westbound					Gateway Northbound					Daniles Pkwy Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	76	20	23	0	119	11	219	17	9	256	34	37	13	0	84	33	452	105	0	590	1049
16:15	60	25	21	1	107	9	165	27	0	201	36	45	16	0	97	51	426	133	1	611	1016
16:30	67	19	28	0	114	15	167	23	1	206	26	36	17	0	79	55	505	126	0	686	1085
16:45	54	31	25	0	110	9	141	29	0	179	45	40	11	0	96	33	498	107	0	638	1023
Total	257	95	97	1	450	44	692	96	10	842	141	158	57	0	356	172	1881	471	1	2525	4173
17:00	76	20	32	0	128	11	147	19	0	177	34	32	14	0	80	42	533	114	0	689	1074
17:15	58	21	25	0	104	6	175	29	1	211	46	42	16	0	104	32	526	134	0	692	1111
17:30	64	18	27	0	109	8	156	17	0	181	42	35	12	0	89	52	568	140	0	760	1139
17:45	58	29	15	0	102	7	135	25	0	167	50	32	19	0	101	42	513	142	0	697	1067
Total	256	88	99	0	443	32	613	90	1	736	172	141	61	0	374	168	2140	530	0	2838	4391
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	513	183	196	1	893	76	1305	186	11	1578	313	299	118	0	730	340	4021	1001	1	5363	8564
Appr %	57.4	20.5	21.9	00.1		04.8	82.7	11.8	00.7		42.9	41.0	16.2	00.0		06.3	75.0	18.7	00.0		
Total %	06.0	02.1	02.3	00.0		00.9	15.2	02.2	00.1		03.7	03.5	01.4	00.0		04.0	47.0	11.7	00.0		
% Trucks	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	00.0	00.0	00.0
PM Pk Hr	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00
PM Pk Vol	256	88	99	0	443	32	613	90	1	736	172	141	61	0	374	168	2140	530	0	2838	4391
PM PHF	0.842	0.759	0.773	NaN	0.865	0.727	0.876	0.776	0.250	0.872	0.860	0.839	0.803	NaN	0.899	0.808	0.942	0.933	NaN	0.934	0.964

CountingCars.com

Daniels Pkwy @ Gateway 4-8-2021 PM

File Name: Daniels Pkwy @ Gateway 4-8-2021 PM
Location:

All Vehicles

Site Code:
Study Date: 04/08/2021

Gateway

Right	Thru	Left	U-Turn
256	88	99	0

Daniles Pkwy

Right	Thru	Left	U-Turn
168	2140	530	0

PM Peak Hour Statistics
PM Peak Hour Begins: 17:00
PM Peak Hour Volume: 4391
PM Peak Hour Factor: 0.964

Daniels Pkwy

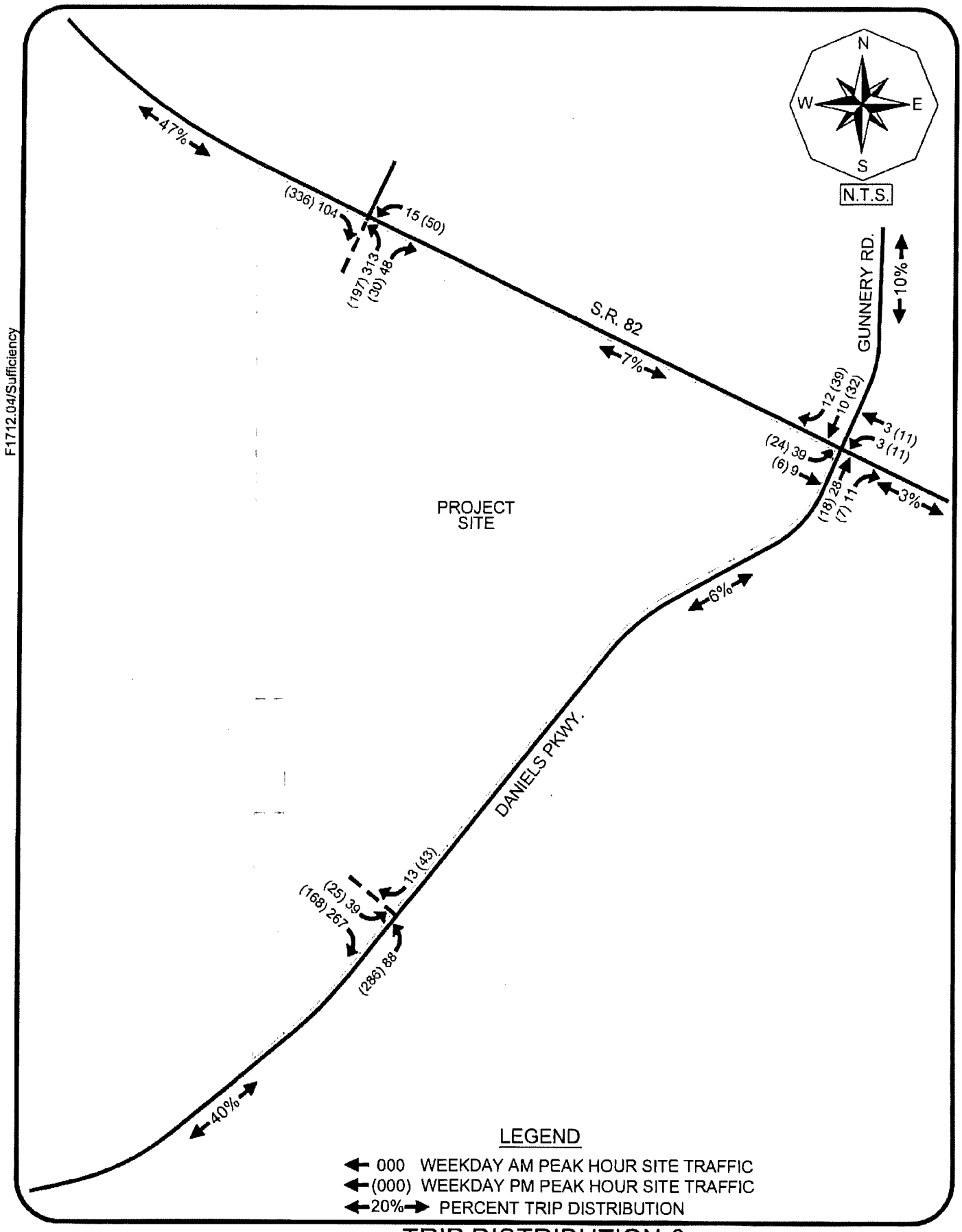
Right	Thru	Left	U-Turn
32	613	90	1

Gateway

U-Turn	Left	Thru	Right
0	61	141	172

CountingCars.com

FIGURE 4 FROM TIMBER CREEK – PHASE 1 TIS (DOS2018-00037)



F1712.04/Sufficiency

TR TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION &
SITE TRAFFIC ASSIGNMENT
TIMBER CREEK - FULL RESIDENTIAL BUILD-OUT Figure 4

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES SPREADSHEETS

Development of Future Year Background Turning Volumes

Intersection	**SR 82 @ Daniels Parkway (main)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	72	1,058	0	50	356	0	64	918	77	1,014	314	68
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	93	1,365	0	65	459	0	83	1,184	99	1,308	405	88
Growth Rate	2.00%	2.00%	2.00%	4.76%	4.76%	4.76%	4.60%	4.60%	4.60%	3.03%	3.03%	3.03%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**113**	**1,664**	**0**	**103**	**731**	**0**	**130**	**1,856**	**155**	**1,763**	**546**	**119**
Project Turning Volumes	297	93			100			-8	155	83	-8	
2031 Background + Project	**410**	**1,757**	**0**	**103**	**831**	**0**	**130**	**1,848**	**310**	**1,846**	**538**	**119**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	134	474	0	60	1,266	0	250	479	89	405	949	45
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	173	611	0	77	1,633	0	323	618	115	522	1,224	58
Growth Rate	2.00%	2.00%	2.00%	4.76%	4.76%	4.76%	4.60%	4.60%	4.60%	3.03%	3.03%	3.03%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**211**	**745**	**0**	**123**	**2,600**	**0**	**506**	**969**	**180**	**704**	**1,650**	**78**
Project Turning Volumes	288	183			187			-27	379	159	-27	
2031 Background + Project	**499**	**928**	**0**	**123**	**2,787**	**0**	**506**	**942**	**559**	**863**	**1,623**	**78**

Development of Future Year Background Turning Volumes

Intersection	**SR 82 @ Daniels Parkway (SB Ramp)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	318	0	0	0	0	968	0	991	390	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	410	0	0	0	0	1,249	0	1,278	503	0
Growth Rate	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	4.60%	0.00%	3.03%	3.03%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**0**	**500**	**0**	**0**	**0**	**0**	**1,958**	**0**	**1,723**	**678**	**0**
Project Turning Volumes			65							83	-8	
2031 Background + Project	**0**	**0**	**565**	**0**	**0**	**0**	**0**	**1,958**	**0**	**1,806**	**670**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	1,136	0	0	0	0	539	0	405	994	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	1,465	0	0	0	0	695	0	522	1,282	0
Growth Rate	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	4.60%	0.00%	3.03%	3.03%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	7	7	7
2031 Background Turning Volumes	**0**	**0**	**1,786**	**0**	**0**	**0**	**0**	**1,090**	**0**	**643**	**1,580**	**0**
Project Turning Volumes			164							159	-27	
2031 Background + Project	**0**	**0**	**1,950**	**0**	**0**	**0**	**0**	**1,090**	**0**	**802**	**1,553**	**0**

Development of Future Year Background Turning Volumes

Intersection	**SR 82 @ Daniels Parkway (NB Ramp)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	216	64	995	0	0	386	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	279	83	1,284	0	0	498	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	4.76%	4.60%	4.60%	0.00%	0.00%	3.03%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**444**	**130**	**2,013**	**0**	**0**	**671**	**0**
Project Turning Volumes								155			297	
2031 Background + Project	**0**	**0**	**0**	**0**	**0**	**444**	**130**	**2,168**	**0**	**0**	**968**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	121	261	580	0	0	1,083	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	156	337	748	0	0	1,397	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	4.76%	4.60%	4.60%	0.00%	0.00%	3.03%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	7	7	7
2031 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**248**	**528**	**1,173**	**0**	**0**	**1,722**	**0**
Project Turning Volumes								379			288	
2031 Background + Project	**0**	**0**	**0**	**0**	**0**	**248**	**528**	**1,552**	**0**	**0**	**2,010**	**0**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pwky @ Site Access (Sta 2675+00)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,424	0	0	1,447	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	1,837	0	0	1,867	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**2,239**	**0**	**0**	**2,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes		253	102	247	91					121		202
2031 Background + Project	**0**	**2,492**	**102**	**247**	**2,367**	**0**	**0**	**0**	**0**	**121**	**0**	**202**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,744	0	0	1,760	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	2,250	0	0	2,270	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**2,743**	**0**	**0**	**2,767**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes		145	216	479	246					192		490
2031 Background + Project	**0**	**2,888**	**216**	**479**	**3,013**	**0**	**0**	**0**	**0**	**192**	**0**	**490**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pwky @ Site Access (Sta 2666+00)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,424	0	0	1,447	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	1,837	0	0	1,867	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**2,239**	**0**	**0**	**2,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes		350	7	11	201					4		5
2031 Background + Project	**0**	**2,589**	**7**	**11**	**2,477**	**0**	**0**	**0**	**0**	**4**	**0**	**5**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,744	0	0	1,760	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	2,250	0	0	2,270	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**2,743**	**0**	**0**	**2,767**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes		338	14	22	416					20		23
2031 Background + Project	**0**	**3,081**	**14**	**22**	**3,183**	**0**	**0**	**0**	**0**	**20**	**0**	**23**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pkwy @ Site Access (Sta 2641+50)**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,424	0	0	1,447	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	1,837	0	0	1,867	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**0**	**2,239**	**0**	**0**	**2,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Timber Creek Project Turning Volumes	**88**					**13**	**39**		**267**			
2031 Total Background Turning Volumes	**88**	**2,239**	**0**	**0**	**2,276**	**13**	**39**	**0**	**267**	**0**	**0**	**0**
Project Turning Volumes		97	75	91	114					214		260
2031 Background + Project	**88**	**2,336**	**75**	**91**	**2,390**	**13**	**39**	**0**	**267**	**214**	**0**	**260**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,744	0	0	1,760	0	0	0	0	0	0	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	2,250	0	0	2,270	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	7	7	7
2031 Background Turning Volumes	**0**	**2,743**	**0**	**0**	**2,767**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Timber Creek Project Turning Volumes	**286**					**43**	**25**		**168**			
2031 Total Background Turning Volumes	**286**	**2,743**	**0**	**0**	**2,767**	**43**	**25**	**0**	**168**	**0**	**0**	**0**
Project Turning Volumes		190	215	263	173					132		162
2031 Background + Project	**286**	**2,933**	**215**	**263**	**2,940**	**43**	**25**	**0**	**168**	**132**	**0**	**162**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Parkway @ Gateway Blvd**
Count Date	April 8, 2021
Build-Out Year	2031

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	82	40	30	102	126	511	202	534	51	183	1,688	36
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	106	52	39	132	163	659	261	689	66	236	2,178	46
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2031 Background Turning Volumes	**129**	**63**	**48**	**161**	**199**	**803**	**318**	**840**	**80**	**288**	**2,655**	**56**
Project Turning Volumes			25	38				109		39	246	43
2031 Background + Project	**129**	**63**	**73**	**199**	**199**	**803**	**318**	**949**	**80**	**327**	**2,901**	**99**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	61	141	172	99	88	256	530	2,140	168	91	613	32
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	79	182	222	128	114	330	684	2,761	217	117	791	41
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	7	7	7
2031 Background Turning Volumes	**96**	**222**	**271**	**156**	**139**	**402**	**834**	**3,366**	**265**	**134**	**909**	**47**
Project Turning Volumes			54	73				278		44	194	67
2031 Background + Project	**96**	**222**	**325**	**229**	**139**	**402**	**834**	**3,644**	**265**	**178**	**1,103**	**114**

SYNCHRO SUMMARY SHEETS

SR 82 @ NB RAMP

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	130	2013	671	0	0	444
Future Volume (vph)	130	2013	671	0	0	444
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490			0	0	0
Storage Lanes	2			0	0	1
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	0.91	0.91	1.00	1.00	1.00
Frt						0.865
Flt Protected	0.950					
Satd. Flow (prot)	3433	5085	5085	0	0	1611
Flt Permitted	0.950					
Satd. Flow (perm)	3433	5085	5085	0	0	1611
Right Turn on Red				Yes		No
Satd. Flow (RTOR)						
Link Speed (mph)		60	60		30	
Link Distance (ft)		1175	728		833	
Travel Time (s)		13.4	8.3		18.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	141	2188	729	0	0	483
Shared Lane Traffic (%)						
Lane Group Flow (vph)	141	2188	729	0	0	483
Turn Type	Prot	NA	NA			Perm
Protected Phases	3	Free	4			
Permitted Phases						3
Minimum Split (s)	13.0		26.7			13.0
Total Split (s)	77.0		43.0			77.0
Total Split (%)	64.2%		35.8%			64.2%
Maximum Green (s)	69.0		34.3			69.0
Yellow Time (s)	4.0		5.1			4.0
All-Red Time (s)	4.0		3.6			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.0		8.7			8.0
Lead/Lag	Lead		Lag			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)			7.0			
Flash Dont Walk (s)			11.0			
Pedestrian Calls (#/hr)			0			
Act Effct Green (s)	69.0	120.0	34.3			69.0
Actuated g/C Ratio	0.58	1.00	0.29			0.58
v/c Ratio	0.07	0.43	0.50			0.52
Control Delay	11.4	0.3	25.8			18.0
Queue Delay	0.0	0.0	0.0			0.0
Total Delay	11.4	0.3	25.8			18.0
LOS	B	A	C			B
Approach Delay		0.9	25.8		18.0	
Approach LOS		A	C		B	
Queue Length 50th (ft)	23	0	193			216
Queue Length 95th (ft)	38	0	241			309

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Internal Link Dist (ft)		1095	648		753	
Turn Bay Length (ft)	490					
Base Capacity (vph)	1973	5085	1453			926
Starvation Cap Reductn	0	0	0			0
Spillback Cap Reductn	0	0	0			0
Storage Cap Reductn	0	0	0			0
Reduced v/c Ratio	0.07	0.43	0.50			0.52

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 60
Control Type: Pretimed
Maximum v/c Ratio: 0.52
Intersection Signal Delay: 8.4 — Intersection LOS: A
Intersection Capacity Utilization 54.4% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 12: SR 82 & NB Ramp

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	130	2168	968	0	0	444
Future Volume (vph)	130	2168	968	0	0	444
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490			0	0	0
Storage Lanes	2			0	0	1
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	0.91	0.91	1.00	1.00	1.00
Frt						0.865
Flt Protected	0.950					
Satd. Flow (prot)	3433	5085	5085	0	0	1611
Flt Permitted	0.950					
Satd. Flow (perm)	3433	5085	5085	0	0	1611
Right Turn on Red				Yes		No
Satd. Flow (RTOR)						
Link Speed (mph)		60	60		30	
Link Distance (ft)		1175	728		833	
Travel Time (s)		13.4	8.3		18.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	141	2357	1052	0	0	483
Shared Lane Traffic (%)						
Lane Group Flow (vph)	141	2357	1052	0	0	483
Turn Type	Prot	NA	NA			Perm
Protected Phases	3	Free	4			
Permitted Phases						3
Minimum Split (s)	13.0		26.7			13.0
Total Split (s)	77.0		43.0			77.0
Total Split (%)	64.2%		35.8%			64.2%
Maximum Green (s)	69.0		34.3			69.0
Yellow Time (s)	4.0		5.1			4.0
All-Red Time (s)	4.0		3.6			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.0		8.7			8.0
Lead/Lag	Lead		Lag			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)			7.0			
Flash Dont Walk (s)			11.0			
Pedestrian Calls (#/hr)			0			
Act Effct Green (s)	69.0	120.0	34.3			69.0
Actuated g/C Ratio	0.58	1.00	0.29			0.58
v/c Ratio	0.07	0.46	0.72			0.52
Control Delay	11.4	0.3	48.9			18.0
Queue Delay	0.0	0.0	0.0			0.0
Total Delay	11.4	0.3	48.9			18.0
LOS	B	A	D			B
Approach Delay		0.9	48.9		18.0	
Approach LOS		A	D		B	
Queue Length 50th (ft)	23	0	303			216
Queue Length 95th (ft)	38	0	m268			309

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Internal Link Dist (ft)		1095	648		753	
Turn Bay Length (ft)	490					
Base Capacity (vph)	1973	5085	1453			926
Starvation Cap Reductn	0	0	0			0
Spillback Cap Reductn	0	0	0			0
Storage Cap Reductn	0	0	0			0
Reduced v/c Ratio	0.07	0.46	0.72			0.52

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 60
Control Type: Pretimed
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 15.5 Intersection LOS: B
Intersection Capacity Utilization 60.1% ICU Level of Service B
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: SR 82 & NB Ramp

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	528	1173	1722	0	0	248
Future Volume (vph)	528	1173	1722	0	0	248
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490			0	0	0
Storage Lanes	2			0	0	1
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	0.91	0.91	1.00	1.00	1.00
Frt						0.865
Flt Protected	0.950					
Satd. Flow (prot)	3433	5085	5085	0	0	1611
Flt Permitted	0.950					
Satd. Flow (perm)	3433	5085	5085	0	0	1611
Right Turn on Red				Yes		No
Satd. Flow (RTOR)						
Link Speed (mph)		60	60		30	
Link Distance (ft)		1175	728		833	
Travel Time (s)		13.4	8.3		18.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	574	1275	1872	0	0	270
Shared Lane Traffic (%)						
Lane Group Flow (vph)	574	1275	1872	0	0	270
Turn Type	Prot	NA	NA			Perm
Protected Phases	3	Free	4			
Permitted Phases						3
Minimum Split (s)	13.0		26.7			13.0
Total Split (s)	45.0		75.0			45.0
Total Split (%)	37.5%		62.5%			37.5%
Maximum Green (s)	37.0		66.3			37.0
Yellow Time (s)	4.0		5.1			4.0
All-Red Time (s)	4.0		3.6			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.0		8.7			8.0
Lead/Lag	Lead		Lag			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)			7.0			
Flash Dont Walk (s)			11.0			
Pedestrian Calls (#/hr)			0			
Act Effct Green (s)	37.0	120.0	66.3			37.0
Actuated g/C Ratio	0.31	1.00	0.55			0.31
v/c Ratio	0.54	0.25	0.67			0.54
Control Delay	36.8	0.1	13.3			39.4
Queue Delay	0.0	0.0	0.4			0.0
Total Delay	36.8	0.1	13.7			39.4
LOS	D	A	B			D
Approach Delay		11.5	13.7		39.4	
Approach LOS		B	B		D	
Queue Length 50th (ft)	190	0	127			174
Queue Length 95th (ft)	247	0	m40			262

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Internal Link Dist (ft)		1095	648		753	
Turn Bay Length (ft)	490					
Base Capacity (vph)	1058	5085	2809			496
Starvation Cap Reductn	0	0	393			0
Spillback Cap Reductn	0	0	0			0
Storage Cap Reductn	0	0	0			0
Reduced v/c Ratio	0.54	0.25	0.77			0.54

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 60
Control Type: Pretimed
Maximum v/c Ratio: 0.67
Intersection Signal Delay: 14.4 Intersection LOS: B
Intersection Capacity Utilization 62.5% ICU Level of Service B
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: SR 82 & NB Ramp

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	528	1552	2010	0	0	248
Future Volume (vph)	528	1552	2010	0	0	248
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490			0	0	0
Storage Lanes	2			0	0	1
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	0.91	0.91	1.00	1.00	1.00
Frt						0.865
Flt Protected	0.950					
Satd. Flow (prot)	3433	5085	5085	0	0	1611
Flt Permitted	0.950					
Satd. Flow (perm)	3433	5085	5085	0	0	1611
Right Turn on Red				Yes		No
Satd. Flow (RTOR)						
Link Speed (mph)		60	60		30	
Link Distance (ft)		1175	728		833	
Travel Time (s)		13.4	8.3		18.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	574	1687	2185	0	0	270
Shared Lane Traffic (%)						
Lane Group Flow (vph)	574	1687	2185	0	0	270
Turn Type	Prot	NA	NA			Perm
Protected Phases	3	Free	4			
Permitted Phases						3
Minimum Split (s)	13.0		26.7			13.0
Total Split (s)	45.0		75.0			45.0
Total Split (%)	37.5%		62.5%			37.5%
Maximum Green (s)	37.0		66.3			37.0
Yellow Time (s)	4.0		5.1			4.0
All-Red Time (s)	4.0		3.6			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.0		8.7			8.0
Lead/Lag	Lead		Lag			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)			7.0			
Flash Dont Walk (s)			11.0			
Pedestrian Calls (#/hr)			0			
Act Effct Green (s)	37.0	120.0	66.3			37.0
Actuated g/C Ratio	0.31	1.00	0.55			0.31
v/c Ratio	0.54	0.33	0.78			0.54
Control Delay	36.8	0.2	20.2			39.4
Queue Delay	0.0	0.0	1.3			0.0
Total Delay	36.8	0.2	21.5			39.4
LOS	D	A	C			D
Approach Delay		9.5	21.5		39.4	
Approach LOS		A	C		D	
Queue Length 50th (ft)	190	0	288			174
Queue Length 95th (ft)	247	0	m87			262

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Internal Link Dist (ft)		1095	648		753	
Turn Bay Length (ft)	490					
Base Capacity (vph)	1058	5085	2809			496
Starvation Cap Reductn	0	0	389			0
Spillback Cap Reductn	0	0	0			0
Storage Cap Reductn	0	0	0			0
Reduced v/c Ratio	0.54	0.33	0.90			0.54

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 60
Control Type: Pretimed
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 16.7 Intersection LOS: B
Intersection Capacity Utilization 68.1% ICU Level of Service C
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: SR 82 & NB Ramp

SR 82 @ SB RAMP

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1958	0	1723	678	0	500
Future Volume (vph)	1958	0	1723	678	0	500
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	650		0	0
Storage Lanes		0	2		0	2
Taper Length (ft)			50		50	
Lane Util. Factor	0.91	1.00	0.97	0.91	1.00	0.88
Frt						0.850
Flt Protected			0.950			
Satd. Flow (prot)	5085	0	3433	5085	0	2787
Flt Permitted			0.950			
Satd. Flow (perm)	5085	0	3433	5085	0	2787
Right Turn on Red		Yes				No
Satd. Flow (RTOR)						
Link Speed (mph)	60			60	30	
Link Distance (ft)	757			1199	837	
Travel Time (s)	8.6			13.6	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2128	0	1873	737	0	543
Shared Lane Traffic (%)						
Lane Group Flow (vph)	2128	0	1873	737	0	543
Turn Type	NA		Prot	NA		Perm
Protected Phases	8		7	Free		
Permitted Phases						7
Minimum Split (s)	26.7		13.7			13.7
Total Split (s)	54.0		66.0			66.0
Total Split (%)	45.0%		55.0%			55.0%
Maximum Green (s)	45.3		58.0			58.0
Yellow Time (s)	5.1		4.0			4.0
All-Red Time (s)	3.6		4.0			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.7		8.0			8.0
Lead/Lag	Lag		Lead			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)	7.0					
Flash Dont Walk (s)	11.0					
Pedestrian Calls (#/hr)	0					
Act Effct Green (s)	45.3		58.0	120.0		58.0
Actuated g/C Ratio	0.38		0.48	1.00		0.48
v/c Ratio	1.11		1.13	0.14		0.40
Control Delay	63.5		96.8	0.1		21.0
Queue Delay	0.0		0.3	0.0		0.0
Total Delay	63.5		97.1	0.1		21.0
LOS	E		F	A		C
Approach Delay	63.5			69.7	21.0	
Approach LOS	E			E	C	
Queue Length 50th (ft)	~713		~867	0		149
Queue Length 95th (ft)	m27		#1003	0		198

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	677			1119	757	
Turn Bay Length (ft)			650			
Base Capacity (vph)	1919		1659	5085		1347
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		163	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.11		1.25	0.14		0.40

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.13
Intersection Signal Delay: 62.2 Intersection LOS: E
Intersection Capacity Utilization 97.6% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: SB Ramp & SR 82

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1958	0	1806	670	0	565
Future Volume (vph)	1958	0	1806	670	0	565
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	650		0	0
Storage Lanes		0	2		0	2
Taper Length (ft)			50		50	
Lane Util. Factor	0.91	1.00	0.97	0.91	1.00	0.88
Frt						0.850
Flt Protected			0.950			
Satd. Flow (prot)	5085	0	3433	5085	0	2787
Flt Permitted			0.950			
Satd. Flow (perm)	5085	0	3433	5085	0	2787
Right Turn on Red		Yes				No
Satd. Flow (RTOR)						
Link Speed (mph)	60			60	30	
Link Distance (ft)	757			1199	837	
Travel Time (s)	8.6			13.6	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2128	0	1963	728	0	614
Shared Lane Traffic (%)						
Lane Group Flow (vph)	2128	0	1963	728	0	614
Turn Type	NA		Prot	NA		Perm
Protected Phases	8		7	Free		
Permitted Phases						7
Minimum Split (s)	26.7		13.7			13.7
Total Split (s)	54.0		66.0			66.0
Total Split (%)	45.0%		55.0%			55.0%
Maximum Green (s)	45.3		58.0			58.0
Yellow Time (s)	5.1		4.0			4.0
All-Red Time (s)	3.6		4.0			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.7		8.0			8.0
Lead/Lag	Lag		Lead			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)	7.0					
Flash Dont Walk (s)	11.0					
Pedestrian Calls (#/hr)	0					
Act Effct Green (s)	45.3		58.0	120.0		58.0
Actuated g/C Ratio	0.38		0.48	1.00		0.48
v/c Ratio	1.11		1.18	0.14		0.46
Control Delay	63.6		118.9	0.1		21.9
Queue Delay	0.0		0.4	0.0		0.0
Total Delay	63.6		119.3	0.1		21.9
LOS	E		F	A		C
Approach Delay	63.6			87.1	21.9	
Approach LOS	E			F	C	
Queue Length 50th (ft)	~713		~941	0		173
Queue Length 95th (ft)	m28		#1076	0		227

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	677			1119	757	
Turn Bay Length (ft)			650			
Base Capacity (vph)	1919		1659	5085		1347
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		184	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.11		1.33	0.14		0.46

Intersection Summary

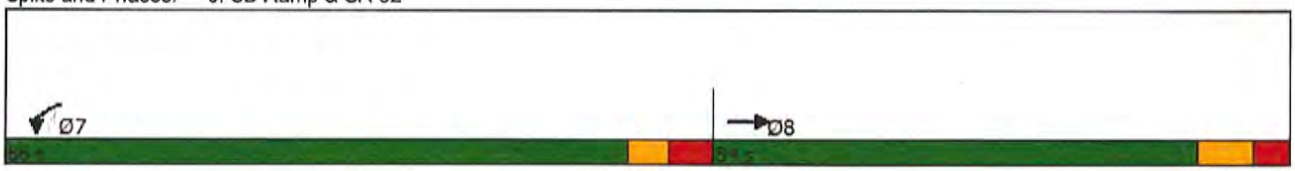
Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.18
Intersection Signal Delay: 70.5 Intersection LOS: E
Intersection Capacity Utilization 99.9% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: SB Ramp & SR 82



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1090	0	643	1580	0	1786
Future Volume (vph)	1090	0	643	1580	0	1786
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	650		0	0
Storage Lanes		0	2		0	2
Taper Length (ft)			50		50	
Lane Util. Factor	0.91	1.00	0.97	0.91	1.00	0.88
Frt						0.850
Flt Protected			0.950			
Satd. Flow (prot)	5085	0	3433	5085	0	2787
Flt Permitted			0.950			
Satd. Flow (perm)	5085	0	3433	5085	0	2787
Right Turn on Red		Yes				No
Satd. Flow (RTOR)						
Link Speed (mph)	60			60	30	
Link Distance (ft)	757			1199	837	
Travel Time (s)	8.6			13.6	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1185	0	699	1717	0	1941
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1185	0	699	1717	0	1941
Turn Type	NA		Prot	NA		Perm
Protected Phases	8		7	Free		
Permitted Phases						7
Minimum Split (s)	26.7		13.7			13.7
Total Split (s)	35.8		84.2			84.2
Total Split (%)	29.8%		70.2%			70.2%
Maximum Green (s)	27.1		76.2			76.2
Yellow Time (s)	5.1		4.0			4.0
All-Red Time (s)	3.6		4.0			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.7		8.0			8.0
Lead/Lag	Lag		Lead			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)	7.0					
Flash Dont Walk (s)	11.0					
Pedestrian Calls (#/hr)	0					
Act Effct Green (s)	27.1		76.2	120.0		76.2
Actuated g/C Ratio	0.23		0.64	1.00		0.64
v/c Ratio	1.03		0.32	0.34		1.10
Control Delay	51.8		10.5	0.2		73.9
Queue Delay	0.0		0.0	0.0		0.0
Total Delay	51.8		10.5	0.2		73.9
LOS	D		B	A		E
Approach Delay	51.8			3.2	73.9	
Approach LOS	D			A	E	
Queue Length 50th (ft)	~369		118	0		~967
Queue Length 95th (ft)	#469		151	0		#1116

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	677			1119	757	
Turn Bay Length (ft)			650			
Base Capacity (vph)	1148		2179	5085		1769
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		0	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.03		0.32	0.34		1.10

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.10
Intersection Signal Delay: 38.3 Intersection LOS: D
Intersection Capacity Utilization 97.5% ICU Level of Service F
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 6: SB Ramp & SR 82

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1090	0	802	1553	0	1950
Future Volume (vph)	1090	0	802	1553	0	1950
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	650		0	0
Storage Lanes		0	2		0	2
Taper Length (ft)			50		50	
Lane Util. Factor	0.91	1.00	0.97	0.91	1.00	0.88
Frt						0.850
Flt Protected			0.950			
Satd. Flow (prot)	5085	0	3433	5085	0	2787
Flt Permitted			0.950			
Satd. Flow (perm)	5085	0	3433	5085	0	2787
Right Turn on Red		Yes				No
Satd. Flow (RTOR)						
Link Speed (mph)	60			60	30	
Link Distance (ft)	757			1520	837	
Travel Time (s)	8.6			17.3	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1185	0	872	1688	0	2120
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1185	0	872	1688	0	2120
Turn Type	NA		Prot	NA		Perm
Protected Phases	8		7	Free		
Permitted Phases						7
Minimum Split (s)	26.7		13.7			13.7
Total Split (s)	35.8		84.2			84.2
Total Split (%)	29.8%		70.2%			70.2%
Maximum Green (s)	27.1		76.2			76.2
Yellow Time (s)	5.1		4.0			4.0
All-Red Time (s)	3.6		4.0			4.0
Lost Time Adjust (s)	0.0		0.0			0.0
Total Lost Time (s)	8.7		8.0			8.0
Lead/Lag	Lag		Lead			Lead
Lead-Lag Optimize?	Yes		Yes			Yes
Walk Time (s)	7.0					
Flash Dont Walk (s)	11.0					
Pedestrian Calls (#/hr)	0					
Act Effct Green (s)	27.1		76.2	120.0		76.2
Actuated g/C Ratio	0.23		0.64	1.00		0.64
v/c Ratio	1.03		0.40	0.33		1.20
Control Delay	53.6		11.4	0.2		116.5
Queue Delay	0.0		0.0	0.0		0.0
Total Delay	53.6		11.4	0.2		116.5
LOS	D		B	A		F
Approach Delay	53.6			4.0	116.5	
Approach LOS	D			A	F	
Queue Length 50th (ft)	~369		158	0		~1131
Queue Length 95th (ft)	#469		197	0		#1279

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	677			1440	757	
Turn Bay Length (ft)			650			
Base Capacity (vph)	1148		2179	5085		1769
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		0	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.03		0.40	0.33		1.20

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.20
Intersection Signal Delay: 54.7 Intersection LOS: D
Intersection Capacity Utilization 103.2% ICU Level of Service G
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 6: SB Ramp & SR 82

SR 82 @ DANIELS PKWY

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1856	155	0	546	119	113	1664	0	103	731	0
Future Volume (vph)	0	1856	155	0	546	119	113	1664	0	103	731	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		560	0		580	0		0	0		0
Storage Lanes	0		1	0		1	2		0	2		0
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850						
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			134						
Link Speed (mph)		60			60			50			45	
Link Distance (ft)		728			757			191			248	
Travel Time (s)		8.3			8.6			2.6			3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2017	168	0	593	129	123	1809	0	112	795	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2017	168	0	593	129	123	1809	0	112	795	0
Turn Type		NA	Perm		NA	Perm	Prot	NA		Prot	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases			8			4						
Minimum Split (s)		26.7	26.7		27.1	27.1	14.5	27.1		14.1	27.1	
Total Split (s)		47.0	47.0		47.0	47.0	17.4	58.9		14.1	55.6	
Total Split (%)		39.2%	39.2%		39.2%	39.2%	14.5%	49.1%		11.8%	46.3%	
Maximum Green (s)		38.3	38.3		38.3	38.3	8.7	49.9		5.4	48.1	
Yellow Time (s)		5.1	5.1		5.1	5.1	5.5	5.5		5.1	5.5	
All-Red Time (s)		3.6	3.6		3.6	3.6	3.2	3.5		3.6	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		8.7	8.7		8.7	8.7	8.7	9.0		8.7	7.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)		38.3	38.3		38.3	38.3	8.7	49.9		5.4	48.1	
Actuated g/C Ratio		0.32	0.32		0.32	0.32	0.07	0.42		0.04	0.40	
v/c Ratio		1.24	0.27		0.37	0.22	0.50	1.23		0.73	0.56	
Control Delay		150.4	5.5		32.3	5.5	86.7	124.7		105.1	15.7	
Queue Delay		0.0	0.0		0.0	0.0	0.2	0.6		0.0	0.3	
Total Delay		150.4	5.5		32.3	5.5	87.0	125.2		105.1	16.1	
LOS		F	A		C	A	F	F		F	B	
Approach Delay		139.3			27.5			122.8			27.0	
Approach LOS		F			C			F			C	
Queue Length 50th (ft)		~711	0		129	0	52	~402		47	246	
Queue Length 95th (ft)		#808	50		164	41	m54	m#423		#93	310	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		648			677			111			168	
Turn Bay Length (ft)			560			580						
Base Capacity (vph)		1622	619		1622	596	248	1471		154	1418	
Starvation Cap Reductn		0	0		0	0	8	206		0	196	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		1.24	0.27		0.37	0.22	0.51	1.43		0.73	0.65	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.24
Intersection Signal Delay: 102.0 Intersection LOS: F
Intersection Capacity Utilization 99.0% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Daniels Pkwy/Gunnery Rd & SR 82

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1848	310	0	538	119	410	1757	0	103	831	0
Future Volume (vph)	0	1848	310	0	538	119	410	1757	0	103	831	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		560	0		580	0		0	0		0
Storage Lanes	0		1	0		1	2		0	2		0
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850						
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			161			134						
Link Speed (mph)		60			60			50			45	
Link Distance (ft)		728			757			191			248	
Travel Time (s)		8.3			8.6			2.6			3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2009	337	0	585	129	446	1910	0	112	903	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2009	337	0	585	129	446	1910	0	112	903	0
Turn Type		NA	Perm		NA	Perm	Prot	NA		Prot	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases			8			4						
Minimum Split (s)		26.7	26.7		27.1	27.1	14.5	27.1		14.1	27.1	
Total Split (s)		47.0	47.0		47.0	47.0	17.4	58.9		14.1	55.6	
Total Split (%)		39.2%	39.2%		39.2%	39.2%	14.5%	49.1%		11.8%	46.3%	
Maximum Green (s)		38.3	38.3		38.3	38.3	8.7	49.9		5.4	48.1	
Yellow Time (s)		5.1	5.1		5.1	5.1	5.5	5.5		5.1	5.5	
All-Red Time (s)		3.6	3.6		3.6	3.6	3.2	3.5		3.6	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		8.7	8.7		8.7	8.7	8.7	9.0		8.7	7.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)		38.3	38.3		38.3	38.3	8.7	49.9		5.4	48.1	
Actuated g/C Ratio		0.32	0.32		0.32	0.32	0.07	0.42		0.04	0.40	
v/c Ratio		1.24	0.55		0.36	0.22	1.80	1.30		0.73	0.64	
Control Delay		148.3	20.4		32.2	5.5	402.0	153.9		104.7	17.2	
Queue Delay		0.0	0.0		0.0	0.0	0.4	0.6		0.0	0.2	
Total Delay		148.3	20.4		32.2	5.5	402.5	154.5		104.7	17.4	
LOS		F	C		C	A	F	F		F	B	
Approach Delay		129.9			27.4			201.4			27.0	
Approach LOS		F			C			F			C	
Queue Length 50th (ft)		~706	109		127	0	~276	~1030		47	292	
Queue Length 95th (ft)		#803	205		162	41	m#218	m#293		#93	363	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		648			677			111			168	
Turn Bay Length (ft)			560			580						
Base Capacity (vph)		1622	614		1622	596	248	1471		154	1418	
Starvation Cap Reductn		0	0		0	0	8	205		0	81	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		1.24	0.55		0.36	0.22	1.86	1.51		0.73	0.68	

Intersection Summary

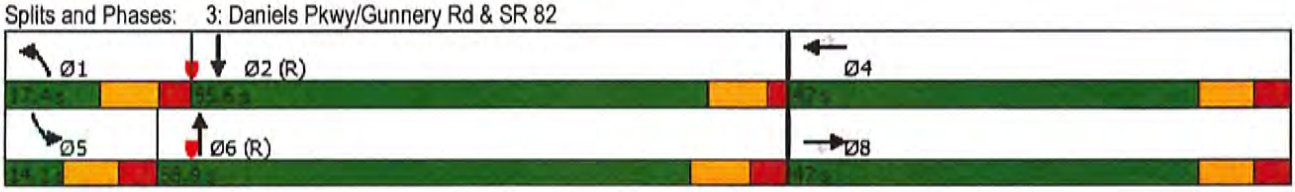
Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.80
Intersection Signal Delay: 128.5 Intersection LOS: F
Intersection Capacity Utilization 110.4% ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Daniels Pkwy/Gunnery Rd & SR 82



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑	↱	↰↰	↑↑		↰↰	↑↑	
Traffic Volume (vph)	0	969	180	0	1650	78	211	745	0	123	2600	0
Future Volume (vph)	0	969	180	0	1650	78	211	745	0	123	2600	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		560	0		580	0		0	0		0
Storage Lanes	0		1	0		1	2		0	2		0
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850						
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			134			134						
Link Speed (mph)		60			60			50			45	
Link Distance (ft)		728			757			191			248	
Travel Time (s)		8.3			8.6			2.6			3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1053	196	0	1793	85	229	810	0	134	2826	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1053	196	0	1793	85	229	810	0	134	2826	0
Turn Type		NA	Perm		NA	Perm	Prot	NA		Prot	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases			8			4						
Minimum Split (s)		26.7	26.7		27.1	27.1	14.5	27.1		14.1	27.1	
Total Split (s)		38.0	38.0		38.0	38.0	15.0	64.3		17.7	67.0	
Total Split (%)		31.7%	31.7%		31.7%	31.7%	12.5%	53.6%		14.8%	55.8%	
Maximum Green (s)		29.3	29.3		29.3	29.3	6.3	55.3		9.0	59.5	
Yellow Time (s)		5.1	5.1		5.1	5.1	5.5	5.5		5.1	5.5	
All-Red Time (s)		3.6	3.6		3.6	3.6	3.2	3.5		3.6	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		8.7	8.7		8.7	8.7	8.7	9.0		8.7	7.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)		29.3	29.3		29.3	29.3	6.3	55.3		9.0	59.5	
Actuated g/C Ratio		0.24	0.24		0.24	0.24	0.05	0.46		0.08	0.50	
v/c Ratio		0.85	0.40		1.44	0.17	1.27	0.50		0.52	1.61	
Control Delay		50.7	15.6		239.1	2.1	220.5	3.7		75.3	296.0	
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.2		0.0	0.0	
Total Delay		50.7	15.6		239.1	2.1	220.5	3.9		75.3	296.0	
LOS		D	B		F	A	F	A		E	F	
Approach Delay		45.2			228.4			51.6			286.0	
Approach LOS		D			F			D			F	
Queue Length 50th (ft)		286	38		~691	0	~119	78		57	~1668	
Queue Length 95th (ft)		342	106		#789	10	#205	96		m76	#1782	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		648			677			111			168	
Turn Bay Length (ft)			560			580						
Base Capacity (vph)		1241	487		1241	487	180	1630		257	1754	
Starvation Cap Reductn		0	0		0	0	0	257		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.85	0.40		1.44	0.17	1.27	0.59		0.52	1.61	

Intersection Summary

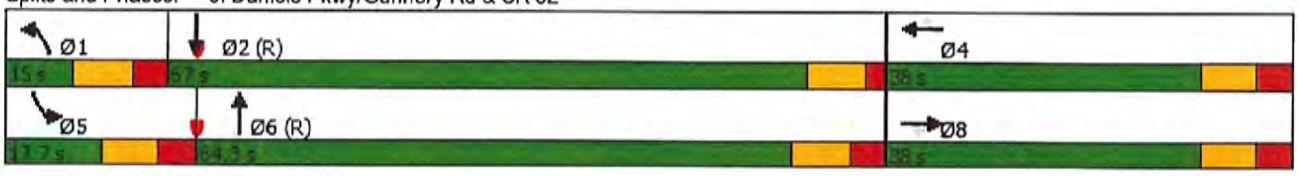
Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.61
Intersection Signal Delay: 194.5 Intersection LOS: F
Intersection Capacity Utilization 130.5% ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Daniels Pkwy/Gunnery Rd & SR 82



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	942	559	0	1623	78	499	928	0	123	2787	0
Future Volume (vph)	0	942	559	0	1623	78	499	928	0	123	2787	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		560	0		580	0		0	0		0
Storage Lanes	0		1	0		1	2		0	2		0
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850						
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	5085	1583	0	5085	1583	3433	3539	0	3433	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			134			134						
Link Speed (mph)		60			60			50			45	
Link Distance (ft)		728			757			191			248	
Travel Time (s)		8.3			8.6			2.6			3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1024	608	0	1764	85	542	1009	0	134	3029	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1024	608	0	1764	85	542	1009	0	134	3029	0
Turn Type		NA	Perm		NA	Perm	Prot	NA		Prot	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases			8			4						
Minimum Split (s)		26.7	26.7		27.1	27.1	14.5	27.1		14.1	27.1	
Total Split (s)		38.0	38.0		38.0	38.0	15.0	64.3		17.7	67.0	
Total Split (%)		31.7%	31.7%		31.7%	31.7%	12.5%	53.6%		14.8%	55.8%	
Maximum Green (s)		29.3	29.3		29.3	29.3	6.3	55.3		9.0	59.5	
Yellow Time (s)		5.1	5.1		5.1	5.1	5.5	5.5		5.1	5.5	
All-Red Time (s)		3.6	3.6		3.6	3.6	3.2	3.5		3.6	2.0	
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		8.7	8.7		8.7	8.7	8.7	9.0		8.7	7.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)		29.3	29.3		29.3	29.3	6.3	55.3		9.0	59.5	
Actuated g/C Ratio		0.24	0.24		0.24	0.24	0.05	0.46		0.08	0.50	
v/c Ratio		0.83	1.25		1.42	0.17	3.01	0.62		0.52	1.73	
Control Delay		49.3	158.1		229.2	2.1	939.7	4.4		73.5	347.5	
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.5		0.0	0.0	
Total Delay		49.3	158.1		229.2	2.1	939.7	4.9		73.5	347.5	
LOS		D	F		F	A	F	A		E	F	
Approach Delay		89.9			218.7			331.6			335.9	
Approach LOS		F			F			F			F	
Queue Length 50th (ft)		276	~506		~675	0	~388	52		57	~1843	
Queue Length 95th (ft)		331	#734		#771	10	#504	58		m71	#1932	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		648			677			111			168	
Turn Bay Length (ft)			560			580						
Base Capacity (vph)		1241	487		1241	487	180	1630		257	1754	
Starvation Cap Reductn		0	0		0	0	0	252		0	0	
Spillback Cap Reductn		0	0		0	0	0	0		0	0	
Storage Cap Reductn		0	0		0	0	0	0		0	0	
Reduced v/c Ratio		0.83	1.25		1.42	0.17	3.01	0.73		0.52	1.73	

Intersection Summary

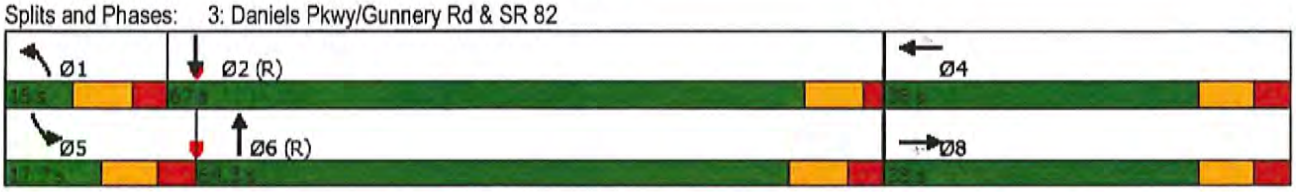
Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 3.01
Intersection Signal Delay: 259.6 Intersection LOS: F
Intersection Capacity Utilization 143.4% ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Daniels Pkwy/Gunnery Rd & SR 82



GUNNERY RD @ NB RAMP

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	130	0	0	1783	834	444
Future Volume (vph)	130	0	0	1783	834	444
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			750
Storage Lanes	2	0	0			1
Taper Length (ft)	50		50			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.86	1.00
Frt						0.850
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	0	3539	6408	1583
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	0	3539	6408	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)						483
Link Speed (mph)	30			45	45	
Link Distance (ft)	833			248	881	
Travel Time (s)	18.9			3.8	13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	141	0	0	1938	907	483
Shared Lane Traffic (%)						
Lane Group Flow (vph)	141	0	0	1938	907	483
Turn Type	Prot			NA	NA	Free
Protected Phases	3!			Free!	2	
Permitted Phases						Free
Minimum Split (s)	26.0				25.5	
Total Split (s)	46.0				74.0	
Total Split (%)	38.3%				61.7%	
Maximum Green (s)	38.0				66.5	
Yellow Time (s)	4.0				5.5	
All-Red Time (s)	4.0				2.0	
Lost Time Adjust (s)	0.0				0.0	
Total Lost Time (s)	8.0				7.5	
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0				7.0	
Flash Dont Walk (s)	11.0				11.0	
Pedestrian Calls (#/hr)	0				0	
Act Effct Green (s)	38.0			120.0	66.5	120.0
Actuated g/C Ratio	0.32			1.00	0.55	1.00
v/c Ratio	0.13			0.55	0.26	0.31
Control Delay	38.1			6.8	14.1	0.5
Queue Delay	0.0			0.0	0.0	0.0
Total Delay	38.1			6.8	14.1	0.5
LOS	D			A	B	A
Approach Delay	38.1			6.8	9.4	
Approach LOS	D			A	A	
Queue Length 50th (ft)	52			745	101	0
Queue Length 95th (ft)	85			m25	121	0

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	753			168	801	
Turn Bay Length (ft)						750
Base Capacity (vph)	1087			3539	3551	1583
Starvation Cap Reductn	0			0	0	0
Spillback Cap Reductn	0			0	111	0
Storage Cap Reductn	0			0	0	0
Reduced v/c Ratio	0.13			0.55	0.26	0.31

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:, Start of Green
Natural Cycle: 55
Control Type: Pretimed
Maximum v/c Ratio: 0.55
Intersection Signal Delay: 9.1 Intersection LOS: A
Intersection Capacity Utilization 63.5% ICU Level of Service B
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 10: Gunnery Rd & NB Ramp

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	130	0	0	1876	934	444
Future Volume (vph)	130	0	0	1876	934	444
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			750
Storage Lanes	2	0	0			1
Taper Length (ft)	50		50			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.86	1.00
Frt						0.850
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	0	3539	6408	1583
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	0	3539	6408	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)						483
Link Speed (mph)	30			45	45	
Link Distance (ft)	833			248	881	
Travel Time (s)	18.9			3.8	13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	141	0	0	2039	1015	483
Shared Lane Traffic (%)						
Lane Group Flow (vph)	141	0	0	2039	1015	483
Turn Type	Prot			NA	NA	Free
Protected Phases	3!			Free!	2	
Permitted Phases						Free
Minimum Split (s)	26.0				25.5	
Total Split (s)	46.0				74.0	
Total Split (%)	38.3%				61.7%	
Maximum Green (s)	38.0				66.5	
Yellow Time (s)	4.0				5.5	
All-Red Time (s)	4.0				2.0	
Lost Time Adjust (s)	0.0				0.0	
Total Lost Time (s)	8.0				7.5	
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0				7.0	
Flash Dont Walk (s)	11.0				11.0	
Pedestrian Calls (#/hr)	0				0	
Act Effct Green (s)	38.0			120.0	66.5	120.0
Actuated g/C Ratio	0.32			1.00	0.55	1.00
v/c Ratio	0.13			0.58	0.29	0.31
Control Delay	38.1			8.5	14.4	0.5
Queue Delay	0.0			0.0	0.0	0.0
Total Delay	38.1			8.5	14.4	0.5
LOS	D			A	B	A
Approach Delay	38.1			8.5	9.9	
Approach LOS	D			A	A	
Queue Length 50th (ft)	52			221	115	0
Queue Length 95th (ft)	85			m26	137	0

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	753			168	801	
Turn Bay Length (ft)						750
Base Capacity (vph)	1087			3539	3551	1583
Starvation Cap Reductn	0			0	0	0
Spillback Cap Reductn	0			0	124	0
Storage Cap Reductn	0			0	0	0
Reduced v/c Ratio	0.13			0.58	0.30	0.31

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:, Start of Green
Natural Cycle: 55
Control Type: Pretimed
Maximum v/c Ratio: 0.58
Intersection Signal Delay: 10.2 Intersection LOS: B
Intersection Capacity Utilization 66.0% ICU Level of Service C
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 10: Gunnery Rd & NB Ramp

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	528	0	0	823	2723	248
Future Volume (vph)	528	0	0	823	2723	248
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			750
Storage Lanes	2	0	0			1
Taper Length (ft)	50		50			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.86	1.00
Frt						0.850
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	0	3539	6408	1583
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	0	3539	6408	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)						270
Link Speed (mph)	30			45	45	
Link Distance (ft)	833			248	881	
Travel Time (s)	18.9			3.8	13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	574	0	0	895	2960	270
Shared Lane Traffic (%)						
Lane Group Flow (vph)	574	0	0	895	2960	270
Turn Type	Prot			NA	NA	Free
Protected Phases	3!			Free!	2	
Permitted Phases						Free
Minimum Split (s)	26.0				25.5	
Total Split (s)	39.0				81.0	
Total Split (%)	32.5%				67.5%	
Maximum Green (s)	31.0				73.5	
Yellow Time (s)	4.0				5.5	
All-Red Time (s)	4.0				2.0	
Lost Time Adjust (s)	0.0				0.0	
Total Lost Time (s)	8.0				7.5	
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0				7.0	
Flash Dont Walk (s)	11.0				11.0	
Pedestrian Calls (#/hr)	0				0	
Act Effct Green (s)	31.0			120.0	73.5	120.0
Actuated g/C Ratio	0.26			1.00	0.61	1.00
v/c Ratio	0.65			0.25	0.75	0.17
Control Delay	63.9			0.4	18.3	0.2
Queue Delay	0.0			0.0	0.2	0.0
Total Delay	63.9			0.4	18.6	0.2
LOS	E			A	B	A
Approach Delay	63.9			0.4	17.0	
Approach LOS	E			A	B	
Queue Length 50th (ft)	246			5	450	0
Queue Length 95th (ft)	305			0	493	0

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	753			168	801	
Turn Bay Length (ft)						750
Base Capacity (vph)	886			3539	3924	1583
Starvation Cap Reductn	0			0	0	0
Spillback Cap Reductn	0			0	307	0
Storage Cap Reductn	0			0	0	0
Reduced v/c Ratio	0.65			0.25	0.82	0.17

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:, Start of Green
Natural Cycle: 65
Control Type: Pretimed
Maximum v/c Ratio: 0.75
Intersection Signal Delay: 19.6 — Intersection LOS: B
Intersection Capacity Utilization 67.4% — ICU Level of Service C
Analysis Period (min) 15
! Phase conflict between lane groups.

Splits and Phases: 10: Gunnery Rd & NB Ramp

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	528	0	0	1006	2910	248
Future Volume (vph)	528	0	0	1006	2910	248
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			750
Storage Lanes	2	0	0			1
Taper Length (ft)	50		50			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.86	1.00
Frt						0.850
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	0	3539	6408	1583
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	0	3539	6408	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)						270
Link Speed (mph)	30			45	45	
Link Distance (ft)	833			248	881	
Travel Time (s)	18.9			3.8	13.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	574	0	0	1093	3163	270
Shared Lane Traffic (%)						
Lane Group Flow (vph)	574	0	0	1093	3163	270
Turn Type	Prot			NA	NA	Free
Protected Phases	3!			Free!	2	
Permitted Phases						Free
Minimum Split (s)	26.0				25.5	
Total Split (s)	39.0				81.0	
Total Split (%)	32.5%				67.5%	
Maximum Green (s)	31.0				73.5	
Yellow Time (s)	4.0				5.5	
All-Red Time (s)	4.0				2.0	
Lost Time Adjust (s)	0.0				0.0	
Total Lost Time (s)	8.0				7.5	
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0				7.0	
Flash Dont Walk (s)	11.0				11.0	
Pedestrian Calls (#/hr)	0				0	
Act Effct Green (s)	31.0			120.0	73.5	120.0
Actuated g/C Ratio	0.26			1.00	0.61	1.00
v/c Ratio	0.65			0.31	0.81	0.17
Control Delay	63.9			0.5	19.9	0.2
Queue Delay	0.0			0.0	0.6	0.0
Total Delay	63.9			0.5	20.5	0.2
LOS	E			A	C	A
Approach Delay	63.9			0.5	18.9	
Approach LOS	E			A	B	
Queue Length 50th (ft)	246			7	511	0
Queue Length 95th (ft)	305			0	557	0

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	753			168	801	
Turn Bay Length (ft)						750
Base Capacity (vph)	886			3539	3924	1583
Starvation Cap Reductn	0			0	0	0
Spillback Cap Reductn	0			0	367	0
Storage Cap Reductn	0			0	0	0
Reduced v/c Ratio	0.65			0.31	0.89	0.17

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBT and 6:, Start of Green
Natural Cycle: 70
Control Type: Pretimed
Maximum v/c Ratio: 0.81
Intersection Signal Delay: 20.0 Intersection LOS: C
Intersection Capacity Utilization 70.1% ICU Level of Service C
Analysis Period (min) 15
! Phase conflict between lane groups.

Splits and Phases: 10: Gunnery Rd & NB Ramp

DANIELS PKWY @ SB RAMP

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	1763	0	1777	500	0	886
Future Volume (vph)	1763	0	1777	500	0	886
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		750	0	
Storage Lanes	2	0		2	0	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.86	0.88	1.00	0.95
Frt				0.850		
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	6408	2787	0	3539
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	6408	2787	0	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)				543		
Link Speed (mph)	30		50			50
Link Distance (ft)	837		814			191
Travel Time (s)	19.0		11.1			2.6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1916	0	1932	543	0	963
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1916	0	1932	543	0	963
Turn Type	Prot		NA	Free		NA
Protected Phases	7!		6			Free!
Permitted Phases				Free		
Minimum Split (s)	26.7		27.1			
Total Split (s)	74.0		46.0			
Total Split (%)	61.7%		38.3%			
Maximum Green (s)	66.0		37.0			
Yellow Time (s)	4.0		5.5			
All-Red Time (s)	4.0		3.5			
Lost Time Adjust (s)	0.0		0.0			
Total Lost Time (s)	8.0		9.0			
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0		7.0			
Flash Dont Walk (s)	11.0		11.0			
Pedestrian Calls (#/hr)	0		0			
Act Effct Green (s)	66.0		37.0	120.0		120.0
Actuated g/C Ratio	0.55		0.31	1.00		1.00
v/c Ratio	1.01		0.98	0.19		0.27
Control Delay	41.6		57.0	0.2		0.5
Queue Delay	17.8		41.2	0.0		0.0
Total Delay	59.4		98.2	0.2		0.5
LOS	E		F	A		A
Approach Delay	59.4		76.7			0.5
Approach LOS	E		E			A
Queue Length 50th (ft)	~835		429	0		10
Queue Length 95th (ft)	m731		#518	0		0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Internal Link Dist (ft)	757		734			111
Turn Bay Length (ft)				750		
Base Capacity (vph)	1888		1975	2787		3539
Starvation Cap Reductn	87		0	0		0
Spillback Cap Reductn	0		318	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.06		1.17	0.19		0.27

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:NBT, Start of Green
Natural Cycle: 130
Control Type: Pretimed
Maximum v/c Ratio: 1.01
Intersection Signal Delay: 56.8 Intersection LOS: E
Intersection Capacity Utilization 90.2% ICU Level of Service E
Analysis Period (min) 15

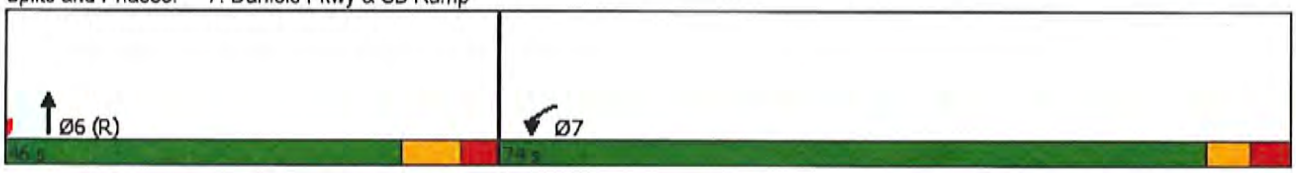
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 7: Daniels Pkwy & SB Ramp



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	1775	0	2167	565	0	1141
Future Volume (vph)	1775	0	2167	565	0	1141
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		750	0	
Storage Lanes	2	0		2	0	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.86	0.88	1.00	0.95
Frt				0.850		
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	6408	2787	0	3539
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	6408	2787	0	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)				614		
Link Speed (mph)	30		50			50
Link Distance (ft)	837		814			191
Travel Time (s)	19.0		11.1			2.6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1929	0	2355	614	0	1240
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1929	0	2355	614	0	1240
Turn Type	Prot		NA	Free		NA
Protected Phases	7!		6			Free!
Permitted Phases				Free		
Minimum Split (s)	26.7		27.1			
Total Split (s)	74.0		46.0			
Total Split (%)	61.7%		38.3%			
Maximum Green (s)	66.0		37.0			
Yellow Time (s)	4.0		5.5			
All-Red Time (s)	4.0		3.5			
Lost Time Adjust (s)	0.0		0.0			
Total Lost Time (s)	8.0		9.0			
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0		7.0			
Flash Dont Walk (s)	11.0		11.0			
Pedestrian Calls (#/hr)	0		0			
Act Effct Green (s)	66.0		37.0	120.0		120.0
Actuated g/C Ratio	0.55		0.31	1.00		1.00
v/c Ratio	1.02		1.19	0.22		0.35
Control Delay	43.8		129.2	0.2		0.5
Queue Delay	18.9		0.9	0.0		0.0
Total Delay	62.7		130.1	0.2		0.5
LOS	E		F	A		A
Approach Delay	62.7		103.2			0.5
Approach LOS	E		F			A
Queue Length 50th (ft)	~846		~640	0		11
Queue Length 95th (ft)	m700		#714	0		0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Internal Link Dist (ft)	757		734			111
Turn Bay Length (ft)				750		
Base Capacity (vph)	1888		1975	2787		3539
Starvation Cap Reductn	88		0	0		0
Spillback Cap Reductn	0		499	0		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	1.07		1.60	0.22		0.35

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:NBT, Start of Green
Natural Cycle: 150
Control Type: Pretimed
Maximum v/c Ratio: 1.19
Intersection Signal Delay: 69.7 Intersection LOS: E
Intersection Capacity Utilization 96.2% ICU Level of Service F
Analysis Period (min) 15

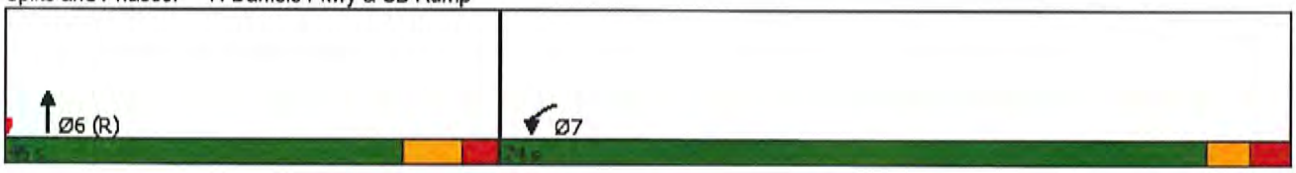
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

! Phase conflict between lane groups.

Splits and Phases: 7: Daniels Pkwy & SB Ramp



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	704	0	956	1786	0	2780
Future Volume (vph)	704	0	956	1786	0	2780
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		750	0	
Storage Lanes	2	0		2	0	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.86	0.88	1.00	0.95
Frt				0.850		
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	6408	2787	0	3539
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	6408	2787	0	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)				1920		
Link Speed (mph)	30		50			50
Link Distance (ft)	837		814			191
Travel Time (s)	19.0		11.1			2.6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	765	0	1039	1941	0	3022
Shared Lane Traffic (%)						
Lane Group Flow (vph)	765	0	1039	1941	0	3022
Turn Type	Prot		NA	Free		NA
Protected Phases	7!		6			Free!
Permitted Phases				Free		
Minimum Split (s)	26.7		27.1			
Total Split (s)	67.0		53.0			
Total Split (%)	55.8%		44.2%			
Maximum Green (s)	59.0		44.0			
Yellow Time (s)	4.0		5.5			
All-Red Time (s)	4.0		3.5			
Lost Time Adjust (s)	0.0		0.0			
Total Lost Time (s)	8.0		9.0			
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0		7.0			
Flash Dont Walk (s)	11.0		11.0			
Pedestrian Calls (#/hr)	0		0			
Act Effct Green (s)	59.0		44.0	120.0		120.0
Actuated g/C Ratio	0.49		0.37	1.00		1.00
v/c Ratio	0.45		0.44	0.70		0.85
Control Delay	23.3		29.5	1.5		20.0
Queue Delay	0.0		0.1	0.5		0.0
Total Delay	23.3		29.5	1.9		20.0
LOS	C		C	A		C
Approach Delay	23.3		11.5			20.0
Approach LOS	C		B			C
Queue Length 50th (ft)	247		175	0		545
Queue Length 95th (ft)	313		207	0		m45

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Internal Link Dist (ft)	757		734			111
Turn Bay Length (ft)				750		
Base Capacity (vph)	1687		2349	2787		3539
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		241	366		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	0.45		0.49	0.80		0.85

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:NBT, Start of Green
Natural Cycle: 55
Control Type: Pretimed
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 16.7 Intersection LOS: B
Intersection Capacity Utilization 106.9% ICU Level of Service G
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 7: Daniels Pkwy & SB Ramp

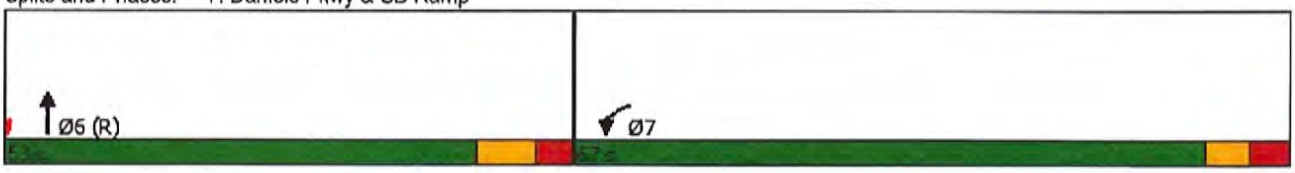
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	802	0	1427	1950	0	3346
Future Volume (vph)	802	0	1427	1950	0	3346
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		750	0	
Storage Lanes	2	0		2	0	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.86	0.88	1.00	0.95
Frt				0.850		
Flt Protected	0.950					
Satd. Flow (prot)	3433	0	6408	2787	0	3539
Flt Permitted	0.950					
Satd. Flow (perm)	3433	0	6408	2787	0	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)				1920		
Link Speed (mph)	30		50			50
Link Distance (ft)	837		814			191
Travel Time (s)	19.0		11.1			2.6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	872	0	1551	2120	0	3637
Shared Lane Traffic (%)						
Lane Group Flow (vph)	872	0	1551	2120	0	3637
Turn Type	Prot		NA	Free		NA
Protected Phases	7!		6			Free!
Permitted Phases				Free		
Minimum Split (s)	26.7		27.1			
Total Split (s)	67.0		53.0			
Total Split (%)	55.8%		44.2%			
Maximum Green (s)	59.0		44.0			
Yellow Time (s)	4.0		5.5			
All-Red Time (s)	4.0		3.5			
Lost Time Adjust (s)	0.0		0.0			
Total Lost Time (s)	8.0		9.0			
Lead/Lag						
Lead-Lag Optimize?						
Walk Time (s)	7.0		7.0			
Flash Dont Walk (s)	11.0		11.0			
Pedestrian Calls (#/hr)	0		0			
Act Effct Green (s)	59.0		44.0	120.0		120.0
Actuated g/C Ratio	0.49		0.37	1.00		1.00
v/c Ratio	0.52		0.66	0.76		1.03
Control Delay	24.4		33.4	2.0		36.6
Queue Delay	0.0		20.8	3.7		0.0
Total Delay	24.4		54.2	5.8		36.6
LOS	C		D	A		D
Approach Delay	24.4		26.2			36.6
Approach LOS	C		C			D
Queue Length 50th (ft)	301		289	0		~836
Queue Length 95th (ft)	375		330	0		m71

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Internal Link Dist (ft)	757		734			111
Turn Bay Length (ft)				750		
Base Capacity (vph)	1687		2349	2787		3539
Starvation Cap Reductn	0		0	0		0
Spillback Cap Reductn	0		843	570		0
Storage Cap Reductn	0		0	0		0
Reduced v/c Ratio	0.52		1.03	0.96		1.03

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2: and 6:NBT, Start of Green
Natural Cycle: 55
Control Type: Pretimed
Maximum v/c Ratio: 1.03
Intersection Signal Delay: 30.7 Intersection LOS: C
Intersection Capacity Utilization 125.4% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.
! Phase conflict between lane groups.

Splits and Phases: 7: Daniels Pkwy & SB Ramp



DANIELS PKWY @ GATEWAY BLVD

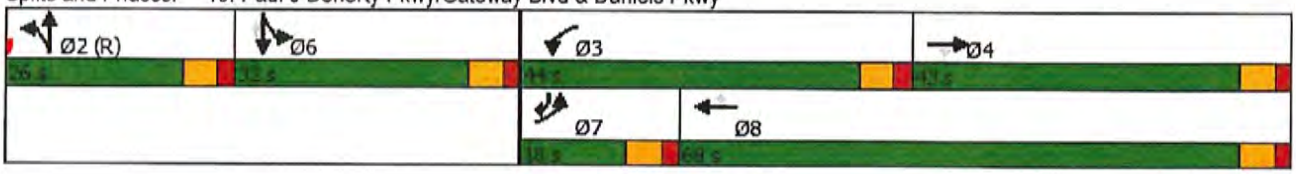
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	318	840	80	288	2655	56	129	63	48	161	199	803
Future Volume (vph)	318	840	80	288	2655	56	129	63	48	161	199	803
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	915		430	455		310	235		0	0		245
Storage Lanes	2		1	1		1	1		0	0		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	0.97	0.91	1.00	1.00	0.91	1.00	0.91	0.91	0.95	1.00	1.00	0.88
Frt			0.850			0.850		0.955				0.850
Flt Protected	0.950			0.950			0.950	0.985			0.978	
Satd. Flow (prot)	3433	5085	1583	1770	5085	1583	1610	3189	0	0	1822	2787
Flt Permitted	0.950			0.950			0.950	0.985			0.978	
Satd. Flow (perm)	3433	5085	1583	1770	5085	1583	1610	3189	0	0	1822	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			158			113		35				133
Link Speed (mph)		50			50			40			30	
Link Distance (ft)		1528			1554			1070			1094	
Travel Time (s)		20.8			21.2			18.2			24.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	346	913	87	313	2886	61	140	68	52	175	216	873
Shared Lane Traffic (%)							37%					
Lane Group Flow (vph)	346	913	87	313	2886	61	88	172	0	0	391	873
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA		Split	NA	pm+ov
Protected Phases	7	4		3	8		2	2		6	6	7
Permitted Phases			4			8						6
Detector Phase	7	4	4	3	8	8	2	2		6	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	16.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0	16.0
Total Split (s)	18.0	43.0	43.0	44.0	69.0	69.0	26.0	26.0		32.0	32.0	18.0
Total Split (%)	12.4%	29.7%	29.7%	30.3%	47.6%	47.6%	17.9%	17.9%		22.1%	22.1%	12.4%
Maximum Green (s)	12.0	37.0	37.0	38.0	63.0	63.0	20.0	20.0		26.0	26.0	12.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	C-Max	C-Max		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0	0	0	0		0	0	
Act Effct Green (s)	12.0	44.5	44.5	30.5	63.0	63.0	20.0	20.0			26.0	44.0
Actuated g/C Ratio	0.08	0.31	0.31	0.21	0.43	0.43	0.14	0.14			0.18	0.30
v/c Ratio	1.22	0.58	0.15	0.84	1.31	0.08	0.40	0.37			1.20	0.93
Control Delay	179.1	45.2	0.5	74.4	176.1	0.2	63.0	47.4			164.9	58.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Delay	179.1	45.2	0.5	74.4	176.1	0.2	63.0	47.4			164.9	58.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	F	A	E	D			F	E
Approach Delay		76.8			163.0			52.7			91.2	
Approach LOS		E			F			D			F	
Queue Length 50th (ft)	~206	268	0	286	~1278	0	84	64			~446	399
Queue Length 95th (ft)	#308	341	0	377	#1354	0	149	105			#656	#543
Internal Link Dist (ft)		1448			1474			990			1014	
Turn Bay Length (ft)	915		430	455		310	235					245
Base Capacity (vph)	284	1561	595	463	2209	751	222	470			326	938
Starvation Cap Reductn	0	0	0	0	0	0	0	0			0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0			0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0			0	0
Reduced v/c Ratio	1.22	0.58	0.15	0.68	1.31	0.08	0.40	0.37			1.20	0.93

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.31
Intersection Signal Delay: 124.6 Intersection LOS: F
Intersection Capacity Utilization 104.4% ICU Level of Service G
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 19: Paul J Doherty Pkwy/Gateway Blvd & Daniels Pkwy



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	318	949	80	327	2901	99	129	63	73	199	199	803
Future Volume (vph)	318	949	80	327	2901	99	129	63	73	199	199	803
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	915		430	455		310	235		0	0		245
Storage Lanes	2		1	1		1	1		0	0		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	0.97	0.91	1.00	1.00	0.91	1.00	0.91	0.91	0.95	1.00	1.00	0.88
Frt			0.850			0.850		0.937				0.850
Flt Protected	0.950			0.950			0.950	0.989			0.976	
Satd. Flow (prot)	3433	5085	1583	1770	5085	1583	1610	3142	0	0	1818	2787
Flt Permitted	0.950			0.950			0.950	0.989			0.976	
Satd. Flow (perm)	3433	5085	1583	1770	5085	1583	1610	3142	0	0	1818	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			158			113		79				133
Link Speed (mph)		50			50			40			30	
Link Distance (ft)		1528			2953			1070			1094	
Travel Time (s)		20.8			40.3			18.2			24.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	346	1032	87	355	3153	108	140	68	79	216	216	873
Shared Lane Traffic (%)							30%					
Lane Group Flow (vph)	346	1032	87	355	3153	108	98	189	0	0	432	873
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA		Split	NA	pm+ov
Protected Phases	7	4		3	8		2	2		6	6	7
Permitted Phases			4			8						6
Detector Phase	7	4	4	3	8	8	2	2		6	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	16.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0	16.0
Total Split (s)	18.0	43.0	43.0	44.0	69.0	69.0	26.0	26.0		32.0	32.0	18.0
Total Split (%)	12.4%	29.7%	29.7%	30.3%	47.6%	47.6%	17.9%	17.9%		22.1%	22.1%	12.4%
Maximum Green (s)	12.0	37.0	37.0	38.0	63.0	63.0	20.0	20.0		26.0	26.0	12.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	C-Max	C-Max		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0	0	0	0		0	0	
Act Effct Green (s)	12.0	41.8	41.8	33.2	63.0	63.0	20.0	20.0			26.0	44.0
Actuated g/C Ratio	0.08	0.29	0.29	0.23	0.43	0.43	0.14	0.14			0.18	0.30
v/c Ratio	1.22	0.70	0.15	0.88	1.43	0.14	0.44	0.38			1.33	0.93
Control Delay	179.1	50.0	0.6	76.2	227.7	4.1	64.4	35.1			212.6	58.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Delay	179.1	50.0	0.6	76.2	227.7	4.1	64.4	35.1			212.6	58.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	F	A	E	D			F	E
Approach Delay		77.6			206.1			45.1			109.3	
Approach LOS		E			F			D			F	
Queue Length 50th (ft)	~206	324	0	323	~1469	0	94	51			~527	399
Queue Length 95th (ft)	#308	392	0	433	#1541	34	162	93			#743	#543
Internal Link Dist (ft)		1448			2873			990			1014	
Turn Bay Length (ft)	915		430	455		310	235					245
Base Capacity (vph)	284	1466	569	463	2209	751	222	501			325	938
Starvation Cap Reductn	0	0	0	0	0	0	0	0			0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0			0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0			0	0
Reduced v/c Ratio	1.22	0.70	0.15	0.77	1.43	0.14	0.44	0.38			1.33	0.93

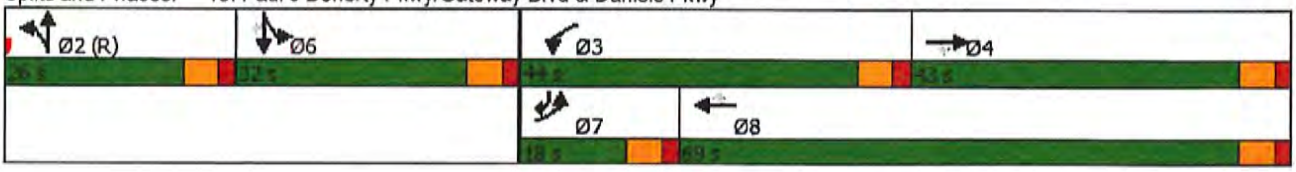
Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.43
Intersection Signal Delay: 152.1 Intersection LOS: F
Intersection Capacity Utilization 111.8% ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 19: Paul J Doherty Pkwy/Gateway Blvd & Daniels Pkwy



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	834	3366	265	134	909	47	96	222	271	156	139	402
Future Volume (vph)	834	3366	265	134	909	47	96	222	271	156	139	402
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	915		430	455		310	235		0	0		245
Storage Lanes	2		1	1		1	1		0	0		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	0.97	0.91	1.00	1.00	0.91	1.00	0.91	0.91	0.95	1.00	1.00	0.88
Frt			0.850			0.850		0.919				0.850
Flt Protected	0.950			0.950			0.950	0.999			0.974	
Satd. Flow (prot)	3433	5085	1583	1770	5085	1583	1610	3112	0	0	1814	2787
Flt Permitted	0.950			0.950			0.950	0.999			0.974	
Satd. Flow (perm)	3433	5085	1583	1770	5085	1583	1610	3112	0	0	1814	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			188			158		162				264
Link Speed (mph)		50			50			40			30	
Link Distance (ft)		1528			1554			1070			1094	
Travel Time (s)		20.8			21.2			18.2			24.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	907	3659	288	146	988	51	104	241	295	170	151	437
Shared Lane Traffic (%)							10%					
Lane Group Flow (vph)	907	3659	288	146	988	51	94	546	0	0	321	437
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA		Split	NA	pm+ov
Protected Phases	7	4		3	8		2	2		6	6	7
Permitted Phases			4			8						6
Detector Phase	7	4	4	3	8	8	2	2		6	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	16.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0	16.0
Total Split (s)	49.0	76.0	76.0	15.0	42.0	42.0	26.0	26.0		28.0	28.0	49.0
Total Split (%)	33.8%	52.4%	52.4%	10.3%	29.0%	29.0%	17.9%	17.9%		19.3%	19.3%	33.8%
Maximum Green (s)	43.0	70.0	70.0	9.0	36.0	36.0	20.0	20.0		22.0	22.0	43.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	C-Max	C-Max		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0	0	0	0		0	0	
Act Effct Green (s)	41.8	70.0	70.0	9.0	37.2	37.2	20.0	20.0			22.0	69.8
Actuated g/C Ratio	0.29	0.48	0.48	0.06	0.26	0.26	0.14	0.14			0.15	0.48
v/c Ratio	0.92	1.49	0.33	1.34	0.76	0.10	0.42	0.96			1.17	0.30
Control Delay	64.2	253.3	8.7	250.8	54.4	0.4	63.8	72.5			159.4	8.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Delay	64.2	253.3	8.7	250.8	54.4	0.4	63.8	72.5			159.4	8.8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	E	F	A	F	D	A	E	E			F	A
Approach Delay		203.4			76.3			71.2			72.6	
Approach LOS		F			E			E			E	
Queue Length 50th (ft)	423	~1745	51	~178	321	0	91	207			~359	49
Queue Length 95th (ft)	#535	#1802	114	#325	376	0	157	#332			#555	86
Internal Link Dist (ft)		1448			1474			990			1014	
Turn Bay Length (ft)	915		430	455		310	235					245
Base Capacity (vph)	1018	2454	861	109	1303	523	222	568			275	1499
Starvation Cap Reductn	0	0	0	0	0	0	0	0			0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0			0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0			0	0
Reduced v/c Ratio	0.89	1.49	0.33	1.34	0.76	0.10	0.42	0.96			1.17	0.29

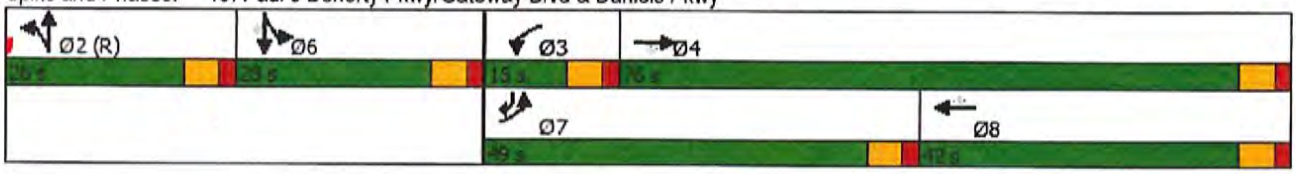
Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.49
Intersection Signal Delay: 158.5 — Intersection LOS: F
Intersection Capacity Utilization 120.2% — ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 19: Paul J Doherty Pkwy/Gateway Blvd & Daniels Pkwy



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	834	3644	265	178	1103	114	96	222	325	229	139	402
Future Volume (vph)	834	3644	265	178	1103	114	96	222	325	229	139	402
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	915		430	455		310	235		0	0		245
Storage Lanes	2		1	1		1	1		0	0		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	0.97	0.91	1.00	1.00	0.91	1.00	0.91	0.91	0.95	1.00	1.00	0.88
Frt			0.850			0.850		0.912				0.850
Flt Protected	0.950			0.950			0.950	0.999			0.970	
Satd. Flow (prot)	3433	5085	1583	1770	5085	1583	1610	3089	0	0	1807	2787
Flt Permitted	0.950			0.950			0.950	0.999			0.970	
Satd. Flow (perm)	3433	5085	1583	1770	5085	1583	1610	3089	0	0	1807	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			173			158		132				260
Link Speed (mph)		50			50			40			30	
Link Distance (ft)		1528			1407			1070			1094	
Travel Time (s)		20.8			19.2			18.2			24.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	907	3961	288	193	1199	124	104	241	353	249	151	437
Shared Lane Traffic (%)							10%					
Lane Group Flow (vph)	907	3961	288	193	1199	124	94	604	0	0	400	437
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA		Split	NA	pm+ov
Protected Phases	7	4		3	8		2	2		6	6	7
Permitted Phases			4			8						6
Detector Phase	7	4	4	3	8	8	2	2		6	6	7
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	16.0	24.0	24.0	11.0	24.0	24.0	24.0	24.0		24.0	24.0	16.0
Total Split (s)	49.0	76.0	76.0	15.0	42.0	42.0	26.0	26.0		28.0	28.0	49.0
Total Split (%)	33.8%	52.4%	52.4%	10.3%	29.0%	29.0%	17.9%	17.9%		19.3%	19.3%	33.8%
Maximum Green (s)	43.0	70.0	70.0	9.0	36.0	36.0	20.0	20.0		22.0	22.0	43.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	C-Max	C-Max		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0	7.0	7.0		7.0	7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0	11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0	0		0	0	0	0		0	0	
Act Effct Green (s)	41.8	70.0	70.0	9.0	37.2	37.2	20.0	20.0			22.0	69.8
Actuated g/C Ratio	0.29	0.48	0.48	0.06	0.26	0.26	0.14	0.14			0.15	0.48
v/c Ratio	0.92	1.61	0.34	1.77	0.92	0.24	0.42	1.12			1.46	0.30
Control Delay	64.2	306.8	9.8	417.7	64.5	3.6	63.8	119.4			267.8	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0
Total Delay	64.2	306.8	9.8	417.7	64.5	3.6	63.8	119.4			267.8	9.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	E	F	A	F	E	A	E	F			F	A
Approach Delay		247.5			104.5			111.9			132.7	
Approach LOS		F			F			F			F	
Queue Length 50th (ft)	423	~1961	59	~270	411	0	91	~297			~515	50
Queue Length 95th (ft)	#535	#2010	124	#433	#505	26	157	#429			#727	88
Internal Link Dist (ft)		1448			1327			990			1014	
Turn Bay Length (ft)	915		430	455		310	235					245
Base Capacity (vph)	1018	2454	853	109	1303	523	222	539			274	1497
Starvation Cap Reductn	0	0	0	0	0	0	0	0			0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0			0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0			0	0
Reduced v/c Ratio	0.89	1.61	0.34	1.77	0.92	0.24	0.42	1.12			1.46	0.29

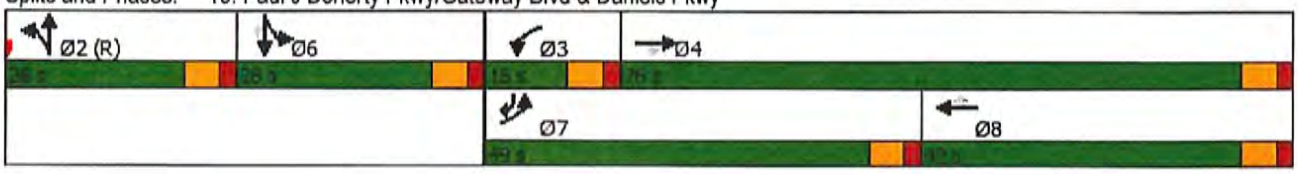
Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.77
Intersection Signal Delay: 197.9 Intersection LOS: F
Intersection Capacity Utilization 133.2% ICU Level of Service H
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 19: Paul J Doherty Pkwy/Gateway Blvd & Daniels Pkwy



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Intersection	
Int Delay, s/veh	23.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	121	202	2492	102	247	2367
Future Vol, veh/h	121	202	2492	102	247	2367
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	-	350	520	-
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	132	220	2709	111	268	2573

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	4532	1355	0	0	2820	0
Stage 1	2709	-	-	-	-	-
Stage 2	1823	-	-	-	-	-
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	~ 1	~ 139	-	-	~ 134	-
Stage 1	~ 36	-	-	-	-	-
Stage 2	~ 114	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	0	~ 139	-	-	~ 134	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	~ 36	-	-	-	-	-
Stage 2	0	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	50.3
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	139	~ 134	-
HCM Lane V/C Ratio	-	-	-	1.58	2.004	-
HCM Control Delay (s)	-	-	-$	349.5$	531.9	-
HCM Lane LOS	-	-	-	F	F	-
HCM 95th %tile Q(veh)	-	-	-	15.4	21.5	-

Notes

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

Intersection	
Int Delay, s/veh	169.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰	↱	↑↑	↱	↰	↑↑
Traffic Vol, veh/h	192	490	2888	216	479	3013
Future Vol, veh/h	192	490	2888	216	479	3013
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	-	350	520	-
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	209	533	3139	235	521	3275

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	5819	1570	0	0	3374	0
Stage 1	3139	-	-	-	-	-
Stage 2	2680	-	-	-	-	-
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	0	~ 100	-	-	~ 80	-
Stage 1	~ 20	-	-	-	-	-
Stage 2	~ 37	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	0	~ 100	-	-	~ 80	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	~ 20	-	-	-	-	-
Stage 2	0	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	$ 354
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	100	~ 80	-
HCM Lane V/C Ratio	-	-	-	5.326	6.508	-
HCM Control Delay (s)	-	-	$ 2031.$	2580.7		-
HCM Lane LOS	-	-	-	F	F	-
HCM 95th %tile Q(veh)	-	-	-	57.5	58.4	-

Notes

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

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Intersection	
Int Delay, s/veh	2.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰	↱	↑↑	↱	↰	↑↑
Traffic Vol, veh/h	4	5	2589	7	11	2477
Future Vol, veh/h	4	5	2589	7	11	2477
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	-	350	400	-
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	4	5	2814	8	12	2692

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	4184	1407	0	0	2822	0
Stage 1	2814	-	-	-	-	-
Stage 2	1370	-	-	-	-	-
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	~ 2	129	-	-	133	-
Stage 1	31	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 2	129	-	-	133	-
Mov Cap-2 Maneuver	~ 2	-	-	-	-	-
Stage 1	31	-	-	-	-	-
Stage 2	183	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, $	1539.9	0	0.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	2	129	133	-
HCM Lane V/C Ratio	-	-	2.174	0.042	0.09	-
HCM Control Delay (s)	-	-	$ 3422.1	34.1	34.7	-
HCM Lane LOS	-	-	F	D	D	-
HCM 95th %tile Q(veh)	-	-	1.4	0.1	0.3	-

Notes

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

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰	↱	↑↑	↱	↰	↑↑
Traffic Vol, veh/h	20	23	3081	14	22	3183
Future Vol, veh/h	20	23	3081	14	22	3183
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	-	350	400	-
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	22	25	3349	15	24	3460

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	5127	1675	0	0	3364	0
Stage 1	3349	-	-	-	-	-
Stage 2	1778	-	-	-	-	-
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	0	84	-	-	80	-
Stage 1	~ 15	-	-	-	-	-
Stage 2	121	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	0	84	-	-	80	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	~ 15	-	-	-	-	-
Stage 2	85	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	0.5
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	84	80	-
HCM Lane V/C Ratio	-	-	-	0.298	0.299	-
HCM Control Delay (s)	-	-	-	65.1	68.1	-
HCM Lane LOS	-	-	-	F	F	-
HCM 95th %tile Q(veh)	-	-	-	1.1	1.1	-

Notes

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

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Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	39	0	267	214	0	260	88	2336	75	91	2390	13
Future Vol, veh/h	39	0	267	214	0	260	88	2336	75	91	2390	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	660	-	350	650	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	0	290	233	0	283	96	2539	82	99	2598	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	4258	-	1299	4228	-	1270	2612	0	0	2621	0	0
Stage 1	2796	-	-	2731	-	-	-	-	-	-	-	-
Stage 2	1462	-	-	1497	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	-	6.94	7.54	-	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	3.52	-	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 1	0	~ 152	~ 1	0	~ 159	162	-	-	161	-	-
Stage 1	~ 19	0	-	~ 21	0	-	-	-	-	-	-	-
Stage 2	135	0	-	~ 128	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	~ 152	-	-	~ 159	162	-	-	161	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	~ 8	-	-	~ 9	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			1.9	2.1
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	162	-	-	-	152	-	159	161	-	-
HCM Lane V/C Ratio	0.59	-	-	-	1.909	-	1.777	0.614	-	-
HCM Control Delay (s)	55.1	-	-	-	$ 482.7	-	$ 423.3	57.7	-	-
HCM Lane LOS	F	-	-	-	F	-	F	F	-	-
HCM 95th %tile Q(veh)	3.1	-	-	-	22.2	-	20.6	3.3	-	-

Notes

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

Intersection	
Int Delay, s/veh	97.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	0	168	132	0	162	286	2933	215	263	2940	43
Future Vol, veh/h	25	0	168	132	0	162	286	2933	215	263	2940	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	660	-	350	650	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	0	183	143	0	176	311	3188	234	286	3196	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	5984	-	1598	5980	-	1594	3243	0	0	3422	0	0
Stage 1	3768	-	-	3810	-	-	-	-	-	-	-	-
Stage 2	2216	-	-	2170	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	-	6.94	7.54	-	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	3.52	-	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	0	0	~ 95	0	0	~ 96	~ 90	-	-	~ 76	-	-
Stage 1	~ 4	0	-	~ 4	0	-	-	-	-	-	-	-
Stage 2	45	0	-	~ 48	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	~ 95	-	-	~ 96	~ 90	-	-	~ 76	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	~ 4	-	-	~ 4	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			100.2	109.9
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	~ 90	-	-	-	95	-	96	~ 76	-	-
HCM Lane V/C Ratio	3.454	-	-	-	1.922	-	1.834	3.761	-	-
HCM Control Delay (s)	$ 1203	-	-	-$ 525.8		-$ 487.$		1356.5	-	-
HCM Lane LOS	F	-	-	-	F	-	F	F	-	-
HCM 95th %tile Q(veh)	31.3	-	-	-	15.4	-	14.5	29.8	-	-

Notes

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

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

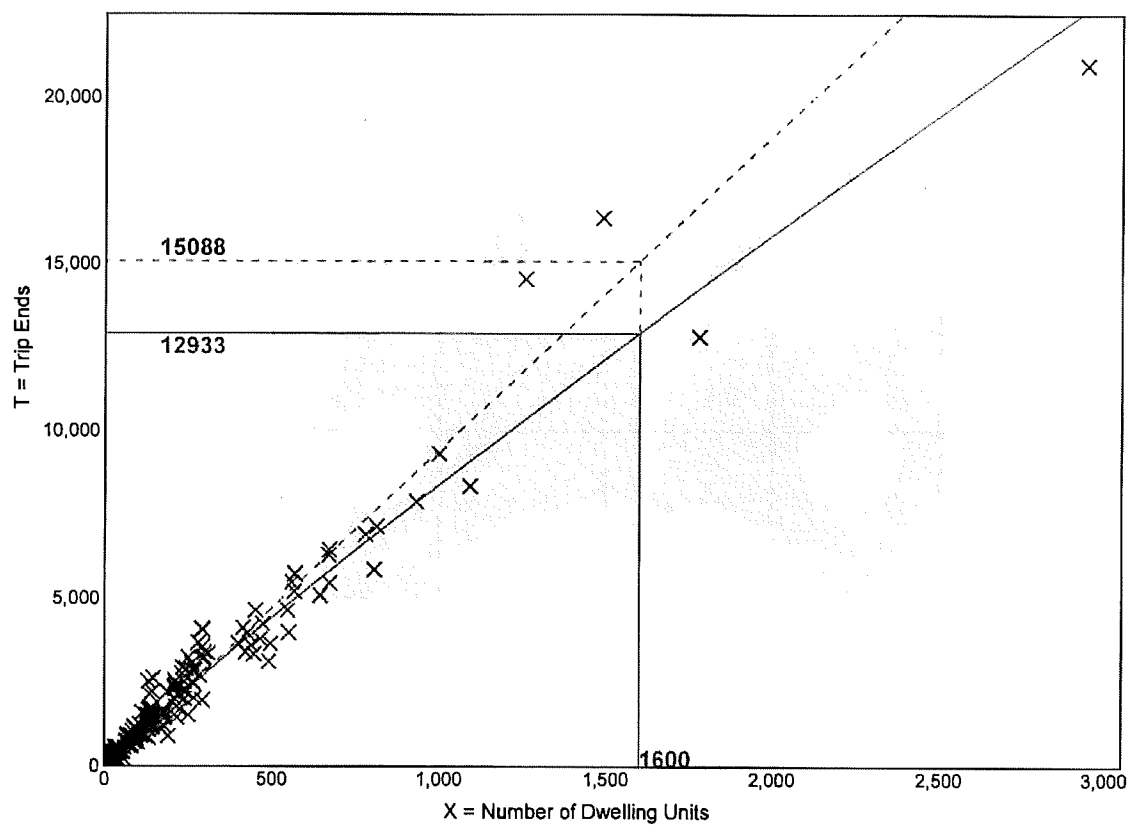
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



× Study Site ——— Fitted Curve - - - - Average Rate

Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

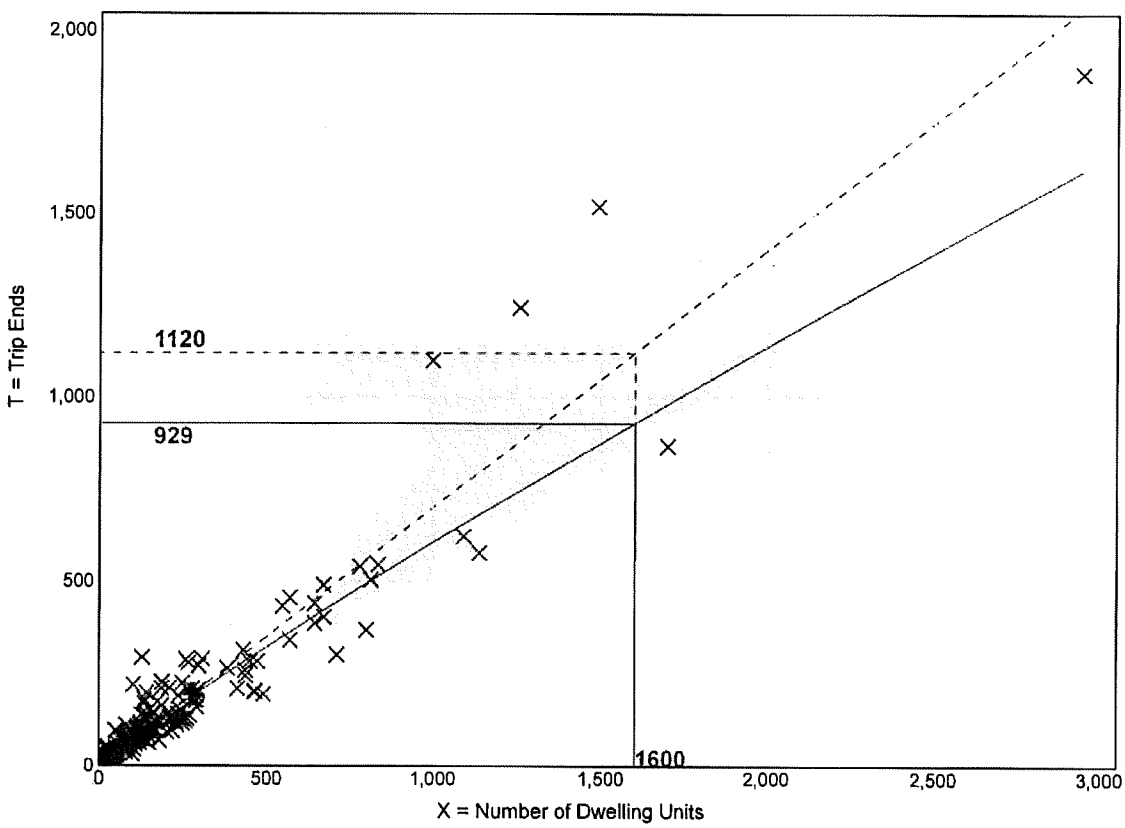
Single-Family Detached Housing
(210)

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



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12 **R^2= 0.90**

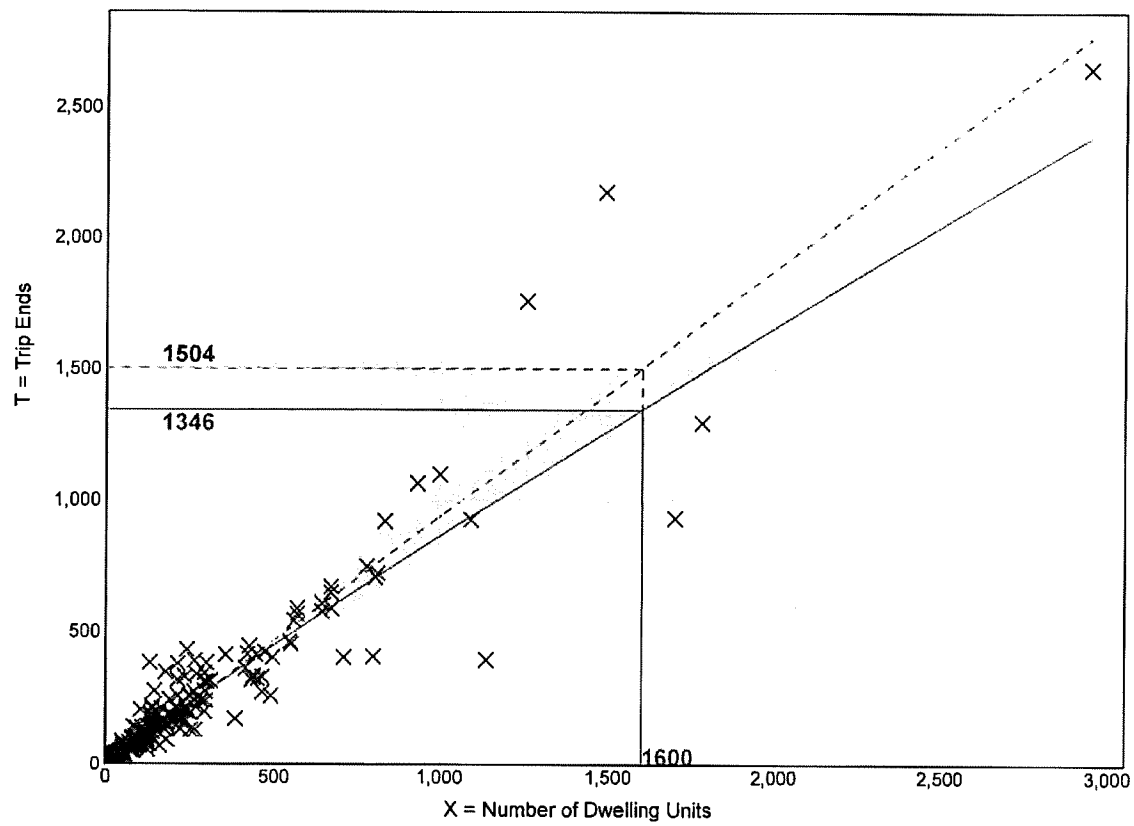
Single-Family Detached Housing
(210)

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



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27 **R^2= 0.92**

Medical-Dental Office Building - Stand-Alone
(720)

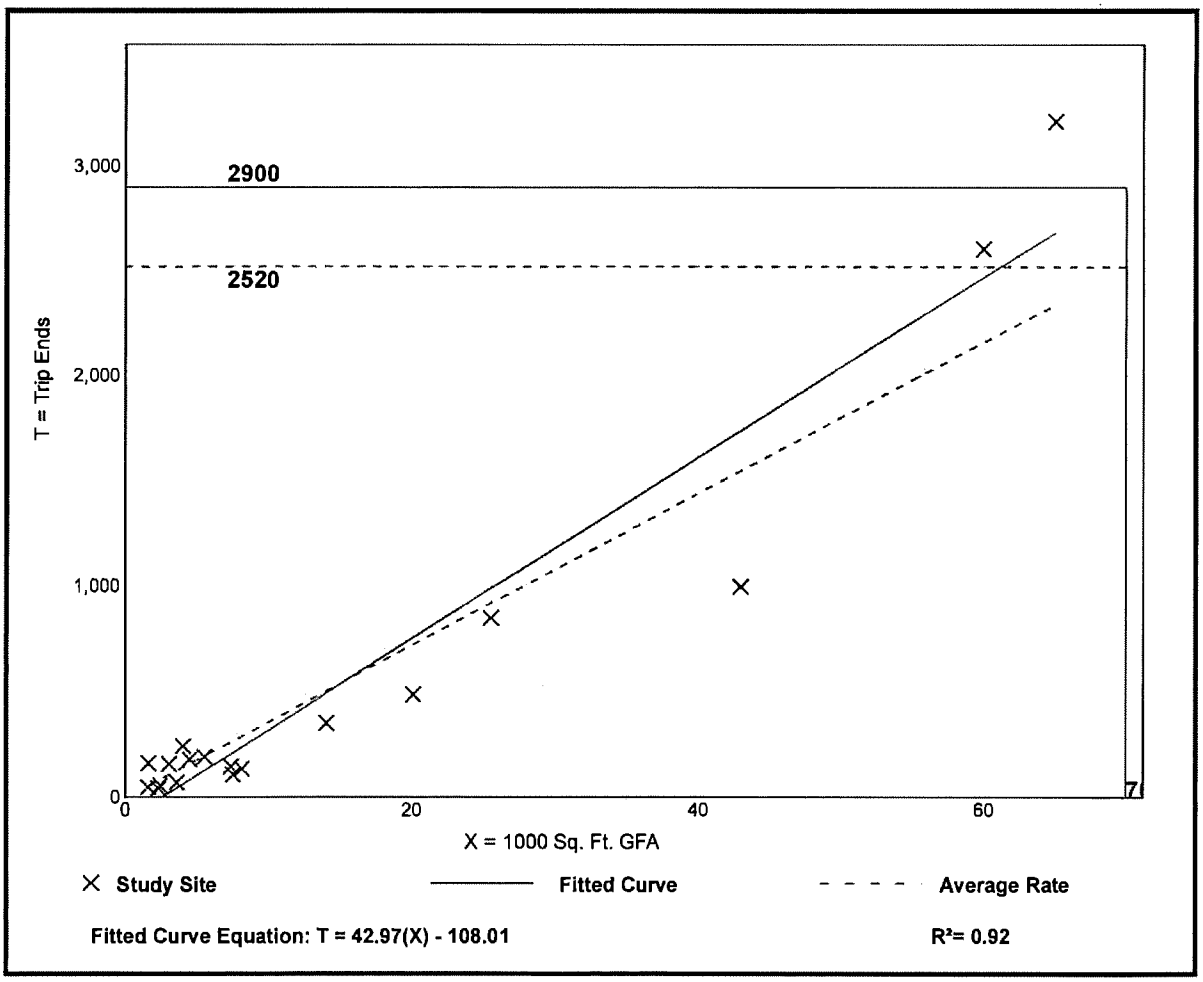
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



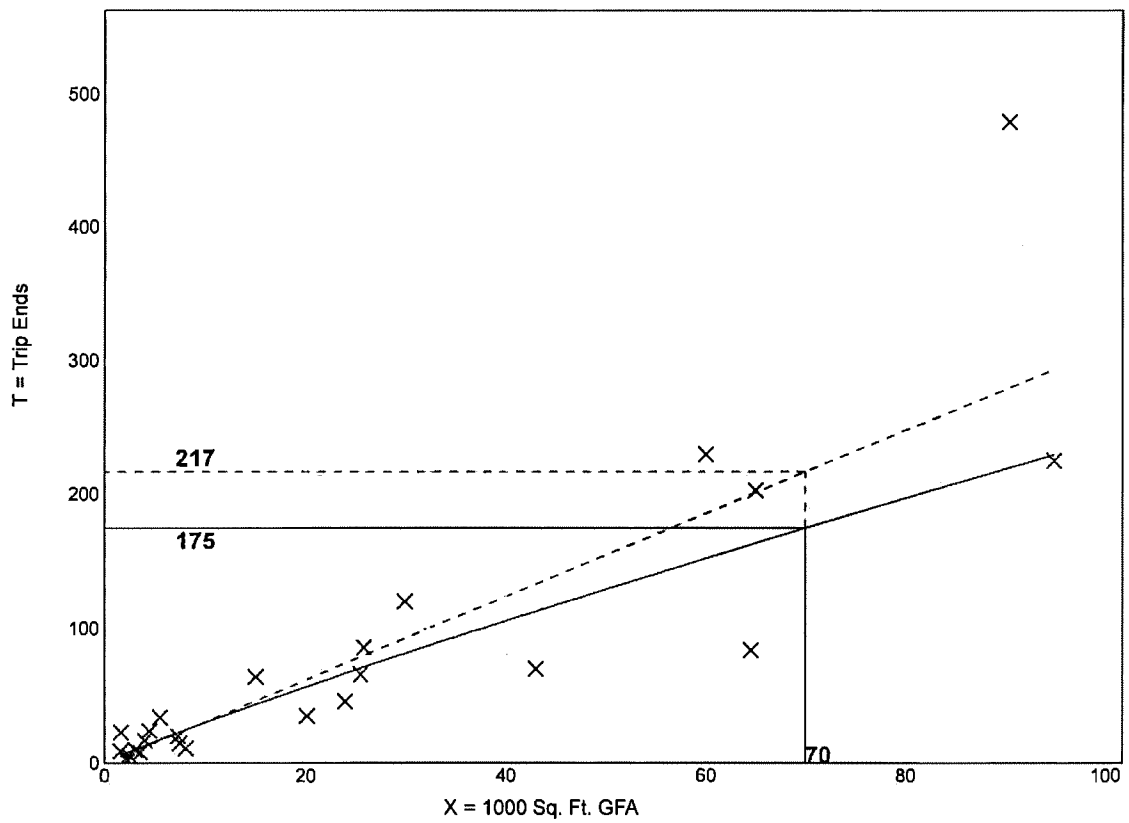
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GFA:	25
Directional Distribution:	79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 1.34 **R^2= 0.80**

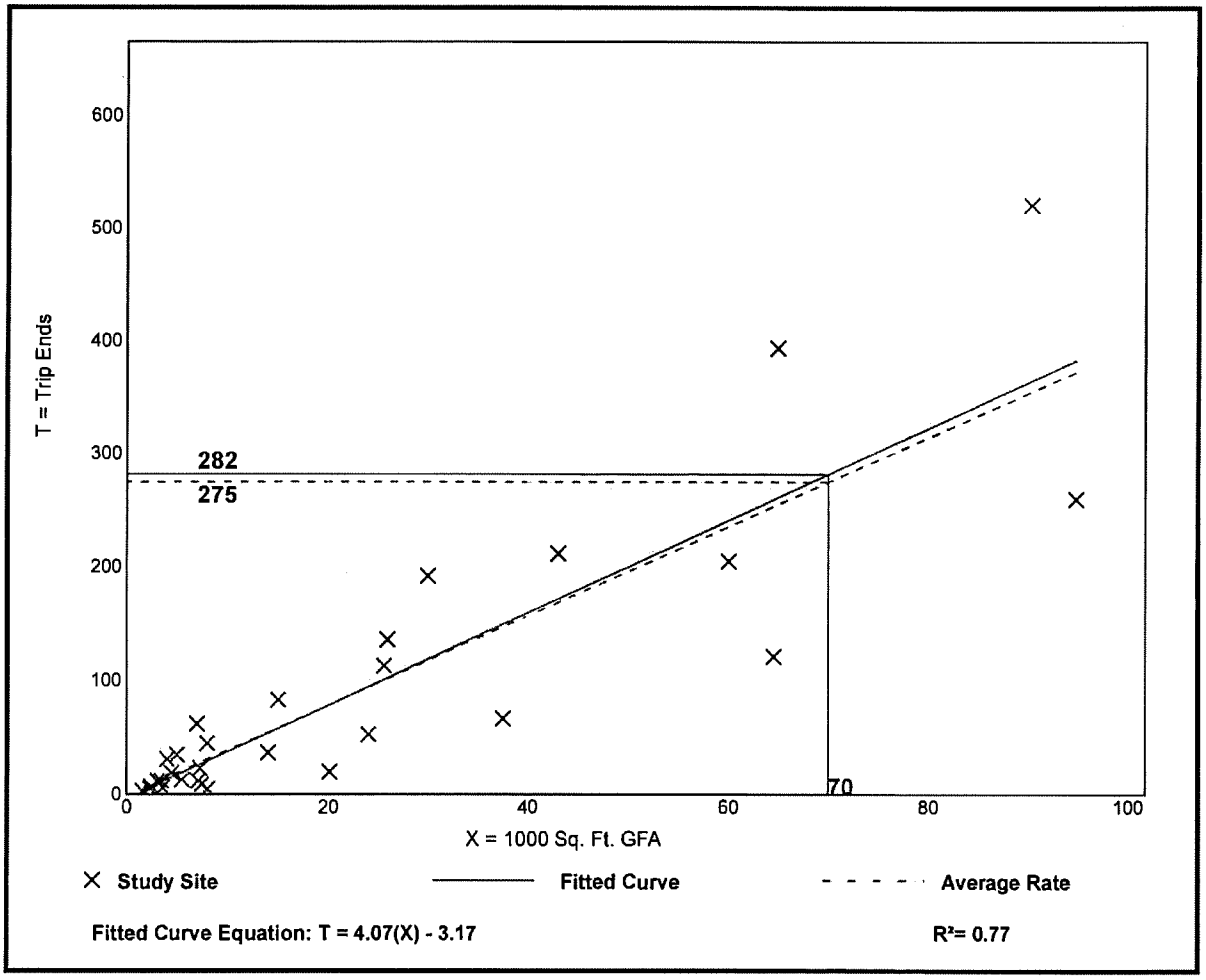
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	30
Avg. 1000 Sq. Ft. GFA:	23
Directional Distribution:	30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Shopping Center (>150k)
(820)

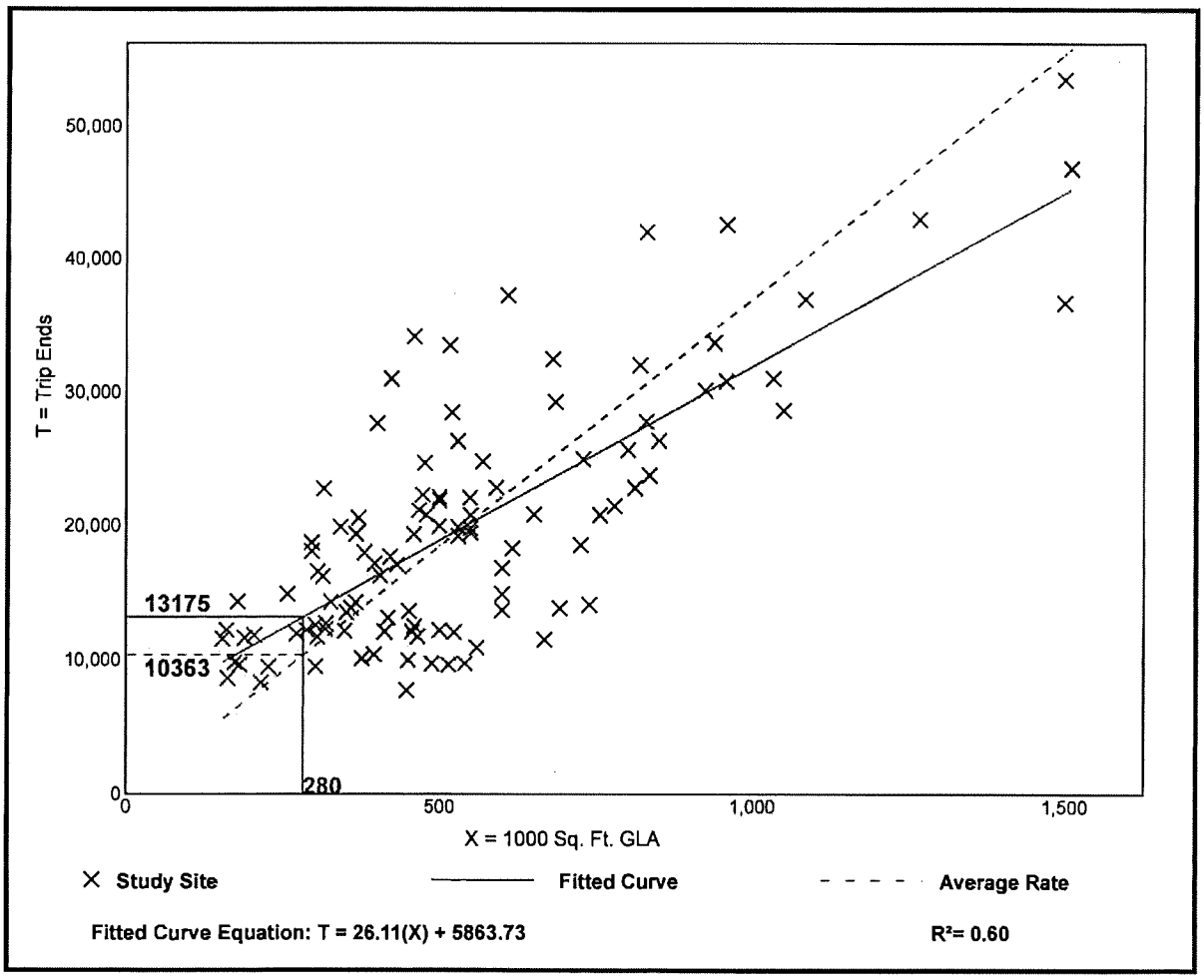
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

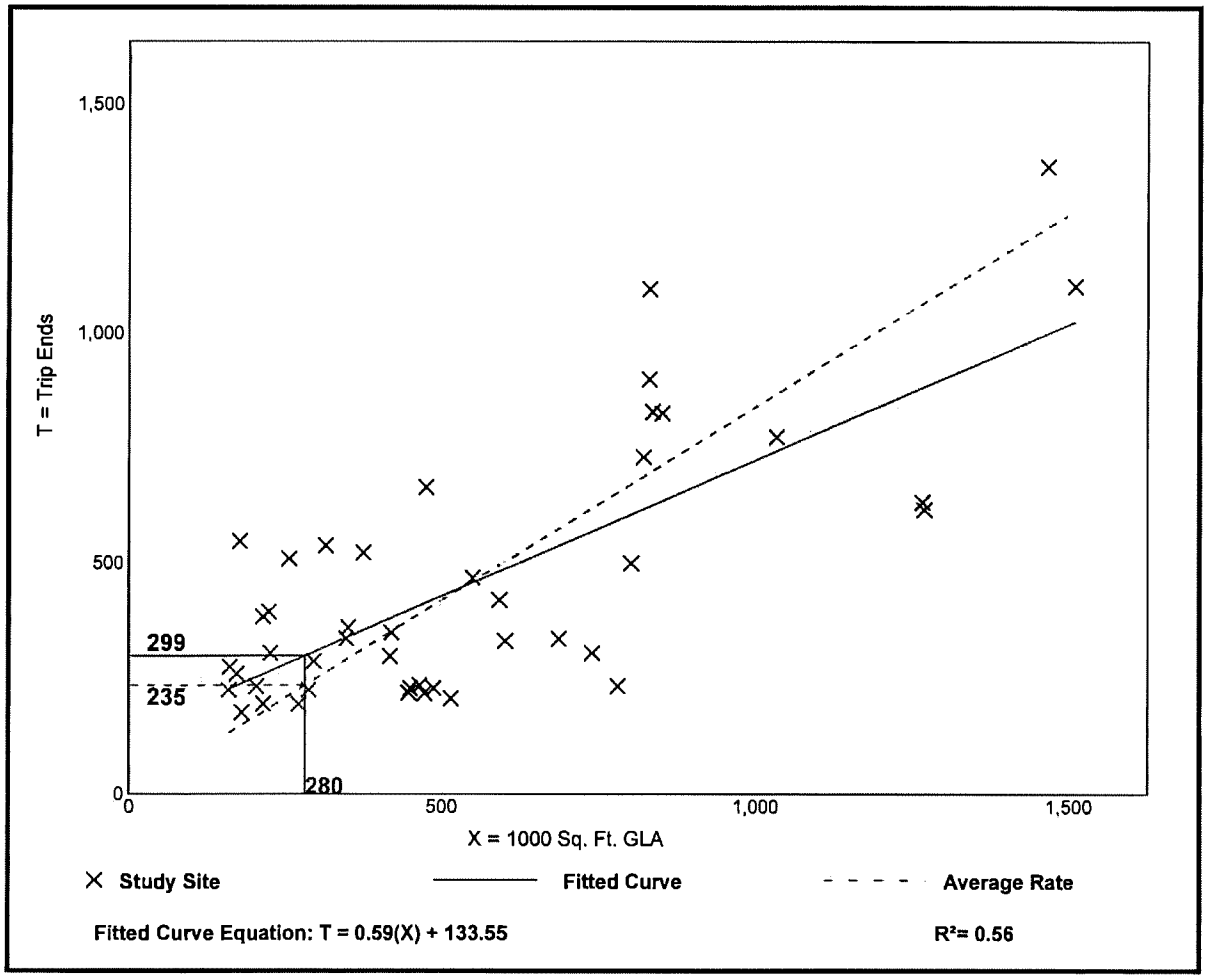
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
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:	44
Avg. 1000 Sq. Ft. GLA:	546
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

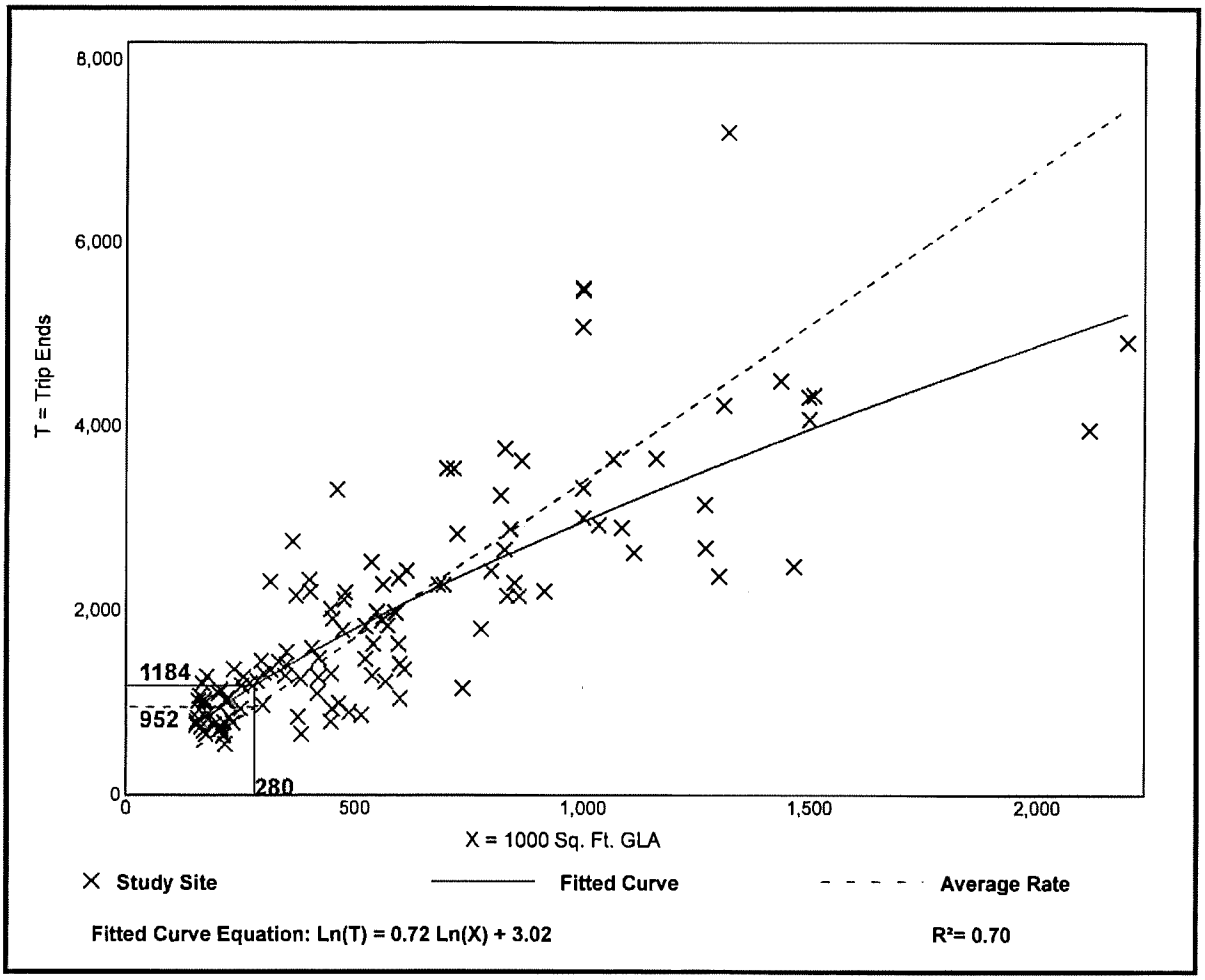
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
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:	126
Avg. 1000 Sq. Ft. GLA:	581
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



ATTACHMENT O

DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Dirk A Danley Jr., Planner, Principal

From: Md Rakibul Alam, Senior Transportation Planner

Date: April 7, 2023

Subject: Daniels Parkway South (DCI2022-00002) Transportation-Related Analysis

---

Proposed Development

This application requests approval to rezone approximately 1,233 acres from AG-2 to MPD to allow a maximum of 1,600 single-family residential units and up to 350,000 square feet of commercial uses of which 70,000 square feet could be developed as medical office uses.

Site Location

The subject is located at the southeast comer of Daniels Parkway and SR 82 in Lee County, Florida.

Site Access

Access to the subject site is proposed to Daniels Parkway (county-maintained arterial) via three (3) connections. Project traffic will access Daniels Parkway via existing full median openings at Stations 2641+50, 2666+00, and 2675+00 as shown on the Controlled Access Resolution No. 21-09-06.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE Trip Generation Handbook, 3rd Edition. Pass-by traffic volume calculation was completed consistent with the methodologies published in the ITE Trip Generation Handbook, 3rd Edition. Table 1 outlines the proposed project's new trip generation for weekday AM and PM peak hours and daily traffic volumes.

Table 1: Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Single Family Detached (1,600 units)	242	687	929	848	498	1,346	12,933
Less Internal Capture (5% AM & 21 % PM)	-5	-11	-16	-164	-77	-241	-2,716
New Residential Trip	***237***	***676***	***913***	***684***	***421***	***1,105***	***10,217***
Shopping Center (280,000 SF)	185	114	299	568	616	1,184	13,175
Medical-Dental Office (70,000 SF)	138	37	175	85	197	282	2,900
Less Internal Capture (5% AM & 21 % PM)	-27	-21	-48	-128	-215	-343	-3,376
Less Retail Pass-by (29%)	-39	-39	-78	-133	-133	-266	-3,018
New Commercial Trip	***257***	***91***	***348***	***392***	***465***	***857***	***9,681***
Total New Trip	*494*	*767*	*1,261*	*1,076*	*886*	*1,962*	*19,898*

Roadway Section Traffic Operation Level of Service Analysis

The proposed development was assumed to be completed by 2031 (build-out year). So, the roadway significantly impacted by the proposed development was analyzed for the horizon year 2031 without and with the proposed development (Table 2).

Table 2: Arterial/Collector Roadway Section(s) Adjacent to Site Expected to be Significantly Impacted by the Proposed Development

Roadway	Segment	Significant Impact Expected	Level of Service		
			Existing	Future 2031	Future 2031 + Project
SR 82	E. of Daniels Pkwy	No	B	B	B
	W. of Daniels Pkwy	Yes	C	C	C
Daniels Pkwy	S. of SR 82	Yes	F	F	F
Gunnery Rd	N. of SR 82	Yes	B	C	D
Gateway Blvd	W. of Daniels Pkwy	Yes	--	D	E
Griffin Dr	S. of SR 82	Yes	--	D	D

Roadway Intersection Traffic Operation Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impact as necessary at site access and intersections expected to be most impacted by the proposed development. Table 3 describes the site accesses and intersections that are expected to be most

impacted by the proposed zoning along with their corresponding pre- and post-project built-out level of service.

Table 3: Roadway Intersection(s) Immediately Adjacent to Subject Site Expected to be Significantly Impacted by Proposed Development

Intersection		Significant Impact Expected	Traffic Control	Level of Service (2031)		
Roadway A	Roadway B			Existing	Future 2031	Future 2031 + Project
SR 82	Daniels Pkwy (Main)	Yes	Signalized	--	F	F
SR 82	Daniels Pkwy (SB Ramp)	No	Signalized	--	E	E
SR 82	Daniels Pkwy (NB Ramp)	No	Signalized	--	B	B
Daniels Pkwy	Gateway Blvd	Yes	Signalized	--	F	F
Daniels Pkwy	Site Access (Sta 2675+00)	Yes	Two-Way Stop Controlled	--	--	F
Daniels Pkwy	Site Access (Sta 2666+00)	Yes	Two-Way Stop Controlled	--	--	F
Daniels Pkwy	Site Access (Sta 2641+50)	Yes	Two-Way Stop Controlled	--	--	F

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system. However, please consider a recommendation adding the following conditions:

1. "*The development is allowed a maximum of 1,600 residential dwelling units, and a maximum total gross floor area of 280,000 square feet commercial use and 70,000 square feet medical office use.*"

2. *The applicant/developer shall enter into agreement(s) for the fair-share contribution towards the design and installation/construction of traffic signal facilities at the access locations on Daniels Parkway at such time as projected to be warranted by the developer's analysis and approved by the County Engineer.*

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: 04/13/2023

ATTACHMENT P

To: Dirk Danley, Jr.

From: Brian Roberts BR

Subject: DCI2022-00002 Daniels Parkway South

The applicant is proposing to rezone approximately 1,233 acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to a to allow up to 350,000 square feet of commercial uses (of which up to 70,000 square feet may be medical office) and 1,600 dwelling units. Development Services has reviewed the Master Concept Plan (MCP) and requested deviations with respect to Chapter 10 technical standards detailed in Land Development Code (LDC) and offers the following comments:

Deviation (1): seeks relief from Section 10-329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table to allow the shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order.

Staff recommends **APPROVAL** of the request:

Portions of the subject property are within the airport operational area. The reduced slope request is in accordance with FAA recommendations that projects located less than 10,000 feet from airports adopt land-use practices that minimize hazardous wildlife populations and attractant hazards. The 4:1 slope requested is in compliance with the South Florida Water Management District requirements and will discourage littoral vegetation establishment and will decrease the amount of wildlife attracted to the area and benefit the health, safety, and welfare of the public.

Deviation (5): seek relief from Section 10-296(e)(3)e.4.iii which requires no sidewalk and open drainage to allow closed drainage and a sidewalk on one side of the roadway.

The applicant's requested deviation is not complete and does not match the details in the MCP. The cross sections provided on the MCP are not consistent with the request. For example: Detail 3 on sheet X-501 does not provide sidewalk on one side of the roadway nor notate a deviation in this area. Staff recommends the deviation be revised as follows:

Deviation(5): seeks relief from Section 10-296(e)(3)e.4.iii which requires non-urban local streets to be designed with open drainage to allow non-urban local streets to be designed in accordance with the requirements for suburban local streets with closed drainage as shown in 10-296(e)(2)h.5.iii in residential areas only.

The recommended language clarifies the request and provides a cross section with closed drainage

that meets the cross sectional requirements in LDC 10-296. The applicant's request to provide sidewalk on one side of the roadway is not required as LDC 10-256(b)(2)c. allows the construction of pedestrian ways along one side of all streets internal to a residential development. Staff recommends the MCP be revised to remove the roadway cross sections as they are not necessary.

Staff recommends **APPROVAL** of the revised deviation request.

Please contact me if you have any further questions.

ATTACHMENT Q

BONA FIDE
AGRICULTURAL USES
AT TIME OF ZONING APPLICATION

I, Jared F. Holes as trustee and authorized representative of Land Trust Number 5018, a Florida Land Trust, after having been duly sworn in accordance with law, hereby depose and say:

A bona fide agricultural use, livestock grazing, row crops exists on the property known as 13400 Daniels Parkway (STRAPS: 08-45-26-00-00001.0030, 09-45-26-00-00003.0000, 16-45-26-00-00001.0000, 17-45-26-00-00001.0010, 21-45-26-00-00001.0000) and was in existence at the time the application for this project was filed.

The entire ±1,233 acres of the parcel (as described in the attached Exhibit A) is utilized for cattle grazing.

Jared F. Holes 3-28-22
(Signature) (Date)

Jared F. Holes, Authorized Representative

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was SUBSCRIBED AND SWORN before me this 28th day of MARCH 2021, by Jared F. Holes who is (personally known to me) or (has provided _____ as identification.)

Laura Toledo
Notary Public
Print Name: LAURA TOLEDO
My commission expires: 2/18/24

Notary Public State of Florida
Laura G Toledo
My Commission GG 950280
Expires 02/18/2024

MORRIS DEPEW
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www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# 08-45-26-00-00001.0030, 09-45-26-00-00003.0000, 16-45-26-00-00001.0000, 17-45-26-00-00001.0010 and 21-45-26-00-00001.0000.

HOLES, JARED F TR
COMPANY NAME

SIGNATURE

Jared F. Holes, Successor Trustee
PRINTED NAME & TITLE

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of ✓ physical presence ___ or online notarization, this 28th day of March, 2017 by Jared F. Holes.

My Commission Expires:

Notary Public

LAURA TOLEDO
Notary Printed Name

(seal)

Notary Public State of Florida
Laura G Toledo
My Commission GG 950280
Expires 02/18/2024

ATTACHMENT R

PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

April 17, 2023

Jim Hart
Lee County Southwest Florida
1500 Monroe Street
Fort Myers Florida 33901

RE: Daniels Parkway S

Dear Dirk Danley:

This letter is in response to your request for concurrency review updated April 13, 2023 for the subject property in the Daniels Parkway in regard to educational impact. The project is located in the South Choice Zone.

This development is a request for 1600 single-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 475 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the high school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee County School District
NAME/CASE NUMBER	DCI2022-00002
OWNER/AGENT	Lee County Southwest Florida
ITEM DESCRIPTION	Daniels Parkway S
LOCATION	Daniels Parkway S Immaokalee Rd SR 82
ACRES	5.73
CURRENT FLU	Central Urban
CURRENT ZONING	

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
1600		0

STUDENT GENERATION	Student Generation Rates			
	SF	MF	MH	Projected Students
Elementary School	0.149	0.058		238.40
Middle School	0.071	0.028		113.60
High School	0.077	0.03		123.20

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	238	-30	100%	
South CSA, Middle	7,293	6,912	381	114	267	96%	
South CSA, High	9,536	8,492	1,044	123	921	90%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan finding of capacity)

School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specallist

ATTACHMENT S

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
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County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

June 1, 2022 Via E-Mail

Tina M Ekblad, MPA, AICP
Stearns, Weaver, Miller
106 E. College Ave, Suite 700
Tallahassee, FL 32301

RE: **Potable Water and Wastewater Availability**
Daniels South Mixed Use Planned Development
STRAP #s 08-45-26-00-00001.0030, 09-45-26-00-00003.0000, 16-45-26-00-00001.0000, 17-45-26-00-00001.0010, and 21-45-26-00-00001.0000

Dear Ms. Ekblad:

The subject properties are not 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, comprehensive plan amendment and developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 1,600 Single Family Units and 350,000 sq ft of commercial space with an estimated flow demand of approximately 452,500 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 Gateway 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

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 Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

ATTACHMENT T

Daniels South
Comprehensive Plan Amendment & Planned Development
Meeting Summary

On April 4th, 2022 a meeting was held at the East Lee County Regional Library, 881 Gunnery Road North, Fort Myers, FL beginning at 5:30 pm. No members of the public attended the meeting. Representatives from Lennar Homes LLC, Morris-Depew Associates, Inc., and Pavese Law Firm stayed at the meeting location from 5:15 pm to 6:00 pm.

Community Meeting For a Proposed Development

An informational meeting will occur on Monday April 4, 2022 at 5:30pm regarding an application to rezone property for a mixed use development to be located at the southeast corner of the intersection of SR 82 and Daniels Parkway. The meeting will be held at the East County Regional Library, 8881 Gunnery Road N., Lehigh Acres. Please contact Tina M. Ekblad, Director of Planning at Stearns Weaver Miller Law Firm for additional information, tekblad@stearnsweaver.com or 850-354-7624.

Daniels South

Comprehensive Plan Amendment & Planned Development

Meeting Summary

On April 5th, 2022 a meeting was held at Sunny Grove Landscaping & Nursery, 1511 South Mallard Lane, Fort Myers, FL beginning at 5:30 pm. No members of the public attended the meeting. Representatives from Lennar Homes LLC, Morris-Depew Associates, Inc., and Pavese Law Firm stayed at the meeting location from 5:15 pm to 6:00 pm.

An informational meeting will occur on Tuesday April 5, 2022 at 5:30pm regarding a comprehensive plan and rezoning for a mixed use development to be located at the southeast corner of the intersection of SR 82 and Daniels Parkway. The meeting will be held at Sunny Grove Landscaping & Nursery at 15111 S Mallard Lane Fort Myers, FL 33913 in the business conference room. Please contact Tina M. Ekblad, Director of Planning at Stearns Weaver Miller Law Firm for additional information. tekblad@stearnsweaver.com or 850-354-7624.
AD#5180583 March 25, 2022

MASTER CONCEPT PLAN FOR

DANIELS PARKWAY SOUTH

MIXED USE PLANNED DEVELOPMENT

SECTION 9, 16, 17, 21, TOWNSHIP 45S, RANGE 26 E

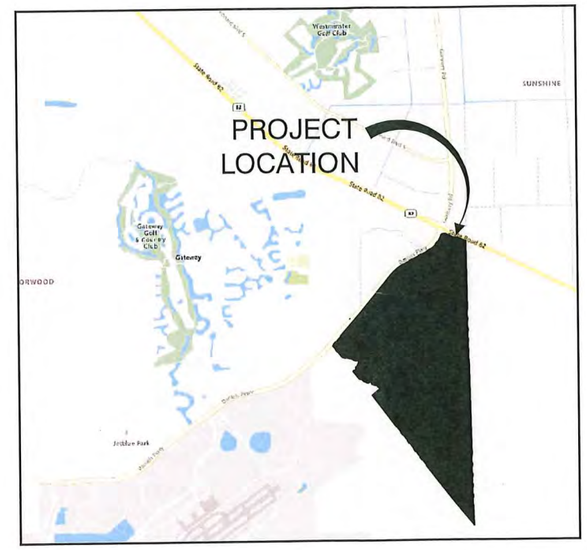
LEE COUNTY, FLORIDA

SITE VICINITY MAP

N.T.S.

SHEET INDEX

LEE CO.	SFWMD	LCU	DOH	FDEP	DESCRIPTION	NUMBER
PLANNING						
✓					COVER SHEET	COVER
✓					MASTER CONCEPT PLAN	X-101
✓					OPEN SPACE	X-102
✓					AIRPORT OVERLAYS	X-103
✓					NOTES & DETAILS	X-501



SITE LOCATION MAP

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
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Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	COVER
JOB/FILE NUMBER:	21008-01

ATTACHMENT U

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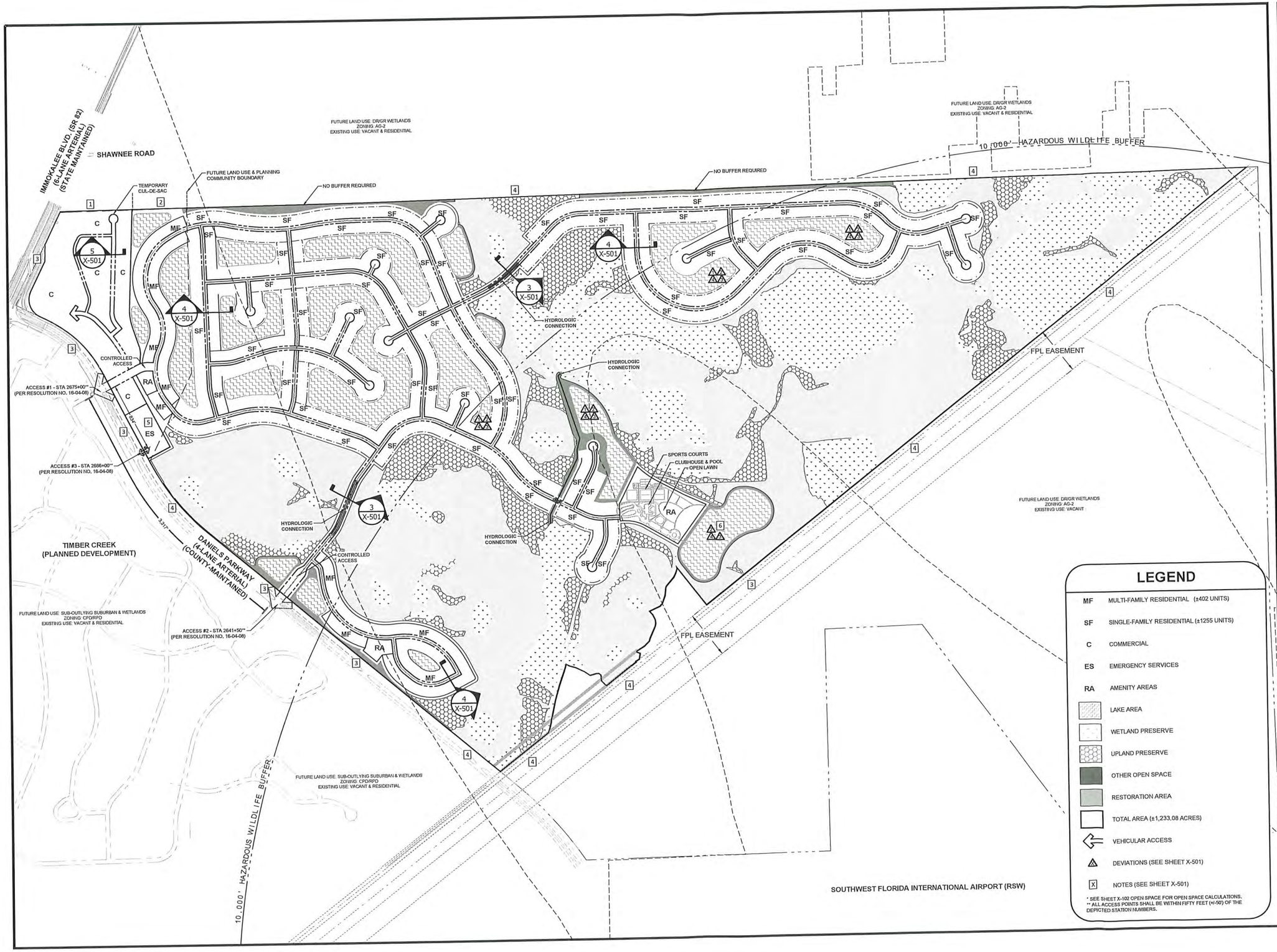

LEGEND

MF	MULTI-FAMILY RESIDENTIAL (±402 UNITS)
SF	SINGLE-FAMILY RESIDENTIAL (±1255 UNITS)
C	COMMERCIAL
ES	EMERGENCY SERVICES
RA	AMENITY AREAS
	LAKE AREA
	WETLAND PRESERVE
	UPLAND PRESERVE
	OTHER OPEN SPACE
	RESTORATION AREA
	TOTAL AREA (±1,233.08 ACRES)
	VEHICULAR ACCESS
	DEVIATIONS (SEE SHEET X-501)
X	NOTES (SEE SHEET X-501)

* SEE SHEET X-102 OPEN SPACE FOR OPEN SPACE CALCULATIONS.
** ALL ACCESS POINTS SHALL BE WITHIN FIFTY FEET (+/-50) OF THE DEPICTED STATION NUMBERS.

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: X-101

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

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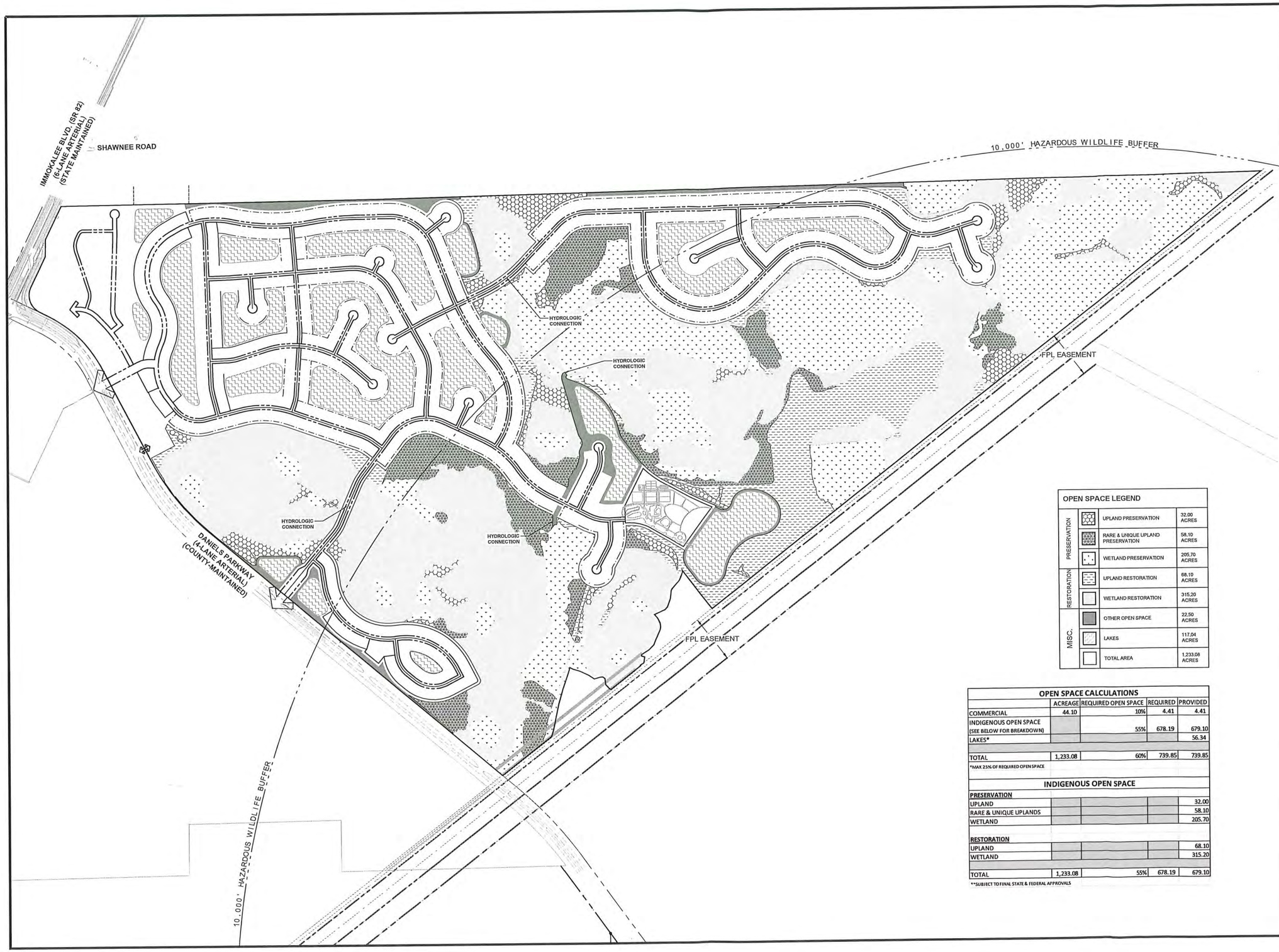

OPEN SPACE LEGEND			
PRESERVATION		UPLAND PRESERVATION	32.00 ACRES
		RARE & UNIQUE UPLAND PRESERVATION	58.10 ACRES
		WETLAND PRESERVATION	205.70 ACRES
RESTORATION		UPLAND RESTORATION	68.10 ACRES
		WETLAND RESTORATION	315.20 ACRES
MISC.		OTHER OPEN SPACE	22.50 ACRES
		LAKES	117.04 ACRES
		TOTAL AREA	1,233.08 ACRES

OPEN SPACE CALCULATIONS	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	44.10	10%	4.41	4.41
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.34
TOTAL	1,233.08	60%	739.85	739.85

*MAX 25% OF REQUIRED OPEN SPACE

INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10

**SUBJECT TO FINAL STATE & FEDERAL APPROVALS

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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Destin
5397 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022

SHEET TITLE:

OPEN SPACE

SHEET NUMBER: X-102

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SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

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PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022

SHEET TITLE:

AIRPORT OVERLAYS

SHEET NUMBER: X-103

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SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

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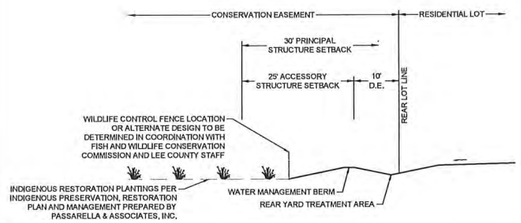
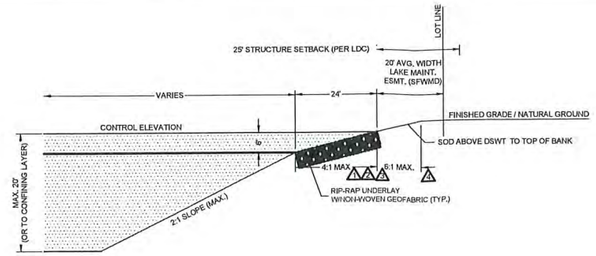


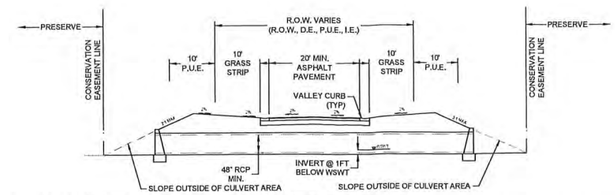
1 TYPICAL INDIGENOUS RESTORATION SETBACK DETAIL

N.T.S.



2 TYPICAL LAKE SECTION

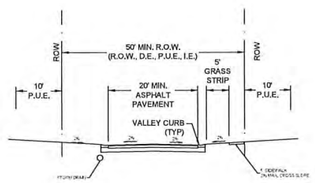
N.T.S.



3 NON-URBAN LOCAL STREET TYPICAL SMALL ANIMAL WILDLIFE CROSSING

NOTES: INDIGENOUS RESTORATION PLANTINGS PER THE INDIGENOUS PRESERVATION, RESTORATION PLAN AND MANAGEMENT PREPARED BY PASSARELLA & ASSOCIATES INC.

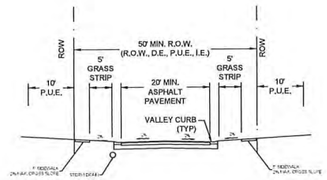
N.T.S.



4 TYPICAL RESIDENTIAL LOCAL STREET CROSS SECTION

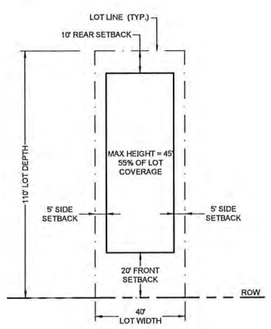
NOTES: SIDEWALK LOCATION CAN VARY FROM EITHER SIDE OF THE ROADWAY

N.T.S.



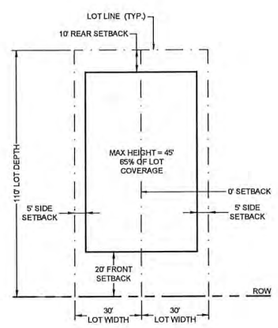
5 TYPICAL COMMERCIAL LOCAL STREET CROSS SECTION

N.T.S.



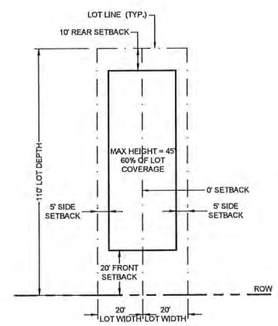
4 TYPICAL SINGLE FAMILY LOT

N.T.S.



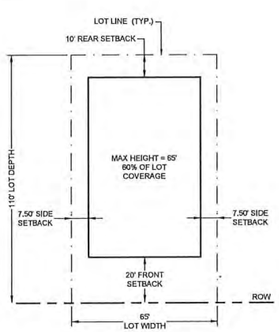
5 TYPICAL TWO FAMILY ATTACHED LOT(S)

N.T.S.



6 TYPICAL TOWNHOME LOT(S)

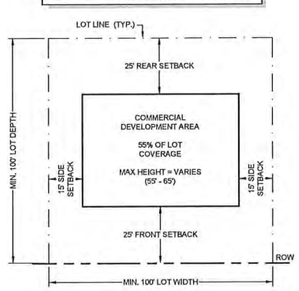
N.T.S.



7 TYPICAL MULTI-FAMILY LOT

N.T.S.

NOTE:
MAXIMUM BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER BASED UPON AIRPORT HEIGHT RESTRICTION LINES SHOWN IN X-103.



8 TYPICAL COMMERCIAL LOT

N.T.S.

NOTES

1. 25' ENHANCED BUFFER PER 33-1405
2. 15' TYPE "B" LANDSCAPE BUFFER
3. 15' TYPE "D" LANDSCAPE BUFFER
4. PRESERVE TO PROVIDE BUFFER
5. TYPE "C"/"F" LANDSCAPE BUFFER
6. LAKE FOR PASSIVE RECREATION ONLY

Request: Rezoning from AG-2 to MPD for Residential & Commercial uses.

1,600 Residential Dwelling units
350,000 Square feet of Commercial

Future Land Use Designation per CPA2021-00017 & CPA2021-00018

Not on a Lee Tran Route

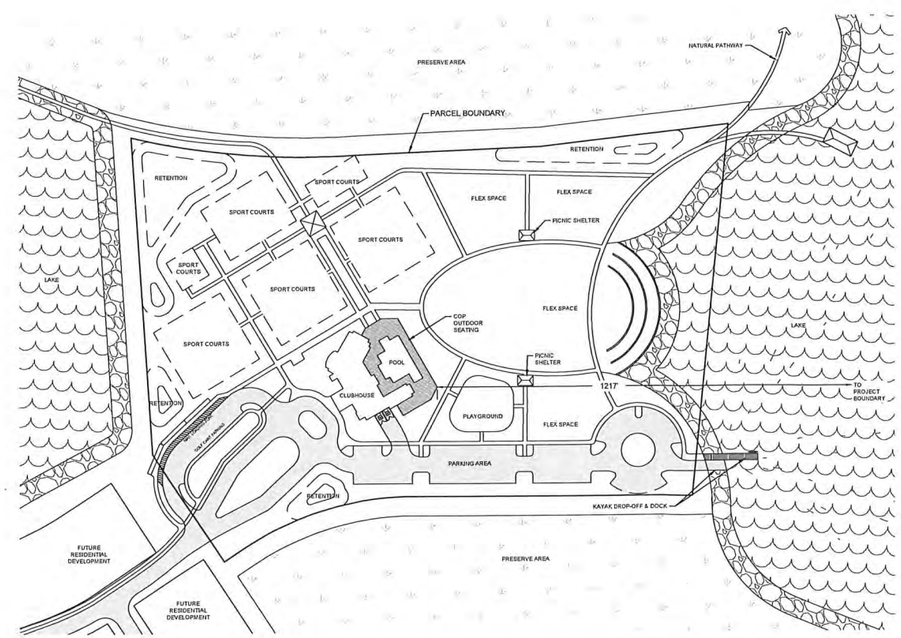
Comprehensive Plan Amendment per CPA2021-00018 proposes an extension of Lee County Utilities service area to service the proposed project.

Thirty feet (30') principal setback from indigenous areas to be provided.

Fifty feet (50') separation from lake control to property boundary to be provided.

DEVIATIONS

- △1 LAKE DEVIATION TO 4:1 SLOPE
- △2 PLANTED LITTORAL SHELF DEVIATION
- △3 SWAP TREES FOR SHRUBS
- △4 HARDENED SHORELINE
- △5 NON-URBAN LOCAL STREET



9 AMENITY CONSUMPTION ON PREMISE LOCATION

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

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LEE COUNTY, FLORIDA

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	11/14/2022

SHEET TITLE:

NOTES & DETAILS

SHEET NUMBER: X-501

JOB/FILE NUMBER: 21008-01

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