

EXHIBITS

CASE # DCI2021-00016

CASE NAME: CRANE LANDING

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? YES NO

LOCATION OF BOARDS _____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

Case #

DCI2021-00016

APPLICANT

STAFF

#1 9, 48-Hour power point

#1 Staff Report

#2 MCP

#2 revised cover 4 (2 pgs)

#3 updated TIS

#3 _____

#4 revised cover (same as 48hr)

#4 _____

#5 _____

#5 _____

#6 _____

#6 _____

#7 _____

#7 _____

#8 _____

#8 _____

#9 _____

#9 _____

#10 _____

#10 _____

OTHER EXHIBITS

NAME

NUMBER

DESCRIPTION

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

Perez, Maria

From: Tina Ekblad <tekblad@m-da.com>
Sent: Monday, November 8, 2021 9:02 AM
To: Hearing Examiner
Cc: Badamtchian, Chahram; Workman, Elizabeth; Neale Montgomery, Esq. (NealeMontgomery@paveselaw.com); Barry Ernst; Dave Underhill; 'Stephen Leung'; David Brown; Shane Johnson (ShaneJ@passarella.net); Bailey Schleifer; Ben Smith
Subject: [EXTERNAL] DCI2021-00013 48 Hour Letter
Attachments: 20064 2021-11-8 48 Hour Letter.pdf; 20064 2021-11-08 Applicant Revised Conditions-Deviations.pdf

Good Morning,

Attached please find the Applicant's 48 Hour Letter for the Crane Landing Hearing on Wednesday at 9am. Also attached is a copy of the Applicant's revised Conditions & Deviations.

A full copy of the Applicant's Powerpoint will be provided during the hearing on Wednesday.

Thanks,
Tina



ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

FORT MYERS | TALLAHASSEE | DESTIN

Tina M. Ekblad
MPA, AICP, LEED® AP
President

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APPLICANT'S
EXH # A



MORRIS

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November 8, 2021

Amanda Rivera
Deputy Hearing Examiner
Lee County Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33901

**RE: Crane's Landing Residential Planned Development Amendment (DCI2021-00013)
48 Hour Notice**

Dear Ms. Rivera:

Please be advised that Morris-Depew Associates, Pavese Law Firm, David Plummer Associates, Progressive Water Resources, and Passarella & Associates will represent CL Ventures (hereinafter the "Applicant") in reference to the Crane Landing property. On November 8, 2021 at 9:00 am, the Applicant is scheduled to appear before you regarding a hearing for a Residential Planned Development Amendment. Generally, the Applicant agrees with the Staff Report and the recommendation of approval. However, the applicant is proposing to revise and delete proposed conditions that do not align with the project request and future uses of this portion of Lee County. The applicant disagrees with the recommendation of denial for Deviation 5.

Expert Witnesses and Exhibit List:

It is anticipated that I, Tina M. Ekblad, MPA, AICP, LEED AP will provide expert planning testimony at the hearing. I have previously appeared as an expert in prior hearings before the Hearing Examiner and my resume is on file.

David Underhill, PE will provide expert Civil Engineering testimony at the hearing. He has previously appeared as an expert in prior hearings before the Hearing Examiner.

David Brown, PG will provide expert Hydrogeology & Water Quality testimony at the hearing. He has also previously appeared as an expert in prior hearings before the Hearing Examiner.

Stephen Leung will provide expert testimony regarding transportation and traffic analysis at the hearing. He has previously appeared as an expert in prior hearings before the Hearing Examiner and his resume is on file.

Shane Johnson will provide expert testimony regarding ecology and natural resources at the hearing. He has previously appeared as an expert in prior hearings before the Hearing Examiner and his resume is on file.

The Applicant will provide a PowerPoint presentation, which will be submitted as an Exhibit at the hearing. Additionally, the Staff Report and all exhibits attached thereto, any land use regulations, staff memos or emails or documents of any kind produced by staff or members of the public may be used as Exhibits and/or as the basis for testimony by the Applicant or its representatives at the hearing.

If there are any questions regarding these matters, please do not hesitate to contact me. Thank you in advance for your consideration of this matter.

Sincerely,
Morris-Depew Associates, Inc.



Tina M. Ekblad, MPA, AICP, LEED AP
President

Cc: Barry Ernst, AICP - Lennar
Neale Montgomery, Esq. - Pavese Law Firm
David Underhill, PE – Banks Engineering
David Brown, PG – Progressive Water Resources
Stephen Leung – David Plummer & Associates, Inc.
Shane Johnson - Passarella & Associates, Inc.

Exhibit List

Exhibit 1 – Applicant's Powerpoint Presentation
Exhibit 2 – Applicant's Revised Conditions

Applicant's Revisions Conditions and Deviations Crane Landing RPD

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the three-page Master Concept Plan entitled "Palermo (AKA Crane Landing) Master Concept Plan" dated July 29, 2021, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This planned development will allow a maximum of 1,229 dwelling units (single-family, two-family attached, townhomes and multiple family) and ancillary and accessory uses on 385.64± acres.

This approval will separate and rescind Request "A" of Resolution Z-04-019 as it pertains to Crane Landing (aka Palermo). ADD2020-00033 will also be rescinded. The amendment to the Sabal Springs Residential Planned Development (Request "B" of Resolution Z-04-019) will remain in full force and effect.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Residential R-1

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 5,200 SF

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation Water Retention

Fences, Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

Residential R-2

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 6,500 SF

Two Family Attached

Townhomes

Multiple-family

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

Residential Amenity (RA)

Accessory Uses and Structures

Administrative Offices

Consumption on Premises

Club, private

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Food & Beverage Service, Limited

Model Display Center

Parking Lot, Accessory

Recreational Facilities, Private

Real Estate Sales Office

Signs

Temporary Uses

Wireless Communication Facility WC

Communication Facility, Wireless, requires separate approval by Special Exception.

b. Site Development Regulations

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback (FT)	Min Side Setback (FT) Ext/Int	Min Rear Lot Setback (FT) Prncpl/Acc	Max Building Height (FT)	Max Lot Coverage (%)
R-1 Single-Family	5,200	40	130	20	5	10/5	35	50
R-2 Single Family	6,500	50	130	20	5	10/5	35	45
Two-Family Attached	3,900	30	130	20	5/0	10/5	35	40
Townhouse	1,600	20	80	20	5/0	10/5	45	65
Multi-Family	6,500	65	100	20	15	10	45	80
Clubhouse/ Amenity Site	10,000	100	100	20	5	10	45	40

Notes:

- A minimum 250ft structure setback is required for any structure abutting an indigenous preserve.
- A minimum 30ft structure setback is required for any structure abutting an upland indigenous preserves subject to fire.
- Corner Lots, secondary frontage is treated as side yard setback

3. AGRICULTURAL USES

Currently there is no agricultural activity or agricultural tax exemption on this property. No agricultural uses shall be established on the property in the future without rezoning it to allow for such uses.

4. Natural Resources Conditions:

A targeted water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish shall include:

- ~~a. The overall goals and objectives of the rainy (wet) season water quality monitoring plan;~~
- ~~b. A monthly final outfall single baseline monitoring schedule event to be completed prior to commencement of construction that includes is proposed during the "wet" season of June through September, for 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 will also be obtained during sampling.~~
- ~~c. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction. A single annual sample for 5 years is to be completed during the "wet" season defined as 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 will also be obtained during sampling.

- d. Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development order. Testing results shall be reported as an Electronic Data Deliverable (EDD). ~~Requests to stop or reduce the number of monitored constituents may be submitted to Lee County Natural Resources for review after 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources. and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources for 5 years. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.~~
- e. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

5. Environmental Conditions:

- a. All required buffers plantings must utilize 100 percent native vegetation.
- b. The Master Concept Plan depicts a minimum 50-foot-wide enhanced setback in various locations around the periphery of the development. These 50-foot-wide enhanced setbacks may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees throughout the entire width of ~~the~~ these areas.
- c. The multiple-family buildings, two family attached, and townhouses must be separated from the Planned Development boundaries by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
- d. Prior to local development order approval, the landscape plans must demonstrate that a minimum ~~454.48~~ 114.6 acres of ~~common~~ open space is provided for the overall project.

6. Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than ~~nine~~18 within the development at any point in time.
- b. Any model homes or units or real estate sales must be identified on the development order plans.
- c. Real estate sales will be limited to the sale of lots or units within the Palermo (a/k/a Crane Landing) development only.
- d. Models cannot be of the same floor plan and each must be a separate different design.
- e. Each application for a local development order including the placement of a model home within the planned development must include the following:
 - i. The number and location of model homes proposed by the local development order application;
 - ii. The cumulative number and locations of model homes permitted by prior local development order approvals;
 - iii. The remaining number of model homes permitted within the planned development; and
 - iv. Where the maximum number of model homes within the development have been approved by prior local development order approvals, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

7. CONSTRUCTION ADJACENT TO SABAL SPRINGS

- a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
- b. ~~Due to the proximity to the existing residential development~~ Consistent with approved DOS2005-00244, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting the Sabal Springs property.
- c. Consistent with approved DOS2005-00244, ~~no~~ residential or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
- d. ~~No development order or permitting (including land clearing) will be issued by Lee~~

~~County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.~~

- ~~e. Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).~~

Deviation 2-Indigenous Vegetation Community

Relief from LDC Section 10-415(b), which requires which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities, to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement. This deviation was previously approved by Resolution Z-04-019. Staff recommends approval of this deviation subject to the following conditions:

Prior to local development order approval, the landscape plans must include the following for County Environmental Staff review and approval:

- (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and*
- (2) Details on the marsh creation areas including plant size, species and number; and*
- (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and*
- (4) Delineation of tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.*

Deviation 5- Issuance of Building Permit Prior to recordation of the Plat

Relief from LDC Section 10-211, which allows building permits to be issued for model buildings and sales centers prior to recording of the plat, to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

Staff recommends denial of the requested deviation. The justification provided by the applicant focuses on the economic impact and timing of improvements. The deviation, if approved, would allow the development of individual single-family residences without the establishment of lot lines, setbacks, roadways and other vital infrastructure. It will also negate the zoning approval process at the time of review of the residential building permit. The residential building permit requires a site plan drawn to scale that shows all four lot corners, lot lines and dimensions, location and names of streets, driveways, setbacks provided and location of all easements on the property. These conditions cannot be met if the lots do not exist through the platting process. Furthermore, the issuance of building permits would happen before the recording of any drainage, utility, right-of-way or conservation easements. Staff understands the applicant's concern and need to expedite

the process, however the platting process is necessary for the development of individual single family residences and is an established process that is essential to development.

The applicant disagrees with this recommendation of denial.

Deviation 6-Lake Bank Slope

Relief from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of the bank to a water depth of two feet below the dry season water table, to allow the existing lake bank sloped on Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, B1L12 as depicted on Sheet 1 of the Master Concept Plan to remain at a ratio of four horizontal feet to one vertical foot (4:1).

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope. Lakes subject to this condition are Lakes B1L1, B1L2, B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, and B1L12 as depicted on Sheet 1 of the Master Concept Plan.

Deviation 7-Littoral Shelf Planting

Relief from LDC Section 10-418(2), which requires the planted littoral shelf to be calculated at 25% of the total linear feet of the lake at control elevation, located in a single location of the lake, and a minimum of 20 feet wide, to allow 1 littoral planting per a linear foot for Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan.

Staff recommends approval of deviations 6 and 7 subject to the following condition:

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope and may provide plantings calculated at one littoral plant per one linear foot of shoreline. All new lakes or portions of existing lakes that are modified must comply with the current Code. Lakes subject to this condition are Lakes B1L1, B1L2 and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan.



CRANE LANDING

DCI2021-00016

Hearing Examiner

November 10, 2021

APPLICANT'S
EXH # 1

PROJECT TEAM

LENNAR

**PAVESE
LAW FIRM**
est. 1949

MORRIS
DEPEW



BANKS
ENGINEERING


Progressive Water Resources
Integrated Water Resource Consultants
a Division of RESPEC Company LLC



- Russell Smith & Barry Ernst, AICP
 - Applicant Representative
- Neale Montgomery, Esq.
 - Project Attorney
- Tina Ekblad, AICP
 - Project Planner
- Shane Johnson
 - Project Ecologist
- David Underhill, PE
 - Project Engineer
- David Brown, PG
 - Project Geologist
- Stephen Leung
 - Project Transportation Planner

PROJECT BACKGROUND



Property Owner:
CL Ventures LLC

Applicant:
Morris-Depew Associates

Property Acreage:
385.64 AC

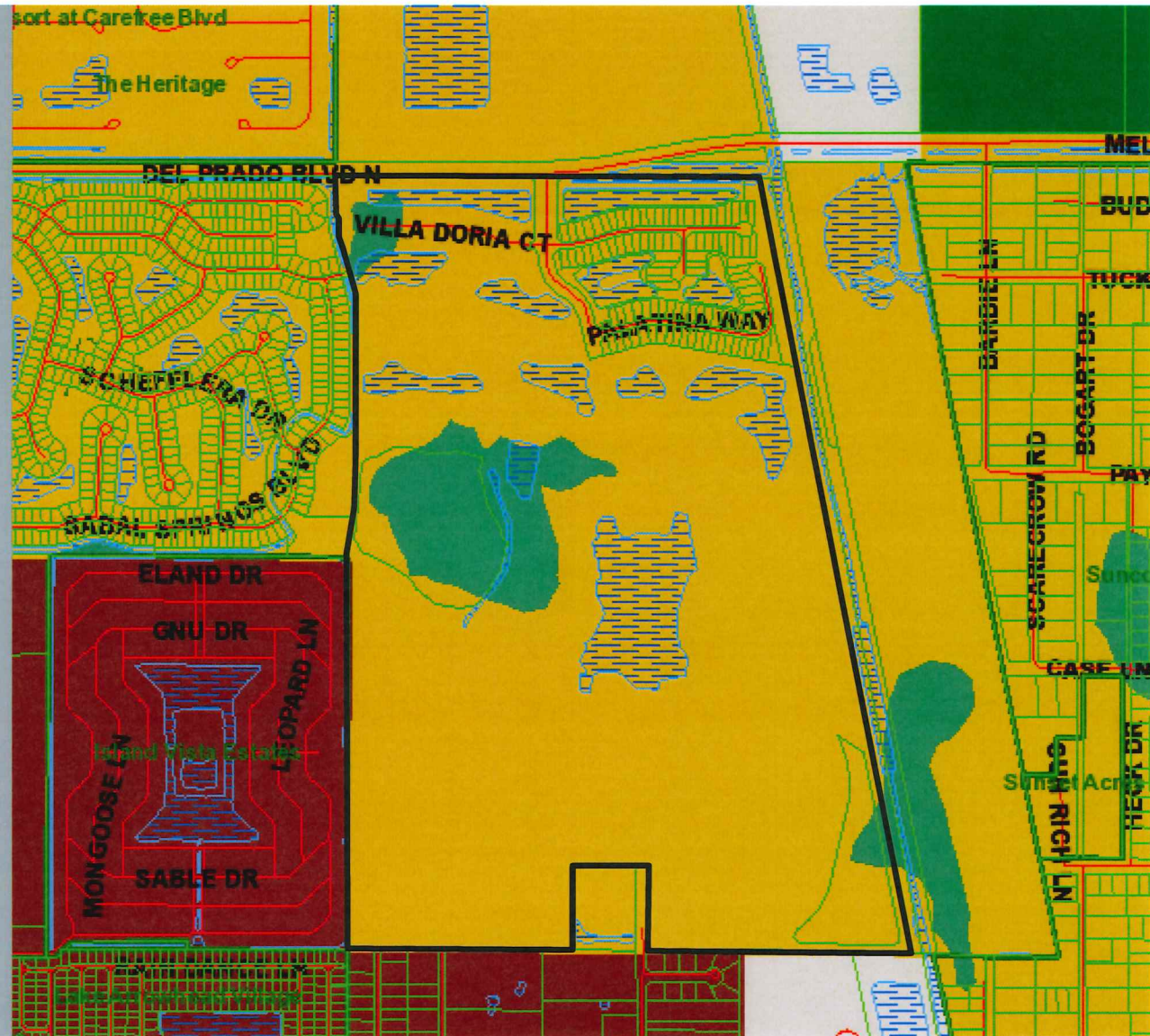
Current Zoning:
Residential Planned Development
Z-04-019

Current Development Order:
DOS2005-00244

Existing Plat:
Crane Landing Inst. 202100002740

FUTURE LAND USE

- Policy 1.1.5: Suburban
 - Predominately residential
 - Fringe of Central urban and Urban Community
 - Appropriate to protect existing and emerging residential
 - Density range: 1 to 6 du/ac
 - 365.59 Acres of Suburban
- Policy 1.5.1: Wetlands
 - Lands identified as wetlands per Florida Statute
 - Low density residential and recreational uses
 - Density permitted at adjacent upland acreage
 - 20.05 Acres of Wetland FLU on-site
- Maximum Density Permitted 2,314 DUs
- ERP is approved and Conservation Easements have been recorded





URBAN SERVICES

Infrastructure

- Del Prado North Access
- Garden Street Secondary Access

Utilities

- Lee County Utilities will provide potable water
- Florida Government Utility Authority will provide sanitary sewer

Public Safety

- Medic #31 for EMS
- Station #3 for North Fort Myers Fire District
- North District Office for Lee County Sherriff Office

Schools

- Lee County School District West Zone, WI

Solid Waste

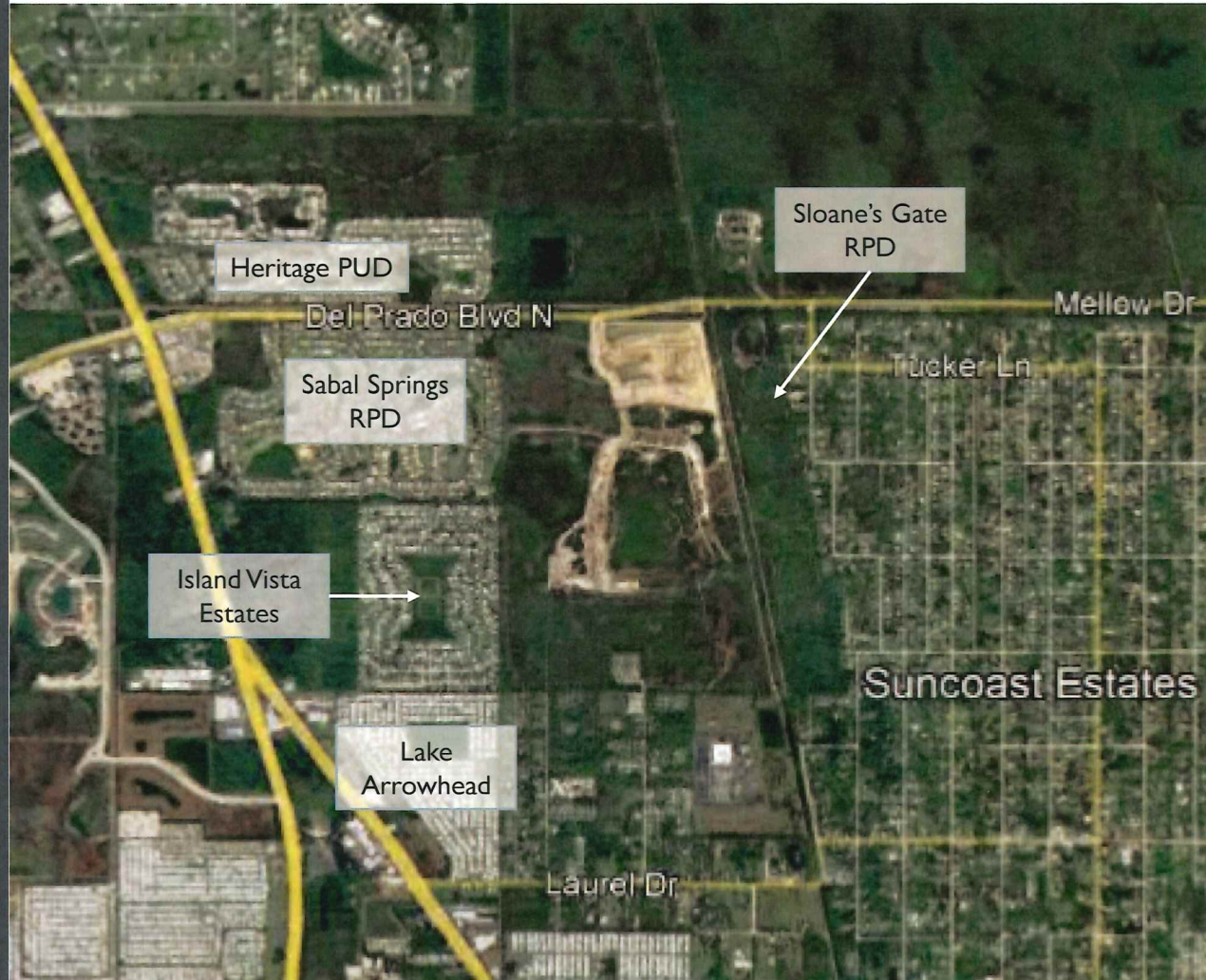
- Lee County Resource Recovery Facility

Consistent with Standards 4.1.1 & 4.1.2

Will be served by Urban Services

SURROUNDING USES

- Predominately residential uses
 - Single Family Subdivisions
 - Mobile Home Subdivisions
 - Platted Conventional Residential
- Existing Public Facilities
 - FGUA
 - North Fort Myers Academy For The Arts
 - Prairie Pines Preserve
- Community Supporting Uses
 - Pharmacy
 - Medical Office
 - Publix

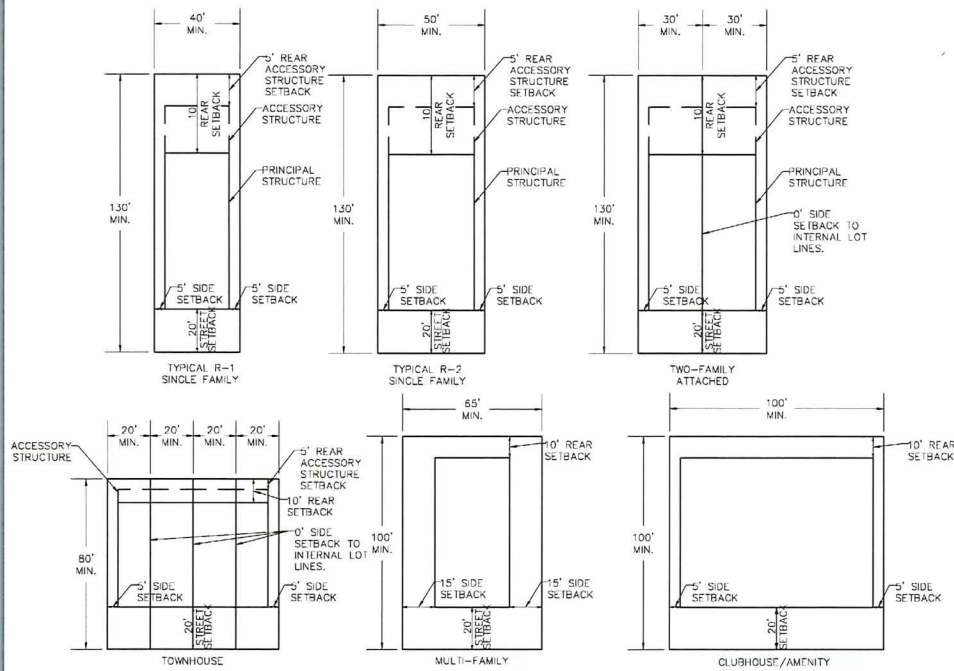


PROJECT REQUEST

- Amend Resolution Z-04-019
- Eliminate Golf Course & redesign Master Concept Plan
- Maintain previously approved 1,229 dwelling units
- Clarify Schedule of Uses
- Amend Property Development Regulations
- Request Additional Deviations
- Clarify Existing Conditions & Implement New Conditions
- Maintain existing Conservation Easements



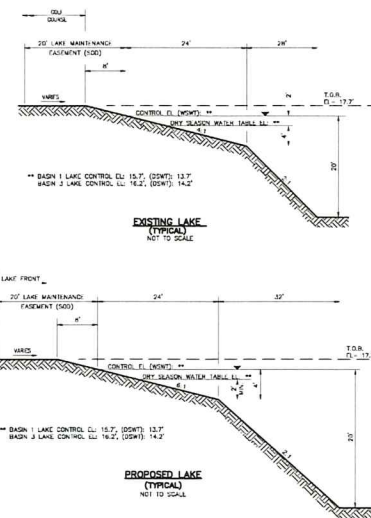
MASTER CONCEPT PLAN



RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS								
LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN STREET SETBACK (FT)	MIN SIDE SETBACK (FT)	MIN REAR LOT SETBACK (FT)	MAX BUILDING HEIGHT (FT)	MAX LOT COVERAGE (%)
R-1 SINGLE-FAMILY	5,200	40	130	20	5	10/5	35	50
R-2 SINGLE-FAMILY	6,500	50	130	20	5	10/5	35	45
TWO-FAMILY ATTACHED	3,900	30	130	20	5/0	10/5	35	40
TOWNHOUSE	1,600	20	80	20	5/0	10/5	45	65
MULTI-FAMILY	6,500	65	100	20	15	10	45	80
CLUBHOUSE/AMENITY SITE	10,000	100	100	20	5	10	45	40

NOTES:

- A MINIMUM 25' PRINCIPAL STRUCTURE SETBACK IS REQUIRED FOR ANY STRUCTURE ADJUTING AN INDIGENOUS PRESERVE.
- CORNER LOTS, SECONDARY FRONTAGE IS TREATED AS SIDE YARD SETBACK.



PREPARED FOR:
CL VENTURES
 13100 WESTLINGS TERRACE
 FORT MYERS, FLORIDA 33913

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
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 15311 SW 14th Street, Suite 200
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 ENGINEERING LICENSE # 10,168
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 WWW.BANKSINC.COM

NOTES & TYPICAL CROSS SECTIONS							
PALMERO (fka CRANE LANDING)							
LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	
2-19-21	1960	_NOTES	DRU	KC	DRU	0.3	0.3

PROPERTY DEVELOPMENT REGULATIONS

Land Uses	Min LotArea (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback (FT)	Min Side Setback (FT) Ext/Int	Min Rear Lot Setback (FT) Prncpl/Acc	Max Building Height (FT)	Max Lot Coverage(%)
R-1 Single-Family	5,200	40	130	20	5	10/5	35	50
R-2 SingleFamily	6,500	50	130	20	5	10/5	35	45
Two-Family Attached	3,900	30	130	20	5/0	10/5	35	40
Townhouse	1,600	20	80	20	5/0	10/5	45	65
Multi-Family	6,500	65	100	20	15	10	45	80
Clubhouse/ AmenitySite	10,000	100	100	20	5	10	45	40

Notes:

- A minimum 205ft structure setback is required for any structure abutting an indigenous preserve.
- A minimum 30ft structure setback is required for any structure abutting an upland indigenous preserves subject to fire.
- Corner Lots, secondary frontage is treated as side yard setback

TRANSPORTATION

Mr. Stephen Leung

David Plummer & Associates

TRANSPORTATION IMPACTS

Future Intersection LOS

- Del Prado Boulevard N. at US 41
 - Current Zoning = LOS E
 - Proposed Zoning = LOS E

Future Roadway LOS

- Del Prado Boulevard N.
 - From US 41 to Slater Road
 - Current Zoning = LOS F (forecasted)
 - Proposed Zoning = LOS F (forecasted)

Planned Improvement Process

- Continual Monitoring by Lee County
 - Existing Conditions = LOS C
- Prioritization in MPO LRTP
 - Current Roadway Needs (2L to 4L) = Ranked #71
- Fund prioritized improvements with Mitigation \$ (Road Impact Fees)
 - Crane Landing RIF = \$11.7 million est.

Proposed Zoning will not require additional improvements beyond those already identified in the Long-Range Transportation Plan.



WATER QUALITY

Mr. David Brown, P.G.

Progressive Water Resources a division of RESPECT Company, LLC

Education

- Bachelor of Science Degree, University of Florida, Gainesville, FL
- Graduate Level Stratigraphic Analysis, University of Florida, Gainesville, FL
- Groundwater Hydrology & Aquifer Analysis, University of Florida, Gainesville, FL
- Graduate Level Engineering & Groundwater Hydrology, University of Central Florida, Orlando, FL

Experience

- Over 38 years of professional experience, including approximately 10 years at the SWFWMD
- Currently a Managing Partner at Progressive Water Resources a division of RESPEC, LLC.

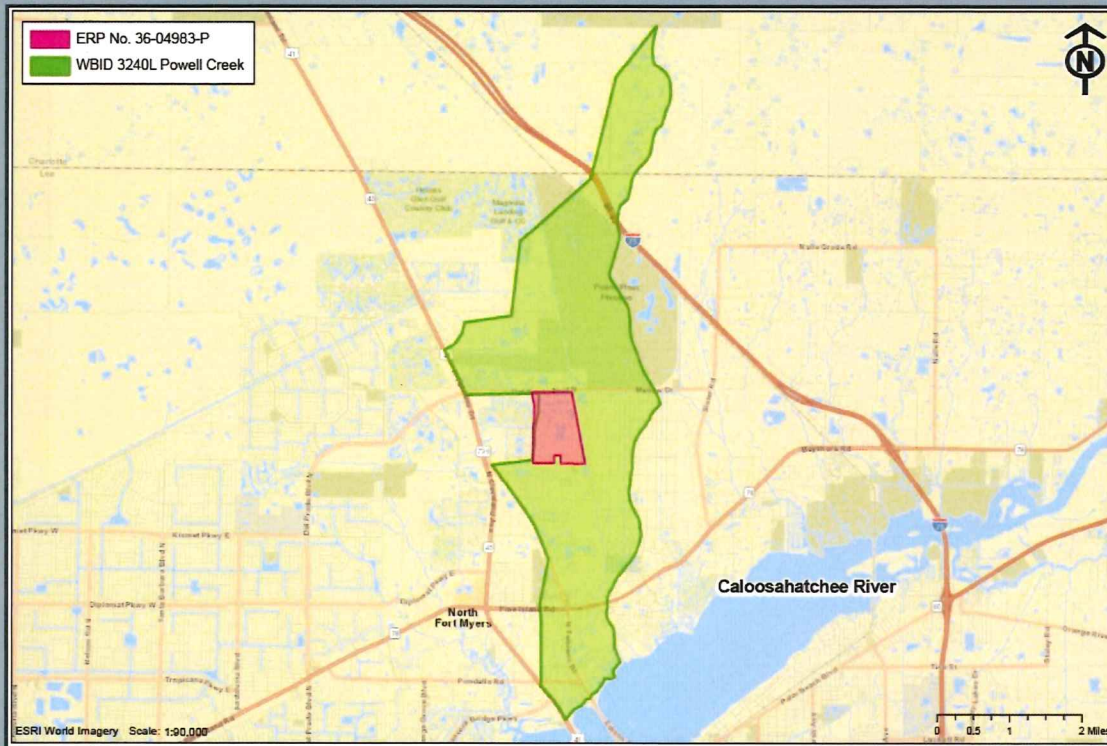
Professional Organizations

- American Institute of Professional Geologists (AIPG)
- Florida Association for Water Quality Control (FAWQC)
- Southeastern Geological Society

Professional Certifications

- Certified Professional Geologist – State of Florida

WATER QUALITY BACKGROUND



WBID No. 3240L Powell Creek

Approx. 7,445 ac

Project Area: 395 acres (5% of watershed)

A **Water Body Identification** number (**WBID**) is an assessment unit that is intended to represent Florida's waterbodies at a watershed or sub-watershed scale. WBIDs have a unique identification number that is tracked by the Department. The WBIDs are used in the annual impaired waters assessment, implementation of Total Maximum Daily Loads (TMDLs) and Basin Management Action Plans (BMAPs) as well as other applications.



There are two modes of transport for nonpoint source fecal coliform bacteria loading into a stream. First, loading from failing septic systems and animals in the stream are considered direct sources, as they are independent of precipitation.

The second mode involves loading resulting from fecal coliform accumulation on land surfaces and is transported to the stream during storm events.

WATER QUALITY BACKGROUND

WBID 3240L Powell Creek Impaired for Fecal Coliform

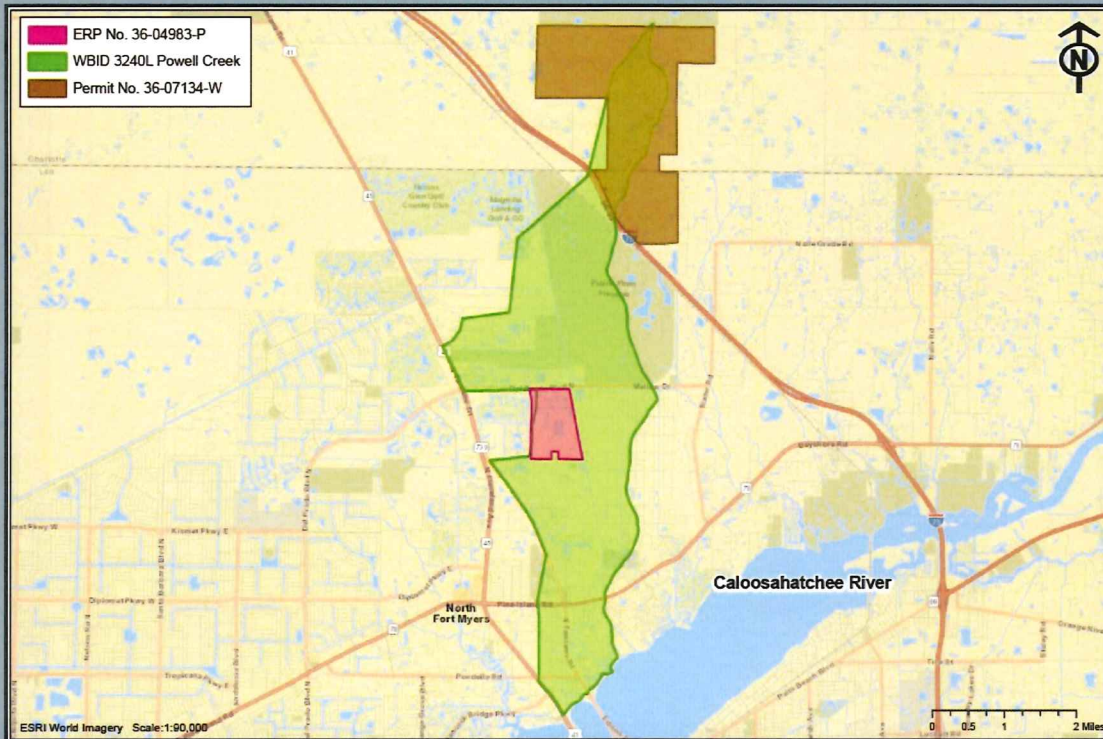
From FDEP :

Nonpoint sources of fecal coliform bacteria generally, but not always, involve accumulation of fecal coliform bacteria on land surfaces and wash off as a result of storm events. Typical nonpoint sources of fecal coliform bacteria include: • Wildlife • Agricultural animals • Onsite Sewer Treatment and Disposal Systems (septic tanks).

WATER QUALITY BACKGROUND

WBID 3240L Powell Creek Impaired for Fecal Coliform

South Florida Water Management data indicates up to 500 head of cattle on a ranch within the upper reaches of WBID No. 3240L.

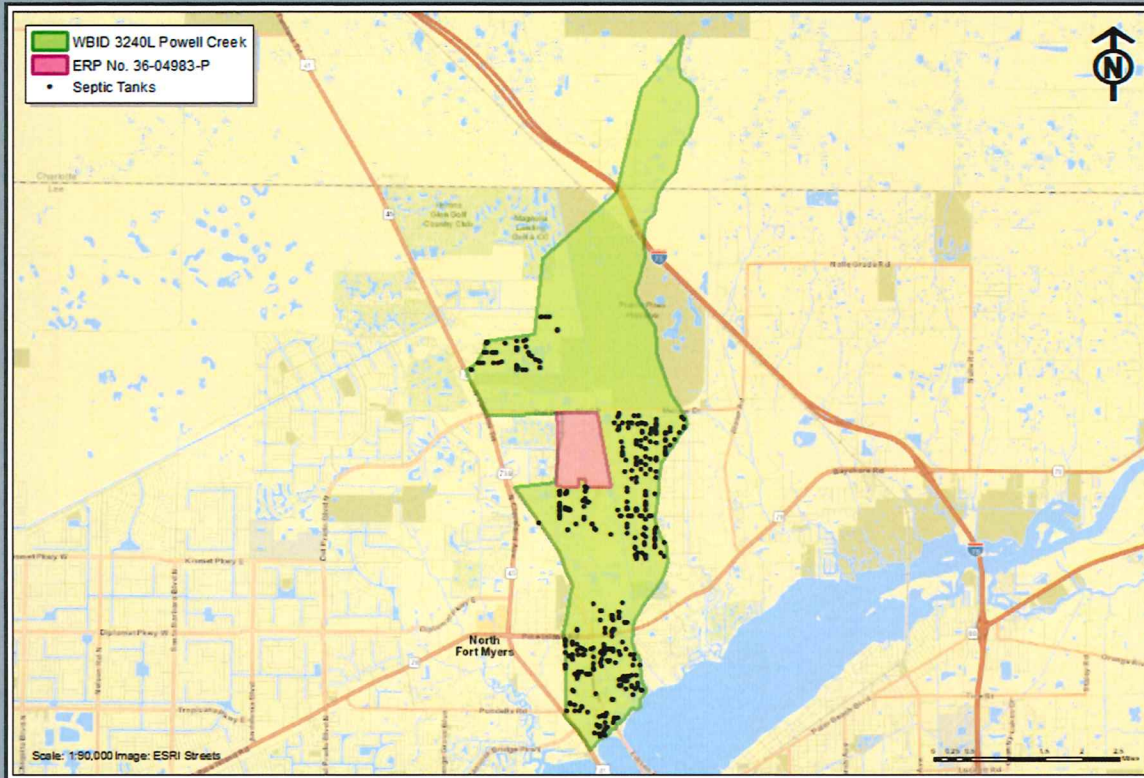


In addition, there are numerous ranchettes in WBID No. 3240L, many have livestock (horses, cattle, chickens, etc.)

WATER QUALITY BACKGROUND

WBID 3240L Powell Creek Impaired for Fecal Coliform

Florida Department of Health data from 2012 indicates over **400 septic tanks** are in operation within WBID No. 3240L. (ex. Suncoast Estates)



Analysis of historic aerial photos indicates that many of these facilities are decades old and are located immediately to the south and east of the proposed development.

WATER QUALITY PROPOSED

ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK VOLUME I (GENERAL AND ENVIRONMENTAL)

This Volume, including Appendices G, H, and I only is
incorporated by reference in subsection 62-330.010(4), F.A.C.

Effective December 22, 2020

FOR:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT



SUWANNEE RIVER WATER MANAGEMENT DISTRICT



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



SOUTH FLORIDA WATER MANAGEMENT DISTRICT



In 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). As stated in Ch. 62-40.431 2(a) "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses...".

The criteria set forth in Chapter 62-40, applied through the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) program, provides reasonable assurance that the surface water resources will be protected and maintained.

WATER QUALITY PROPOSED



Issuance of the ERP constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

ERP's require site-specific pollutant loading analysis for the final Surface water Management system.

An ERP constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program.

PROPOSED CONDITION

4. Natural Resources Conditions:

A targeted water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan shall include:

a. A single baseline monitoring event to be completed prior to commencement of construction that includes:

- Total Kjeldahl Nitrogen (mg/L),
- Chlorophyll a (mg/M3),
- Ammonia (mg/L), Nitrate (mg/L),
- 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 5 years is to be completed during the “wet” season defined as June through September, that includes:

- Total Kjeldahl Nitrogen (mg/L),
- Chlorophyll a (mg/M3),
- Ammonia (mg/L),
- Nitrate (mg/L)
- Total Phosphorus (mg/L).
- Field parameters of Turbidity, Water Depth (i.e., Stage), Specific Conductance, pH, and Dissolved Oxygen will also be obtained during sampling.

c. Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development order. Testing results shall be reported as an Electronic Data Deliverable (EDD).

d. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

PLANNING

Ms. Tina Ekblad, AICP
Morris-Depew Associates, Inc

CONDITIONS

4. Natural Resources Conditions:

A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan ~~must establish~~ shall include:

- a. ~~The overall goals and objectives of the rainy (wet) season water quality monitoring plan;~~
- b. a. A monthly final outfall single baseline monitoring schedule event to be completed prior to the commencement of construction that includes is proposed during the "wet" season of June through September, for 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 will also be obtained during sampling.
- c. b. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction. A single annual sample for 5 years is to be completed during the "wet" season defined as 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 will also be obtained during sampling.
- d. e. Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development order and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources for 5 years. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.
- e. f. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

CONDITIONS

5. Environmental Conditions:

- a. All required buffers plantings must utilize 100 percent native vegetation.
- b. The Master Concept Plan depicts a minimum 50-foot-wide enhanced setback in various locations around the periphery of the development. These 50-foot-wide enhanced setbacks may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees throughout the entire width of ~~the~~ these areas.
- c. The multiple-family buildings, two family attached, and townhouses must be separated from the Planned Development boundaries by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
- d. Prior to local development order approval, the landscape plans must demonstrate that a minimum ~~154.48~~ 114.6 acres of common open space is provided for the overall project.

CONDITIONS

6. Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than ~~nine~~ 18 within the development at any point in time.
- b. Any model homes or units or real estate sales must be identified on the development order plans.
- c. Real estate sales will be limited to the sale of lots or units within the Palermo (a/k/a Crane Landing) development only.
- d. Models cannot be of the same floor plan and each must be a separate different design.
- e. Each application for a local development order including the placement of a model home within the planned development must include the following:
 - i. The number and location of model homes proposed by the local development order application;
 - ii. The cumulative number and locations of model homes permitted by prior local development order approvals;
 - iii. The remaining number of model homes permitted within the planned development; and
 - iv. Where the maximum number of model homes within the development have been approved by prior local development order approvals, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

CONDITIONS

7. CONSTRUCTION ADJACENT TO SABAL SPRINGS

- a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
- b. ~~Due to the proximity to the existing residential development,~~ Consistent with approved DOS2005-00244, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting the Sabal Springs property.
- c. Consistent with approved DOS2005-00244, ~~N~~o residential or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
- d. ~~No development order or permitting (including land clearing) will be issued by Lee County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.~~
- e. ~~Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).~~

DEVIATIONS

Deviation 6-Lake Bank Slope

Relief from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of the bank to a water depth of two feet below the dry season water table, to allow the existing lake bank sloped on Lakes BIL1, BIL2, and BIL10 and a portion of BIL3, BIL4, BIL5, BIL6, BIL8, BIL9, B3L11, BIL12 as depicted on Sheet 1 of the Master Concept Plan to remain at a ratio of four horizontal feet to one vertical foot (4:1).

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope. Lakes subject to this condition are Lakes BIL1, BIL2, BIL10 and a portion of BIL3, BIL4, BIL5, BIL6, BIL8, BIL9, B3L11, and BIL12 as depicted on Sheet 1 of the Master Concept Plan.

Deviation 7-Littoral Shelf Planting

Relief from LDC Section 10-418(2), which requires the planted littoral shelf to be calculated at 25% of the total linear feet of the lake at control elevation, located in a single location of the lake, and a minimum of 20 feet wide, to allow 1 littoral planting per a linear foot for Lakes BIL1, BIL2, and BIL10 and a portion of BIL3, BIL4 as depicted on Sheet 1 of the Master Concept Plan.

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope and may provide plantings calculated at one littoral plant per one linear foot of shoreline. ~~All new lakes or portions of existing lakes that are modified must comply with the current Code.~~ Lakes subject to this condition are Lakes BIL1, BIL2 and BIL10 and a portion of BIL3, BIL4 as depicted on Sheet 1 of the Master Concept Plan.

DEVIATIONS

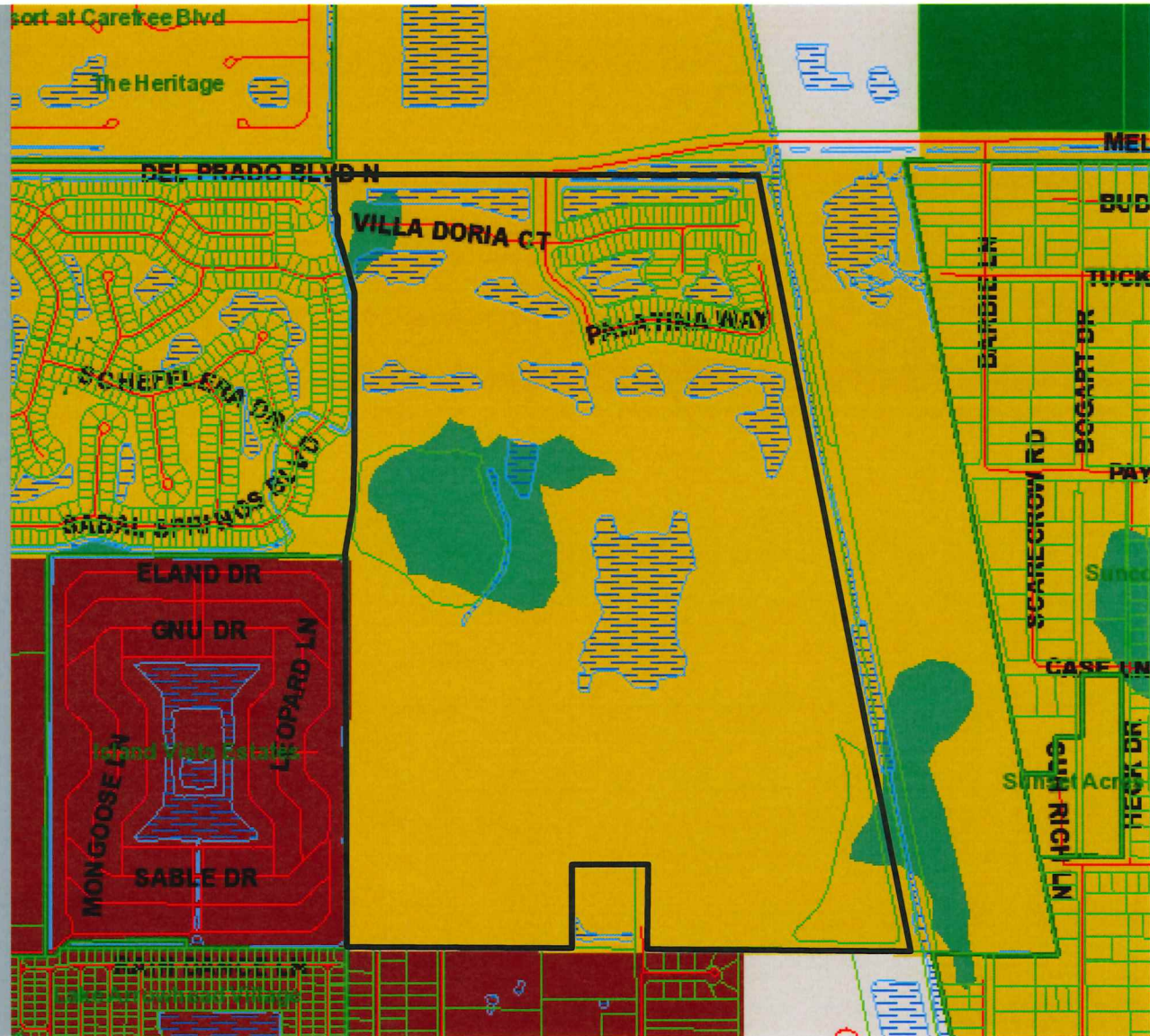
Deviation 5- Issuance of Building Permit Prior to recordation of the Plat

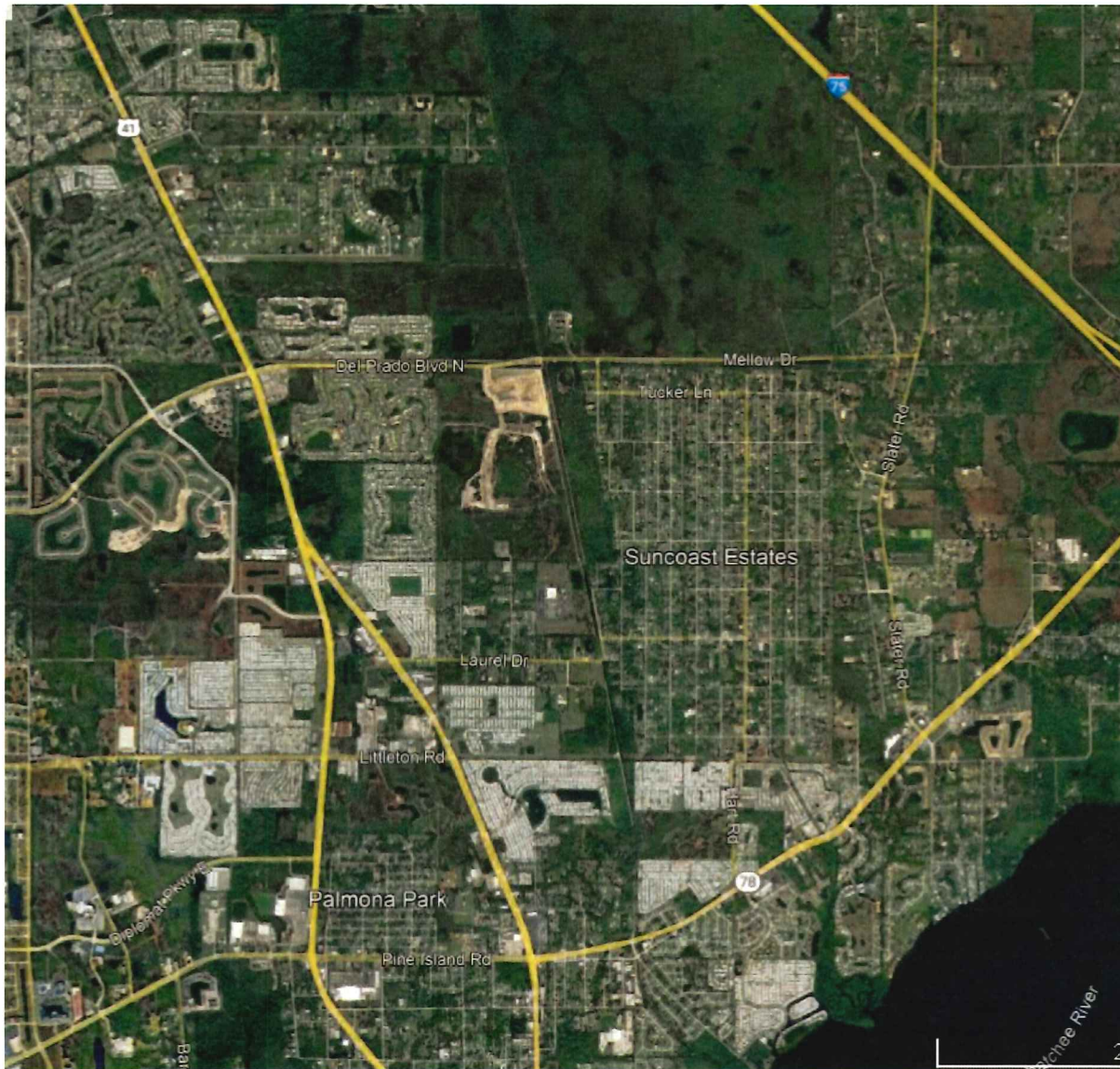
Relief from LDC Section 10-211, which allows building permits to be issued for model buildings and sales centers prior to recording of the plat, to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

- Building Permit requirements
 - Site Plan with lot corners, lot lines & dimensions
 - Location and names of streets, driveways, setbacks & all easements
- Issuance prior to drainage, utility, right-of-way or conservation easements

FUTURE LAND USE

- Policy I.1.5: Suburban
 - Predominately residential
 - Appropriate to protect existing and emerging residential
- Policy I.5.1: Wetlands
 - Lands identified as wetlands per Florida Statute
 - Low density residential and recreational uses
- Maximum Density Permitted 2,314 DUs
- Project Maintains 1,229 DUs
- Residential Construction is On-going
- RPD Amendment is consistent with FLU and existing residential development





GOAL 5: RESIDENTIAL

- Amendment to Concept Plan maintains contiguous & compact growth consistent with Goal 2
- Surrounding area has existing & residential with supporting services consistent with Goal 5 & Policy 5.1.5
- Site design has already considered natural resources and easements are recorded consistent with Policy 5.1.2
- Project amenities are centrally located with pedestrian access consistent with Policy 5.1.7

NORTH FORT MYERS

- Schedule of Uses & Site Development Regulations includes a variety of housing types consistent with Policy 30.1.3
- Community Meeting held July 6, 2020
- Master Concept Plan is consistent with design requirements



FINDINGS – LDC SECTION 34-145(D)(4)A.1

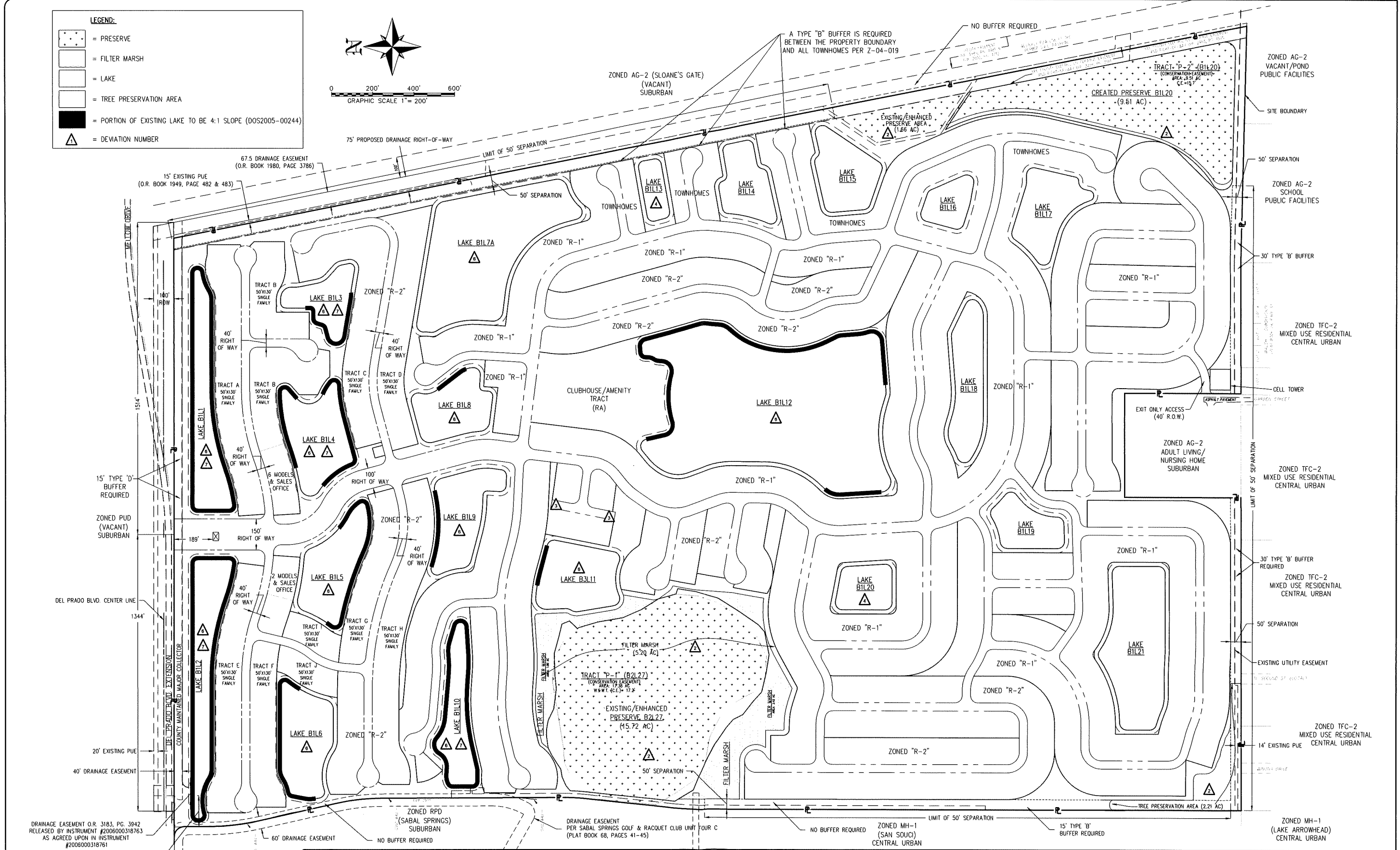
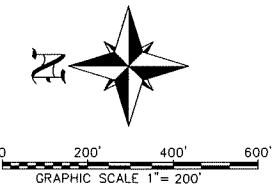
- a) Complies with the Lee Plan;
- b) Meets this Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts 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.

FINDINGS – LDC SECTION 34-145(D)(4)A.2

- 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.
- c) If the application includes deviations pursuant to section 34-373(a)(9), 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.

LEGEND:

- = PRESERVE
- = FILTER MARSH
- = LAKE
- = TREE PRESERVATION AREA
- = PORTION OF EXISTING LAKE TO BE 4:1 SLOPE (DOS2005-00244)
- = DEVIATION NUMBER



DRAINAGE EASEMENT O.R. 3183, PG. 3942
 RELEASED BY INSTRUMENT #2006000318763
 AS AGREED UPON IN INSTRUMENT
 #2006000318761

150' ROAD RIGHT-OF-WAY
 (VACATED PER RESOLUTION No 05-03-36,
 CASE VAC2004-00077
 O.R. BOOK 4648 PGS 390-401)

PREPARED FOR:
CL VENTURES LLC
 13100 WESTLINKS TERRACE
 FORT MYERS, FLORIDA 33913

NO.	DATE	REVISION DESCRIPTION	BY
6	7-28-21	ADDED DEVIATIONS TO LAKES	J.W
5	12-3-20	MODIFIED PUE'S E-L	J.W
4	8-11-20	ELIMINATED R/W VACATION NOTE	J.W
3	7-7-20	CLARIFY PERMETER 50' SEPARATION/BUFFER	J.W
2	5-27-20	CLARIFIED EXISTING DRAINAGE EASEMENT	J.W
1	5-21-20	UPDATED SITE PLAN FOR NORTHERN PORTION OF THE PROJECT	J.W
NO.	DATE	REVISION DESCRIPTION	BY

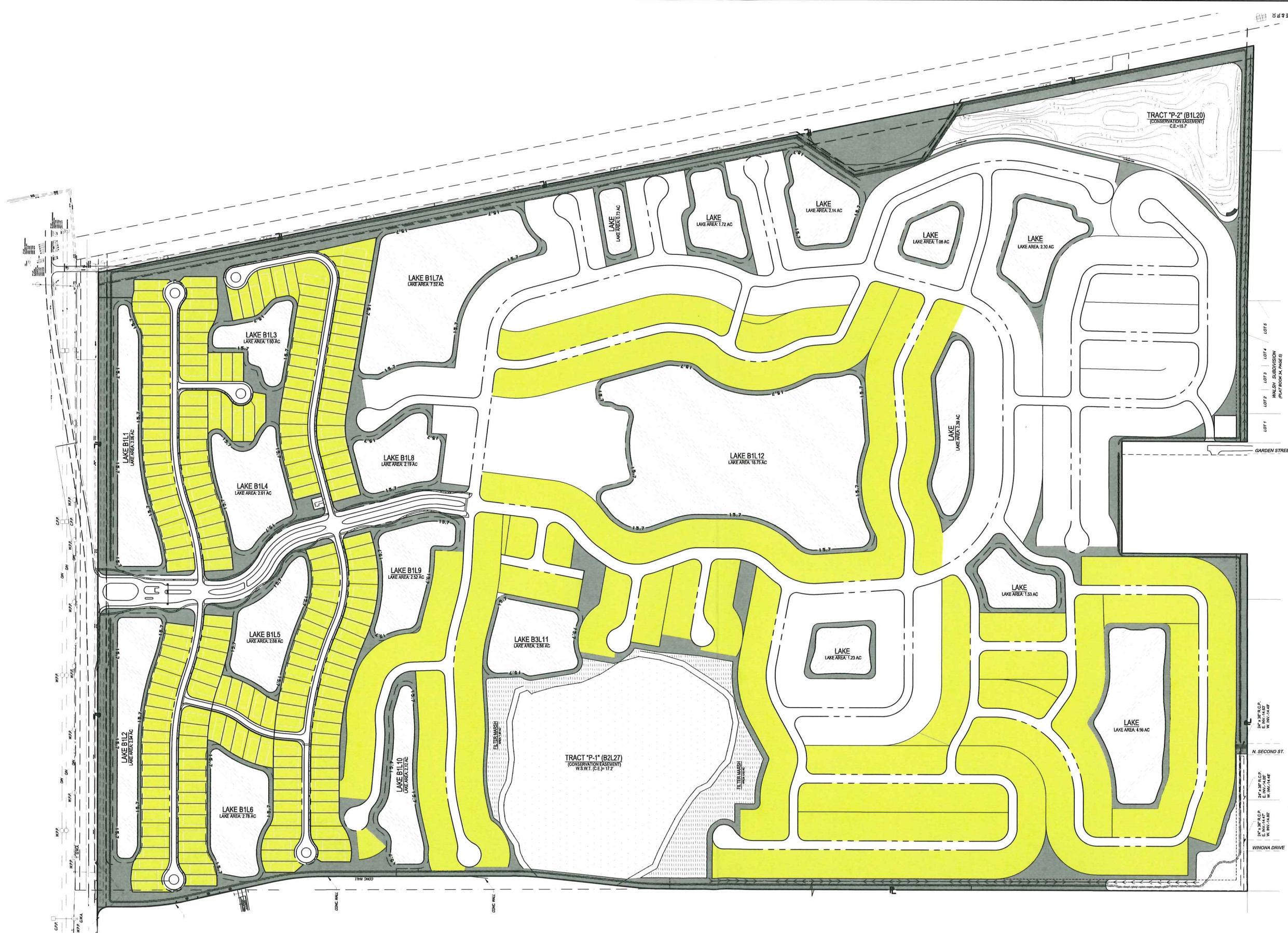
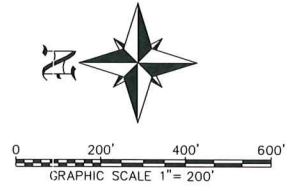
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN
PALERMO (fka CRANE LANDING)
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-18-21	1960	_MCP	DRU	KG	DRU	1"=200'	1

DC12021-000116 APPLICANT'S EXH # 2



- LEGEND:**
- LAKE (±67.39ac.)
 - WETLAND/PRESERVE (±28.73ac.)
 - FILTER MARSH (±5.22ac.)
 - OPEN SPACE (±52.60ac.)
 - 6,500 SF LOTS (±120.63ac.)
 - TREE PROTECTION AREA (±2.21ac.)

OPEN SPACE CALCULATION:
 PROJECT AREA = 385.64ac.
 REQUIRED OPEN SPACE = 40%
 OPEN SPACE NOT REQUIRED FOR LOTS GREATER THAN 6,500SF
 AREA OF LOTS GREATER THAN 6,500SF = 120.63ac.
 REQUIRED OPEN SPACE = 385.64ac - 120.63ac = 265.01ac.
 265.01 x 40% = 106ac.
 OPEN SPACE PROVIDED:
 WETLAND PRESERVE 28.73ac.
 FILTER MARSH 5.22ac.
 TREE PROTECTION AREA 2.21ac.
 OPEN SPACE 52.34ac.
 LAKES* 26.5ac.
 TOTAL PROVIDED: 114.64ac.
 *LAKE AREA LIMITED TO 25% OF REQUIRED OPEN SPACE = 106ac./4 = 26.5ac.

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 SURVEY LICENSE # LB 8690
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OPEN SPACE EXHIBIT		PALERMO		LEE COUNTY, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED
2-19-2021	1960	OPEN SPACE	DRU	KG	DRU
SCALE					SHEET
1"=200'					02

S:\PROJECTS\1960\1960.DWG 2021/02/19 10:51:19 AM 1960.DWG 1/1/2021 3:34 PM JERRY WICKERY

CRANE LANDING REZONING
TRAFFIC IMPACT STATEMENT
June 10, 2021



APPLICANT'S
EXH # 3

DCI2021-00016

Prepared By:
David Plummer & Associates

Prepared For:
Lennar

Date Prepared:
June 10, 2021

DPA Job #:
19505

CRANE LANDING REZONING
TRAFFIC IMPACT STATEMENT

Overview

Crane Landing (the Project, F.K.A. Palermo) is an approved residential development located along the south side of Del Prado Boulevard North and east of the North Tamiami Trail in Lee County, Florida (Exhibit 1). A rezoning of the property is proposed to change the residential unit mix while maintaining the same number of approved total units.

This Zoning Traffic Impact Statement (ZTIS) was prepared in support of the proposed rezoning of Crane Landing, and consistent with Lee County AC-13-17, Traffic Study Guidelines for Planned Development Rezonings (Appendix A).

Executive Summary

The conclusions of this traffic study are as follows.

1. The proposed rezoning will eliminate 250 multifamily residential units and 80 assisted living dwelling units from the approved development program and replaced with 250 single-family residential units. The 1,229 total residential units approved for the Project remain unchanged.
2. The trip generation of the proposed Project is expected to add 57 external trips in the AM peak hour and 89 trips in the PM peak hour. At the same time, the overall daily trip generation will decrease by 80 trips.
3. The peak hour trips when assigned to the Crane Landing entrance on Del Prado Boulevard North is anticipated to increase by less than 1 vehicle per minute for any of the ingress or egress turn movement.
4. The nearby intersection of US 41 and Del Prado Boulevard is the gateway to this area of Lee County and is expected to operate at acceptable level of service standards coincident with the buildout of Crane Landing.
5. Crane Landing will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future widening of Del Prado Boulevard.

Development Parameters

For purposes of the rezoning request, the trip generation analysis compares two development scenarios of the subject property as discussed below.

- Project Development with Approved Zoning
- Project Development with Proposed Zoning

The development parameters summary by land use and size associated with the two development scenarios are as follows.

Approved and Proposed Development Parameters Crane Landing RPD				
Land Use	Units	Approved ⁽¹⁾ Development	Proposed Development	Change
Single-Family Residential (LUC 210)	Dwelling Units	715 ⁽²⁾	965 ⁽²⁾	+250 d.u.
Multifamily Housing (Low-Rise) (LUC 220)	Dwelling Units	514 ⁽³⁾	264 ⁽³⁾	-250 d.u.
Total Residential	Dwelling Units	1,229	1,229	No Change
Assisted Living Facility (LUC 254)	Beds	80	0	-80 beds

Footnote:

- (1) Per approved zoning resolution number Z-04-19.
(2) Includes Single-Family Detached Housing, and Two-Unit Attached Housing.
(3) Includes all residential types greater than Two-Units per structure.

The overall number of total residential units (1,229 d.u.) will not change with the proposed rezoning. The proposed rezoning is to increase the single-family units by 250 units, while decreasing the multi-family units by 250. In addition, the approved 80-bed ALF will also be eliminated.

Trip Generation

The trip generation estimate reflective of the Institute of Transportation (ITE), Trip Generation 10th Edition (Appendix B) were calculated for the approved and proposed development parameters for purpose of comparison.

Approved Development Program

Crane Landing (F.K.A. Palermo) has been approved under resolution number Z-04-19. ITE Land Use Code (LUC) 210 - General Urban/Suburban, was used to represent the Project's approved single-family housing as well as the duplexes (two-family attached) units. ITE LUC 220 - General Urban/Suburban, was utilized to represent the Project's multifamily units, along with the Townhomes (4-Plexes/ Patio Homes). Finally, the LUC 254 was utilized to represent the Assisted Living Facility (ALF) units.

The estimated net new external trip generation (AM peak hour, PM peak hour and Daily) associated with the approved RPD is detailed in Exhibits 2a, 2b, 2c, respectively, and summarized below.

Crane Landing (Palermo) - Approved Zoning Trip Generation (Two-Way)				
Land Use	Size	AM	PM	Daily
Single Family Detached	715 d.u.	512	671	6,352
Multifamily Housing (Low-Rise)	514 d.u.	226	254	3,845
Assisted Living Facility	80 beds	15	21	208
Total Trips		753	946	10,405

As an approved RPD, the updated trip generation is considered to be vested for zoning purposes.

Proposed Development Program

The trip generation for the proposed rezoning was calculated based on the trip rates and equations of the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition. The estimated net new external trip generation (AM peak hour, PM peak hour and Daily) associated with the proposed RPD is detailed in Exhibits 3a, 3b, 3c, respectively, and summarized as follow.

Crane Landing (Palermo) – Proposed Zoning Trip Generation (Two-way)				
Land Use	Size	AM	PM	Daily
Single Family Detached	965 d.u.	690	895	8,370
Multifamily Housing (Low-Rise)	264 d.u.	120	140	1,955
Assisted Living Facility	0 beds	0	0	0
Total Trips		810	1,035	10,325

Trip Generation Comparison

The approved vs. the proposed trip generation differences are provided below.

Proposed vs. Approved Zoning Trip Generation Comparison Difference (Two-Way)			
Land Use	AM	PM	Daily
Single Family Detached	+178 (35%)	+224 (33%)	+2018 (32%)
Multifamily Housing (Low-Rise)	-106 (-47%)	-114 (-45%)	-1890 (-49%)
Assisted Living Facility	-15 (-100%)	-21 (-100%)	-208 (-100%)
Total Trips	57 (8%)	89 (9%)	-80 (-0.8%)

In the comparison, the overall daily trip generation of the proposed zoning has decreased by 80 trips (0.8%). Conversely, a modest increase of 57 trips (8%) is expected in the AM peak hour and 89 trips (9%) is expected in the PM peak hour.

Roadway Network

The roadway network and intersection surrounding Crane Landing is discussed below.

Project Access

The main entrance to Crane Landing is located on Del Prado Boulevard North as shown in Exhibit 1. The Project will also include a secondary access to Garden Street at the southern boundary to the property. This secondary access will be for exiting traffic only, and provide alternative access for emergency vehicles.

Del Prado Boulevard

Del Prado Boulevard (west of US 41) is a major arterial that serves as the northern gateway to the City of Cape Coral and areas of northwest Lee County. The 2004-05 extension of Del Prado Boulevard to the east of US 41 provides enhanced traffic connectivity between North Cape Coral, North Fort Myers and Lee County. This segment of Del Prado Boulevard (west) is identified in the MPO 2045 Long Range Transportation Plan to be widened from two (2) lanes to four (4) lanes adjacent to Crane Landing. Furthermore, Del Prado Boulevard (west) may potentially connect to I-75 in the future.

Tamiami Trail (US 41) and Del Prado Boulevard Intersection

The intersection of Tamiami Trail (US 41) and Del Prado Boulevard is located approximately 1 mile to the west of the Crane Landing entrance. This intersection is a major activity node along the Tamiami Trail in north central Lee County.

Garden Street

Garden Street is a two-lane local road maintained by Lee County. Garden Street currently provides access to adjoining properties comprised of residential, institutional, and commercial uses. As a local street with low traffic volumes, Garden Street is not included in the Lee County concurrency management system and levels of service (LOS) is not calculated or monitored.

Traffic Volumes

Existing and future traffic volumes for Del Prado Boulevard North are provided in Exhibit 4 and discussed below.

Existing Roadway Volumes

For consistency with the Lee County Concurrency Management System, the peak season, peak hour, peak direction (K₁₀₀) segment volumes and roadway service volumes from the 2020 Lee County Concurrency Report (Appendix C) were relied on to establish existing traffic conditions on the adjacent roadways.

Future Roadway Volumes

The projection of future traffic volumes coincident with the buildout of the Project at year 2028 (Project buildout of 2027 plus 1 year) was developed based on historic AADT growth trends, as seen in Exhibit 4.

An annual traffic growth of 6.4% was applied to the existing traffic volumes as shown in the roadway segment analysis. These assumed growth rates are based on growth trends reflective of historic AADT volumes counted just east of the US 41 and Del Prado Boulevard intersection (Appendix D).

Project Trip Distribution / Assignment

The Crane Landing trip distribution and assignment percentages to the external roadway network is shown in Exhibit 5.

Under the approved and proposed Crane Landing development scenarios, the resultant trip distribution/assignment coincident with the PM peak hour is depicted in Exhibit 6 and 7, respectively.

Roadway Levels of Service (LOS)

The Lee County Generalized Service Volumes were utilized for the road segment analysis of Del Prado Boulevard under two scenarios; future with approved, and future with proposed. Presented below is the road segment analysis summary, the detailed analysis can be seen in Exhibit 8 and 9 respectively.

Roadway Level of Service Analysis					
Peak Hour, Peak Season					
Roadway	From	To	Overall Level of Service		
			Existing ⁽¹⁾	Future With Approved	Future With Proposed
Del Prado Boulevard N	US 41	Slater Rd.	C	F	F

Footnote:

(1) LOS Reported in the 2020 Concurrency Report.

Based on generalized service volumes, Del Prado Boulevard is expected to operate at below the LOS standard under both the approved and proposed buildout scenarios. As such, the proposed development is not responsible to eliminate or reduce this deficiency per Chapter 163.3180, F.S.

Nonetheless, this roadway segment should be further evaluated based on the detail operations of the controlling intersection at US 41 and Del Prado Boulevard as discussed below.

Intersection Analysis

The intersection of US 41 and Del Prado Boulevard has been analyzed using HCS7 Streets to determine its operational status upon buildout of Crane Landing.

Existing traffic counts used for this analysis were conducted in January 15, 2020, Appendix E. The intersection capacity analysis is reflective of three scenarios; existing conditions, future 2028 traffic conditions with the approved project, and 2028 conditions with the proposed project. The HCS capacity analysis worksheets are provided in Appendix F and the results are summarized below.

Intersection Capacity Analysis - Future (2028) Conditions			
Peak Hour, Peak Season			
Intersection	Overall Level of Service		
	Existing	Future With Approved	Future With Proposed
US 41 / Del Prado Boulevard	D	E	E

As shown above, the US 41/ Del Prado Boulevard intersection operates at acceptable levels of service for the major street movements, coincident with future conditions with the approved and proposed Project. The adequate operations of this controlling intersection indicates that the current two-lanes of Del Prado may not need to be widened, coincident with the buildout of Crane Landing.

Traffic Mitigation

Since the opening of Del Prado Boulevard (east), traffic has been increasing along the corridor while no development has occurred at Palermo/Crane Landing. In fact, the Lee County 2020 Public Facilities Level of Service and Concurrency Report forecasts that future Del Prado Boulevard traffic is expected to exceed the existing two (2) lane capacity with future area growth, inclusive of Crane Landing. It should be recognized that Lee Plan Policy 95.1.3. establishes non-regulatory level of service (LOS) standards for transportation. Compliance with non-regulatory LOS standards will not be required for continuing development permitting, but will be used for facility planning purposes.

Consistent with Chapter 163.3180, F.S., the premise of concurrency is for the local government to provide the necessary public facilities in order to achieve and maintain the adopted level of service standard. Local governments shall demonstrate the levels of service adopted can be reasonably met by providing the principles, guidelines, standards and strategies to achieve concurrency.

Despite that Lee County does not apply transportation concurrency for regulatory purposes, it has continued to satisfy concurrency including but not limited to the following provisions.

- Adoption of Long-Range Transportation Plan (MPO 2045 LRTP)
- Adoption of Short-Range Transportation Plan (Capital Improvement Program)
- Annual inventory of roads and LOS monitoring (Concurrency Report)
- Collection of Road Impact Fees to fund CIP improvements
- Optional proportionate share assessment at time of building permit (AC-13-16)

Therefore, it is recommended that the collected road impact fees from Crane Landing and other developments along the Del Prado Boulevard corridor be directed towards the planned improvements of the Del Prado Boulevard (east), consistent with the Lee County MPO Long-Range Transportation Plan and the Lee Plan.

Summary of Conclusions

The conclusions of this traffic study are as follows.

1. The proposed rezoning will eliminate 250 multifamily residential units and 80 assisted living dwelling units from the approved development program and replaced with 250 single-family residential units. The 1,229 total residential units approved for the Project remain unchanged.
2. The trip generation of the proposed Project is expected to add 57 external trips in the AM peak hour and 89 trips in the PM peak hour. At the same time, the overall daily trip generation will decrease by 80 trips.
3. The peak hour trips when assigned to the Crane Landing entrance on Del Prado Boulevard North is anticipated to increase by less than 1 vehicle per minute for any of the ingress or egress turn movement.
4. The nearby intersection of US 41 and Del Prado Boulevard is the gateway to this area of Lee County and is expected to operate at acceptable level of service standards coincident with the buildout of Crane Landing.
5. Crane Landing will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future widening of Del Prado Boulevard.



Crane Landing

Project Location

19505/0621

Exhibit 1

Exhibit 2a
Approved Crane Landing
Trip Generation - AM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		AM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$T = 0.71(X) + 4.80$	0.25	0.75	128	384	512	55	
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$\ln(T) = 0.95 \ln(X) - 0.51$	0.23	0.77	52	174	226	56	
Assisted Living Facility	254	<u>80</u> <u>1,229</u>	Beds	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$T = .19(X)$	0.63	0.37	<u>9</u> <u>189</u>	<u>6</u> <u>564</u>	<u>15</u> <u>753</u>	58 59 60	
Residential Total								189	564	753	61	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	62	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	65	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	67	
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	68	
External Auto						100%		<u>189</u>	<u>564</u>	<u>753</u>	69	
Net New						100%		<u>189</u>	<u>564</u>	<u>753</u>	70	
TOTAL											109	
Development Total								189	564	753	110	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	111	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	112	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	116	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117	
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	118	
External Auto						100%		<u>189</u>	<u>564</u>	<u>753</u>	119	
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	120	
Net New						100%		<u>189</u>	<u>564</u>	<u>753</u>	121	
								<u>0</u>	<u>0</u>	<u>0</u>	122	
						100%		<u>189</u>	<u>564</u>	<u>753</u>	123	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 2b
Approved Crane Landing
Trip Generation - PM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		PM		TOTAL	Ref.	
					Trip Rate	Enter	Exit	IN			OUT
RESIDENTIAL											
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$	0.63	0.37	423	248	671	56
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln}(T) = 0.89 \text{Ln}(X) - 0.02$	0.63	0.37	160	94	254	57
Assisted Living Facility	254	<u>80</u>	Beds	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$T = .26(X)$	0.38	0.62	<u>8</u>	<u>13</u>	<u>21</u>	
		1,309						591	355	946	59
Residential Total								591	355	946	60
Mixed-Use Internal							0%	0	0	0	61
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	65
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66
External Non-Auto				Passenger Car Equiv.			0%	0	0	0	67
External Auto						100%		591	355	946	68
Net New						100%		591	355	946	69
TOTAL											70
											109
											110
Development Total								591	355	946	111
Mixed-Use Internal							0%	0	0	0	112
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	116
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	118
External Non-Auto				Passenger Car Equiv.			0%	0	0	0	119
External Auto						100%		591	355	946	120
Retail Pass-by				Retail				0	0	0	121
Net New						100%		591	355	946	122
											123

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 2c
Approved Crane Landing
Trip Generation - Daily

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾			DAILY			Ref.
					Trip Rate	Enter	Exit	IN	OUT	TOTAL	
RESIDENTIAL											54
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday Equation per D.U.	$Ln(T) = 0.92 Ln(X) + 2.71$	0.5	0.5	3176	3,176	6,352	55
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.89 Ln(X) - 0.02$	0.5	0.5	<u>1923</u>	<u>1,922</u>	<u>3,845</u>	57
Assisted Living Facility	254	<u>80</u>	Beds	Weekday Equation per Bed	$T = 2.6(X)$	0.5	0.5	<u>104</u>	<u>104</u>	<u>208</u>	57
		1,309						5,203	5,202	10,405	58
Residential Total								5,203	5,202	10,405	59
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	60
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	61
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	64
Baseball Fields - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	65
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	66
External Auto						100%		<u>5,203</u>	<u>5,202</u>	<u>10,405</u>	67
Net New						100%		5,203	5,202	10,405	68
TOTAL											107
								5,203	5,202	10,405	108
Development Total								5,203	5,202	10,405	109
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	110
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	111
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	112
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	115
Baseball Fields - Internal				Perfect Game Estimate	Balanced ICR	0%	0%	0	0	0	116
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	117
External Auto						100%		<u>5,203</u>	<u>5,202</u>	<u>10,405</u>	118
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	119
Net New						100%		5,203	5,202	10,405	120
											121

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



**Exhibit 3a
Proposed Crane Landing
Trip Generation - AM Peak Hour**

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		AM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	965	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	T = 0.71(X) + 4.80	0.25	0.75	173	517	690	53	55
Multifamily Housing (Low-Rise)	220	264 1,229	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	Ln(T) = 0.95 Ln(X) - 0.51	0.23	0.77	28	92	120	56	59
Residential Total								201	609	810	60	61
Mixed-Use Internal							0%	0	0	0	62	63
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	65
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	66	67
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	68	69
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	70	71
Other - Internal				Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0	72	73
External Non-Auto							0%	0	0	0	74	75
External Auto							100%	201	609	810	76	77
Net New							100%	201	609	810	78	79
TOTAL								201	609	810	80	81
Development Total								201	609	810	82	83
Mixed-Use Internal							0%	0	0	0	84	85
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	86	87
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	88	89
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	90	91
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	92	93
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	94	95
Other - Internal				Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0	96	97
External Non-Auto							0%	0	0	0	98	99
External Auto							100%	201	609	810	100	101
Pass-by				Retail				0	0	0	102	103
Net New							100%	201	609	810	104	105

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



**Exhibit 3b
Proposed Crane Landing
Trip Generation - PM Peak Hour**

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		PM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	965	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$	0.63	0.37		564	331	895	56
Multifamily Housing (Low-Rise)	220	264	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln}(T) = 0.89 \text{Ln}(X) - 0.02$	0.63	0.37		88	52	140	57
		1,229							652	383	1,035	59
Residential Total									652	383	1,035	61
Mixed-Use Internal							0%		0	0	0	62
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	63
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	64
Office - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	65
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%		0	0	0	66
Other - Internal				Estimate Passenger Car Equiv.	Balanced ICR	0%	0%		0	0	0	67
External Non-Auto							0%		0	0	0	68
External Auto							100%		652	383	1,035	69
Net New							100%		652	383	1,035	70
TOTAL												109
												110
												111
Development Total									652	383	1,035	112
Mixed-Use Internal							0%		0	0	0	113
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	114
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	115
Office - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	116
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%		0	0	0	117
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%		0	0	0	118
Other - Internal				Estimate Passenger Car Equiv.	Balanced ICR	0%	0%		0	0	0	119
External Non-Auto							0%		0	0	0	120
External Auto							100%		652	383	1,035	121
Retail Pass-by				Retail					0	0	0	122
Net New							100%		652	383	1,035	123

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



**Exhibit 3c
Proposed Crane Landing
Trip Generation - Daily**

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		DAILY		IN	OUT	TOTAL	Ref.
					Enter	Exit	Enter	Exit				
RESIDENTIAL												
Single-Family Detached	210	<u>965</u>	D.U.s	Weekday Equation per D.U.	$\ln(T) = 0.92 \ln(X) + 2.71$	0.5	0.5	4185	4,185	8,370		54
Multifamily Housing (Low-Rise)	220	<u>264</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\ln(T) = 0.89 \ln(X) - 0.02$	0.5	0.5	978	977	1,955		57
		1,229						5,163	5,162	10,325		58
Residential Total								5,163	5,162	10,325		59
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>		60
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		61
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		62
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		63
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0		64
Baseball Fields - Internal				Estimate	Balanced ICR	0%	0%	0	0	0		65
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>		66
External Auto						100%		5,163	5,162	10,325		67
Net New						100%		5,163	5,162	10,325		68
TOTAL												
Development Total								5,163	5,162	10,325		107
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>		108
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		109
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		110
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		111
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0		112
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0		113
Baseball Fields - Internal				Perfect Game Estimate	Balanced ICR	0%	0%	0	0	0		114
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>		115
External Auto						100%		5,163	5,162	10,325		116
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>		117
Net New						100%		5,163	5,162	10,325		118

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 4

Crane Landing ZTIS
Del Prado Boulevard Background Traffic

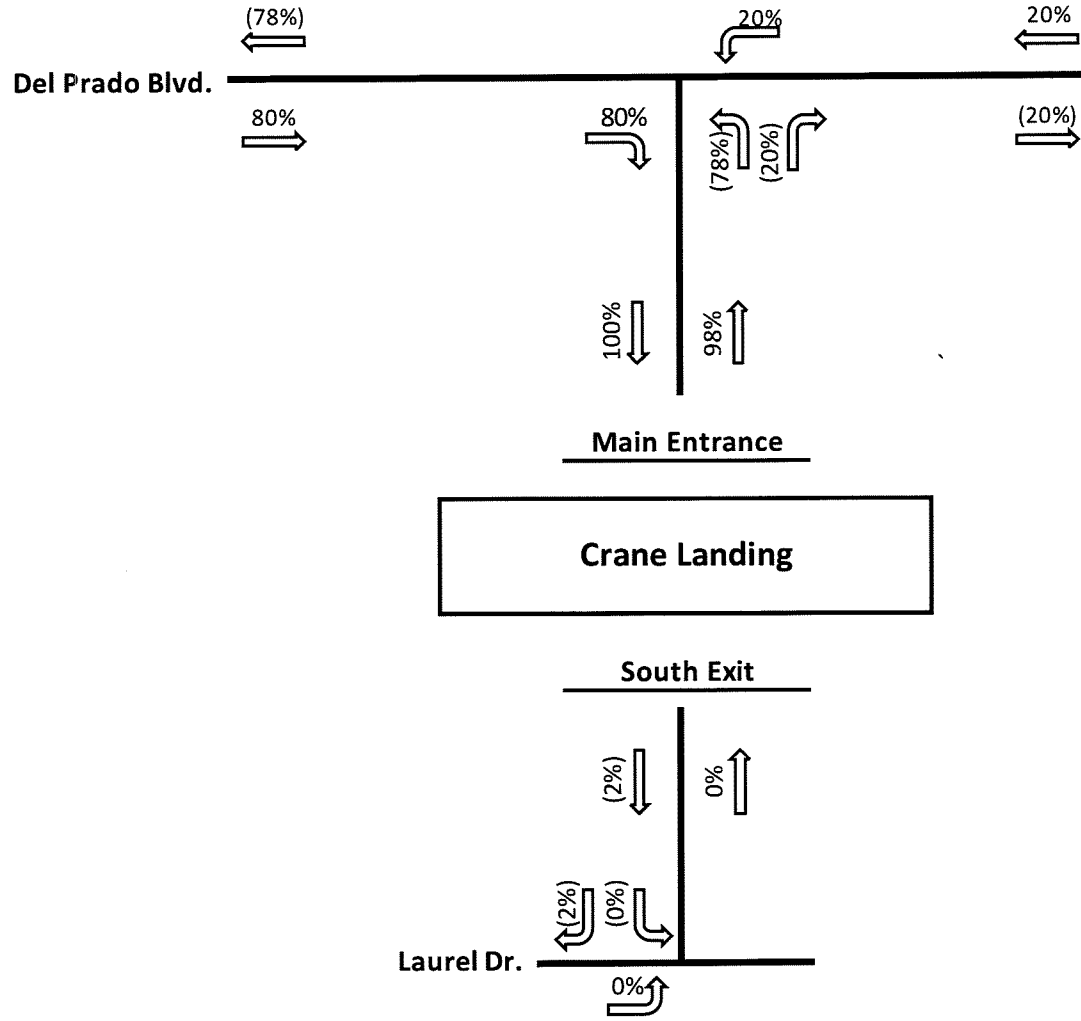
<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>2020 K₁₀₀</u> <u>Dir. Vol. ⁽¹⁾</u>	<u>Annual</u> <u>Growth Rate ⁽²⁾</u>	<u>2021 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2022 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2023 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2024 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2025 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2026 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2027 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2028 K₁₀₀</u> <u>Dir. Vol.</u>
Del Prado Boulevard	East of US 41	Mellow Drive	386	6.40%	411	436	461	485	510	535	559	584

Footnotes:


(1) Based on Lee County 2020 Public Facilities Level of Service and Concurrency Report

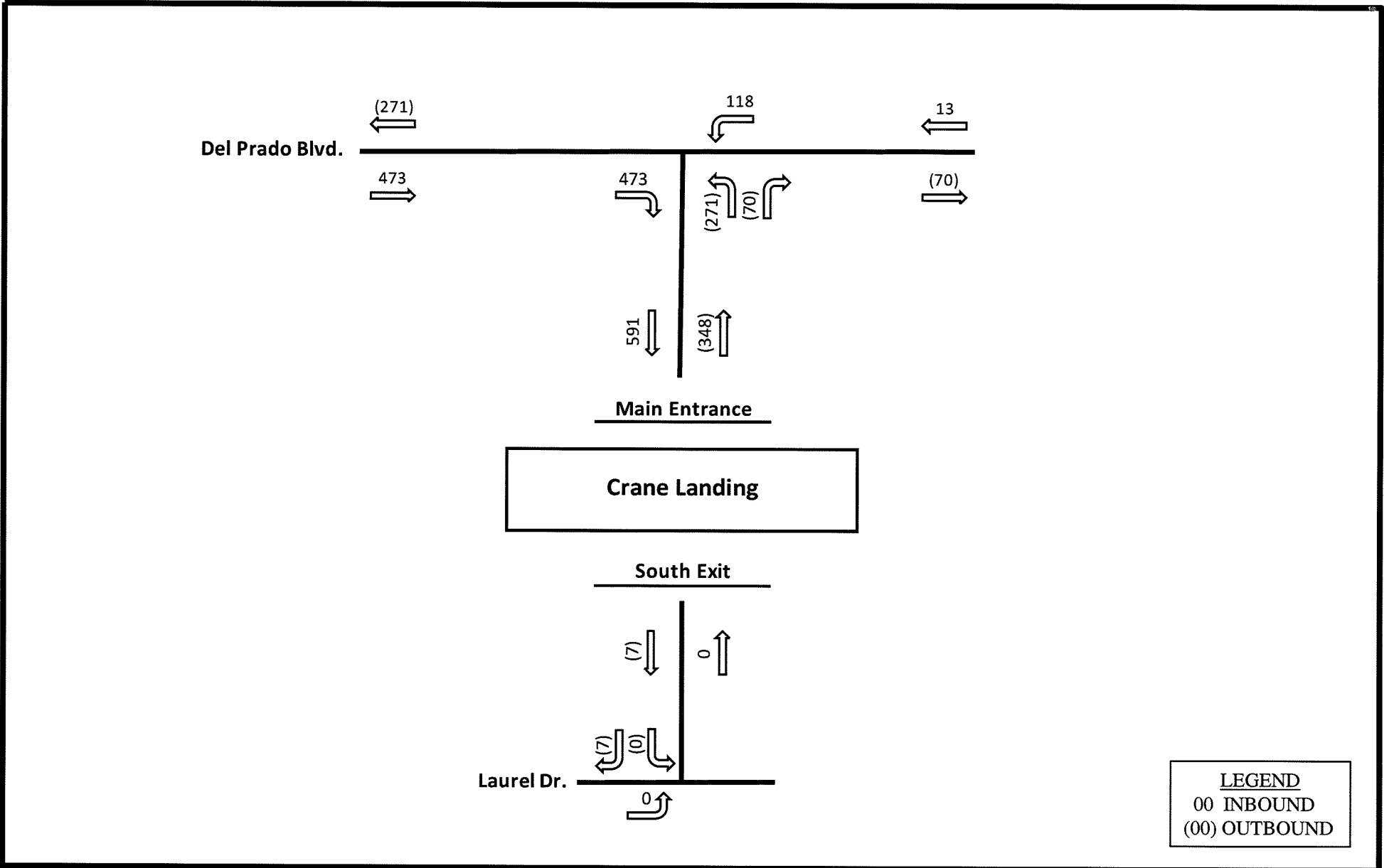
(2) Linear growth rate. Growth rate developed from 2020 Lee County Traffic Count Report.





LEGEND
 00 INBOUND
 (00) OUTBOUND

	Crane Landing	Project Trip Distribution and Assignment Percentage	19505/0621
			Exhibit 5

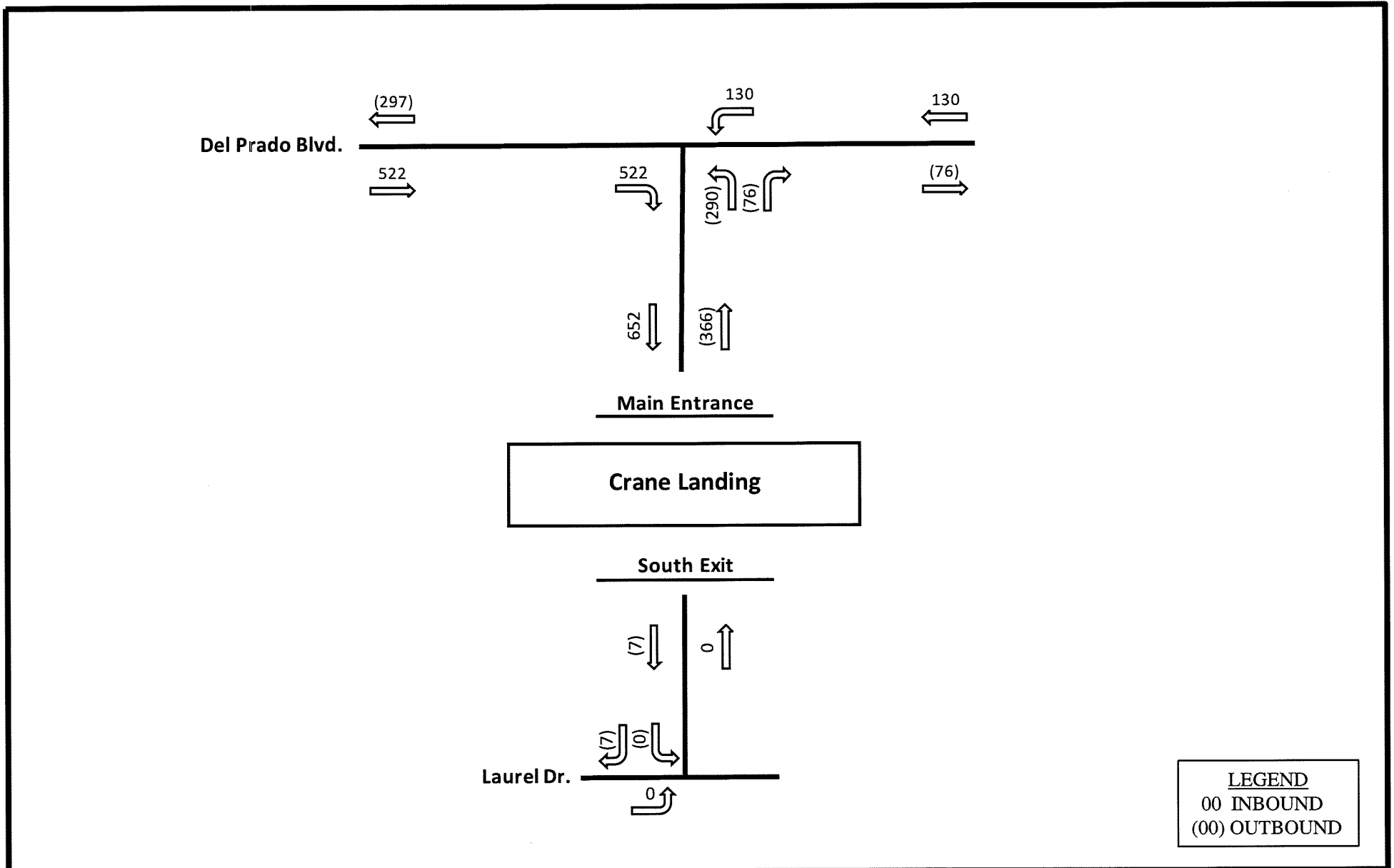


Crane Landing

Approved Zoning Project Trips

19505/0621

Exhibit 6



LEGEND
00 INBOUND
(00) OUTBOUND


	Crane Landing	Proposed Zoning Project Trips	19505/0621
			Exhibit 7

EXHIBIT 8

**DEL PRADO BOULEVARD LOS ANALYSIS
TRAFFIC CONDITIONS WITH APPROVED CRANE LANDING BUILDOUT
DIRECTIONAL PEAK HOUR, PEAK SEASON**

ROADWAY	FROM	TO	LOS Facility Type	Existing Lanes	LOS Std. ¹	Existing Dir. Traffic	Future Dir. Traffic ³	Project Dir. Traffic	Directional Peak Hr. Vol.	Directional Service Volumes ⁴					LOS Std.	LOS 2040		Lanes Needed
										LOS A	LOS B	LOS C	LOS D	LOS E		V/C	LOS	
																NB/EB	NB/EB	
Del Prado Blvd.	US 41	Slater Rd.	Class I Arterial	2LU	E	386	584	473	1,057	*	140	800	860	860	860	1.23	F	4

FOOTNOTES:

- (1) Lee County roadway LOS standard used for county roadways (LOS E).
- (2) Directional peak hour volumes were obtained from the 2020 Lee County Concurrency Report.
- (3) Future traffic volumes were determined from historic AADTs counted East of US 41 and Del Prado Blvd
- (4) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads.



EXHIBIT 9

**DEL PRADO BOULEVARD LOS ANALYSIS
TRAFFIC CONDITIONS WITH PROPOSED CRANE LANDING BUILDOUT
DIRECTIONAL PEAK HOUR, PEAK SEASON**

ROADWAY	FROM	TO	LOS Facility Type	Existing Lanes	LOS Std. ¹	Existing Dir. Traffic ²	Future Dir. Traffic ³	Project Dir. Traffic	Directional Peak Hr. Vol. NB/EB	Directional Service Volumes ⁴					LOS Std.	LOS 2040		Lanes Needed
										LOS A	LOS B	LOS C	LOS D	LOS E		V/C	Dir1	
Del Prado Blvd.	US 41	Slater Rd.	Class I Arterial	2LU	E	386	584	522	1,106	*	140	800	860	860	860	1.29	F	4

FOOTNOTES:

- (1) Lee County roadway LOS standard used for county roadways (LOS E).
- (2) Directional peak hour volumes were obtained from the 2020 Lee County Concurrency Report.
- (3) Future traffic volumes were determined from historic AADTs counted East of US 41 and Del Prado Blvd
- (4) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads.



APPENDIX A

LEE COUNTY ADMINISTRATIVE CODE AC-13-17

ADMINISTRATIVE CODE BOARD OF COUNTY COMMISSIONERS	
CATEGORY:	CODE NUMBER:
Development/Planning/Zoning	AC-13-17
TITLE: Traffic Study Guidelines for Planned Development Rezoning	ADOPTED: 4/15/92
	AMENDED:
	ORIGINATING DEPARTMENT: Community Development/DOT
PURPOSE/SCOPE:	
<u>GUIDELINES FOR ZONING TRAFFIC STUDIES</u>	
<p>The scope of the Zoning Traffic Study (ZTS) is dependent upon vehicle trips generated, existing road network, location within Lee County, access points, and proposed facilities. It is recommended that these criteria be discussed with representatives of Lee County's Department of Transportation and Engineering (DOT&E), Department of Community Development (DCD), Division of Development Review (DDR) and other Lee County personnel (hereinafter Staff) as applicable prior to starting the preparation of the ZTS.</p> <p>This administrative code replaces Chapter 1 of the Guidelines for Traffic Impact Statements written on December 11, 1989.</p>	
POLICY/PROCEDURE:	
<p>These guidelines are intended to be used by transportation professionals for determining impacts of non-DRI zoning applications only. The ZTS' are not applicable for Development Orders or Concurrency determinations. The applicant should be aware that the ZTS is utilized for a general impact analysis for the proposed project and not as a basis for a traffic mitigation plan. Modifications of specific requirements contained within these guidelines may be approved by the Director of Zoning or his/her designee only after a written request by the applicant stating the reasons for said modifications. An approval of a request for modification of these guidelines must be in writing and rendered within 30 calendar days of receipt of a fully documented written request.</p> <p style="text-align: center;"><u>Trip Generation</u></p> <p>Trip generation calculations are necessary to determine the degree of analysis necessary for a given project; therefore, they are the minimum requirement for all projects required to produce a ZTS. Calculation of trip ends shall be made using the sources listed below in the order of preference:</p> <ol style="list-style-type: none"> 1) Institute of Transportation Engineers (ITE) current edition of <u>Trip Generation</u>; or 2) Generation rates derived from observation of trips at similar developments as outlined in the Independent Fee Calculation Administrative Code; or 	

AC-13-17 Continued

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

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

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

Analysis

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

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

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

- 1) Level of Service' (LOS) analysis shall be performed using methodology as listed below:
 - a) If the project generates between 100 and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through IX-7, -Traffic Circulation Element, Volume 1 of 3)

The site accesses and all intersections within one quarter of a mile area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.
 - b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links within the area of influence.
- 2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

AC-13-17 Continued

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

APPENDIX B

ITE TRIP GENERATION, 10th EDITION
DATA AND RATES

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

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

Source Numbers

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

Single-Family Detached Housing (210)

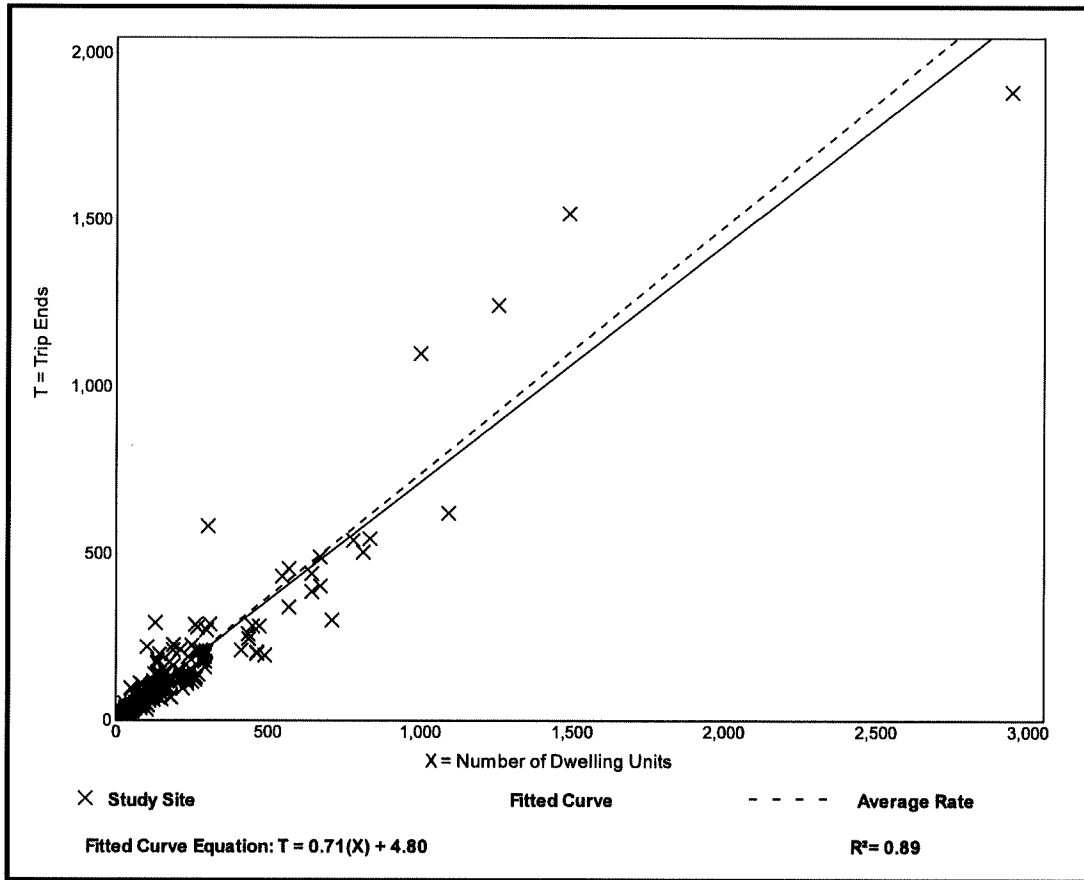
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

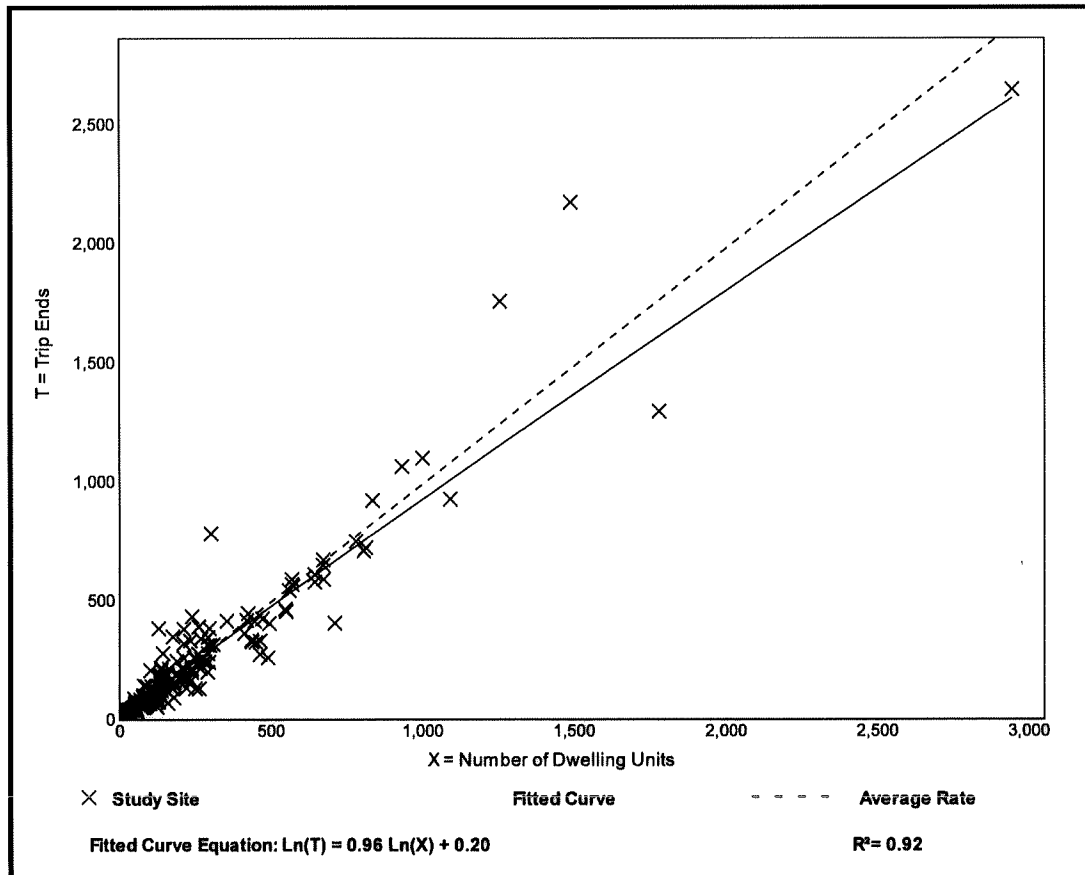
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

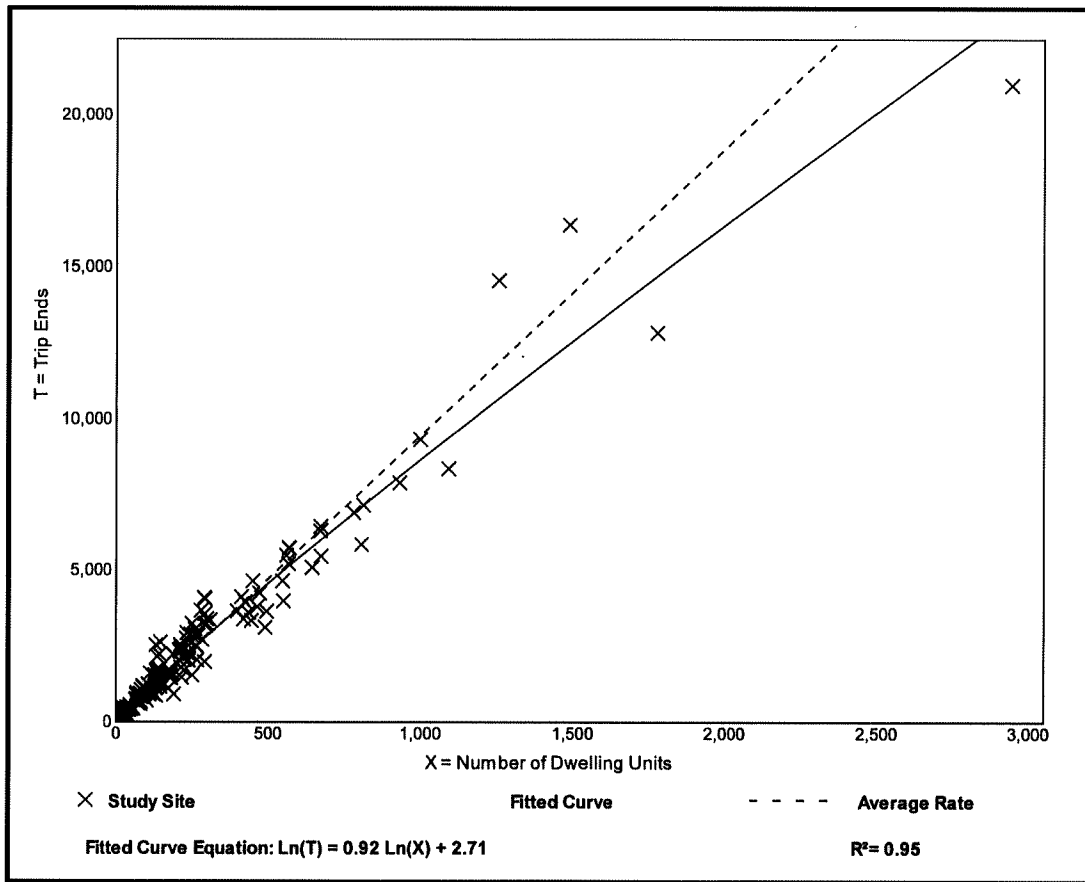
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

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

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

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

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

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

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

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

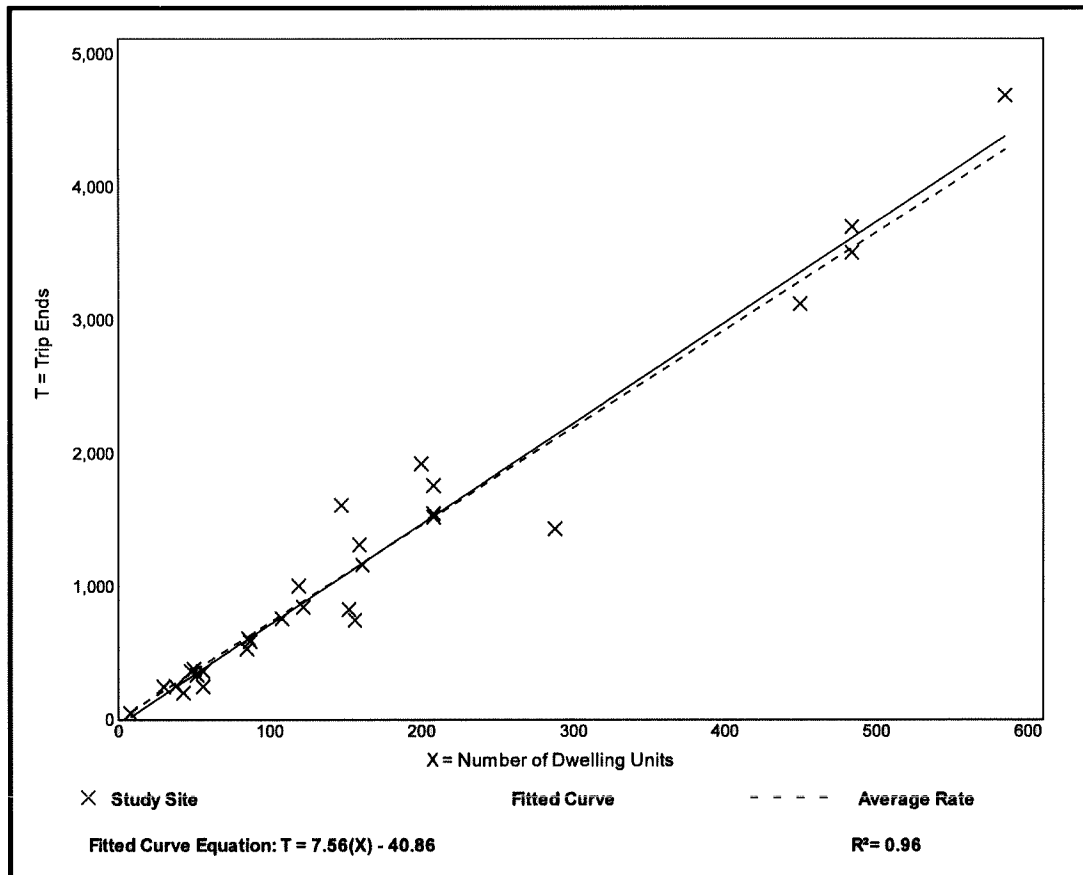
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

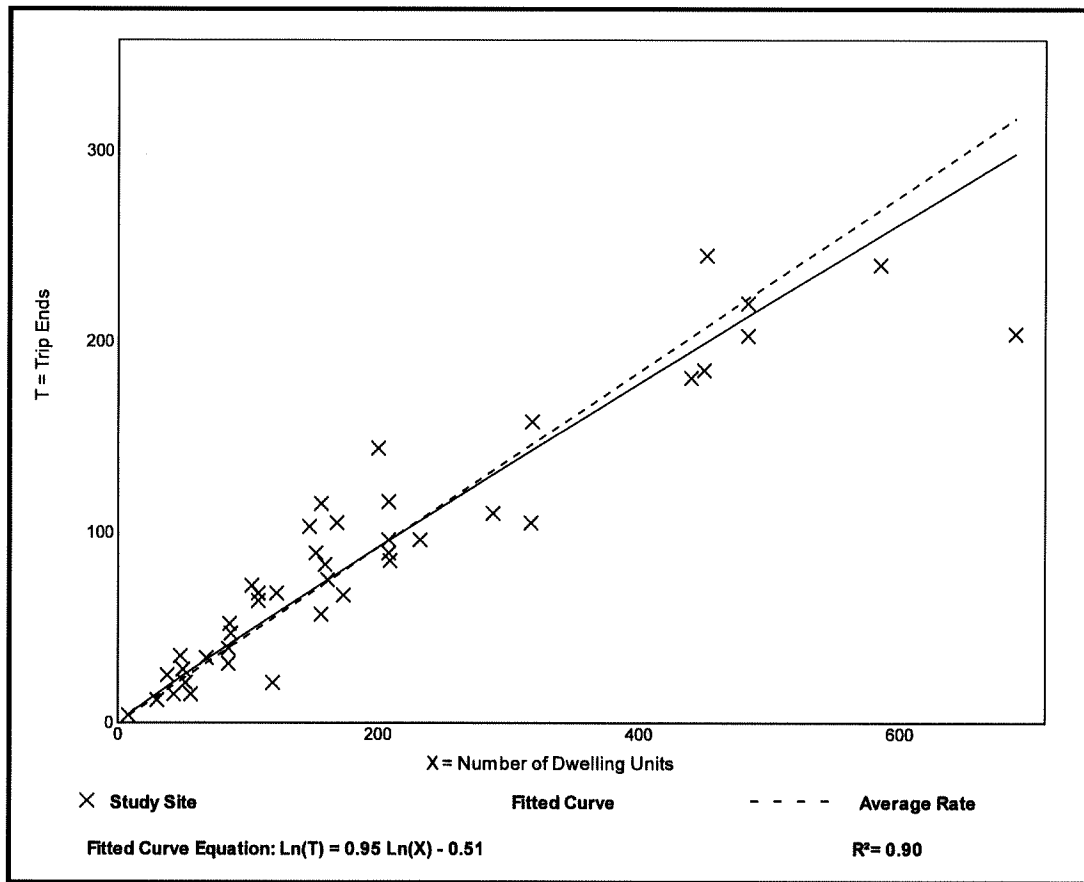
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 50

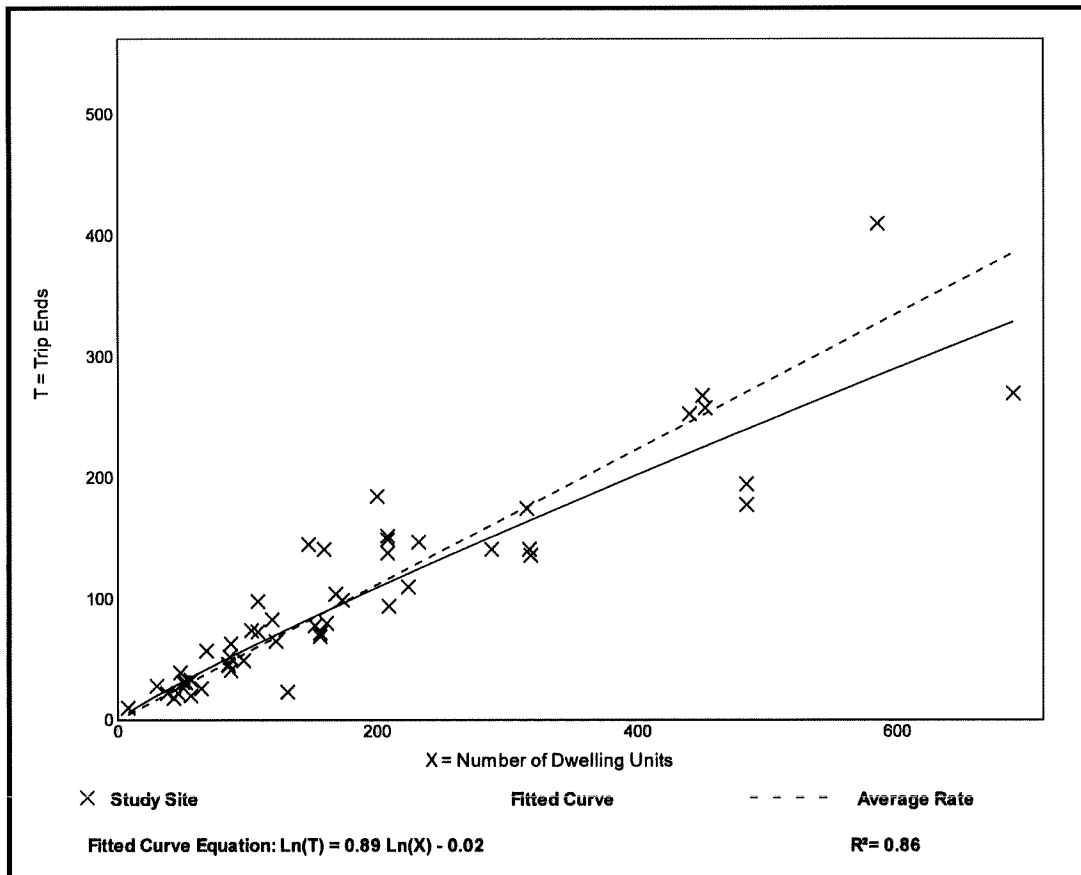
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 12:30 and 1:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in New Jersey, New York, Oregon, Pennsylvania, Tennessee, and Texas.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912

Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday

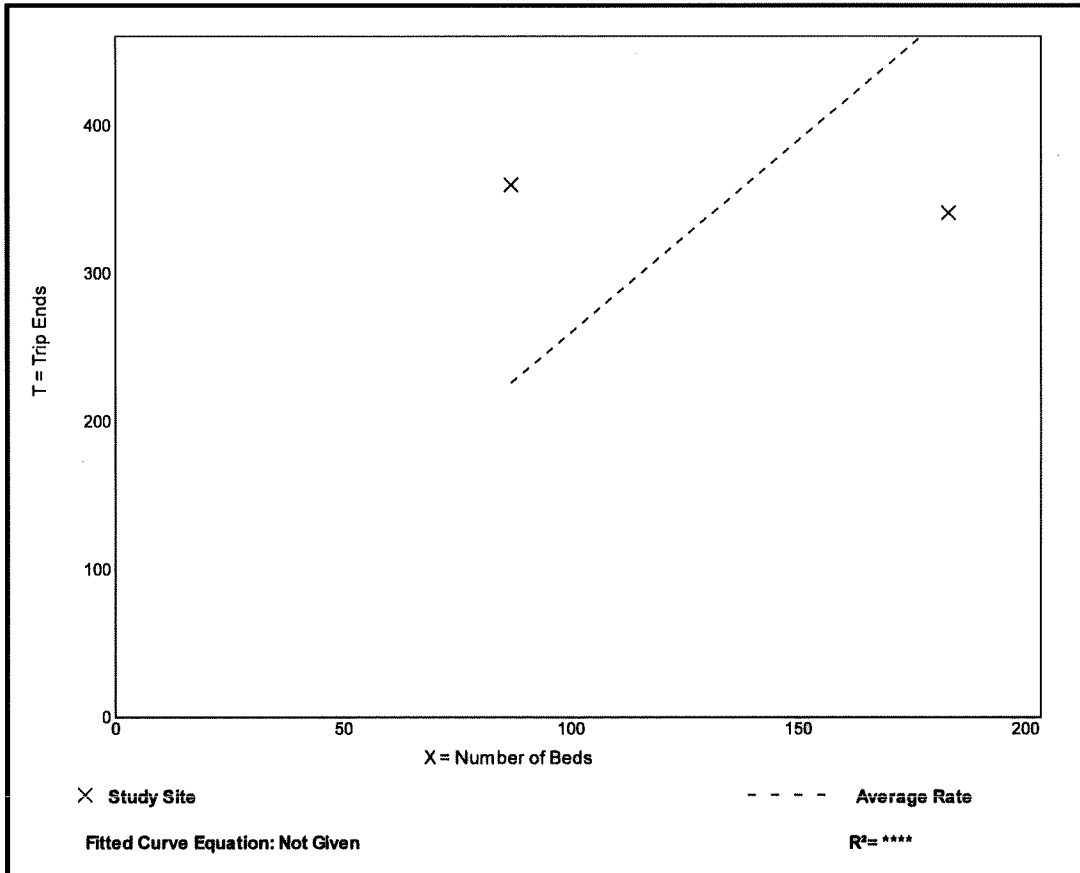
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



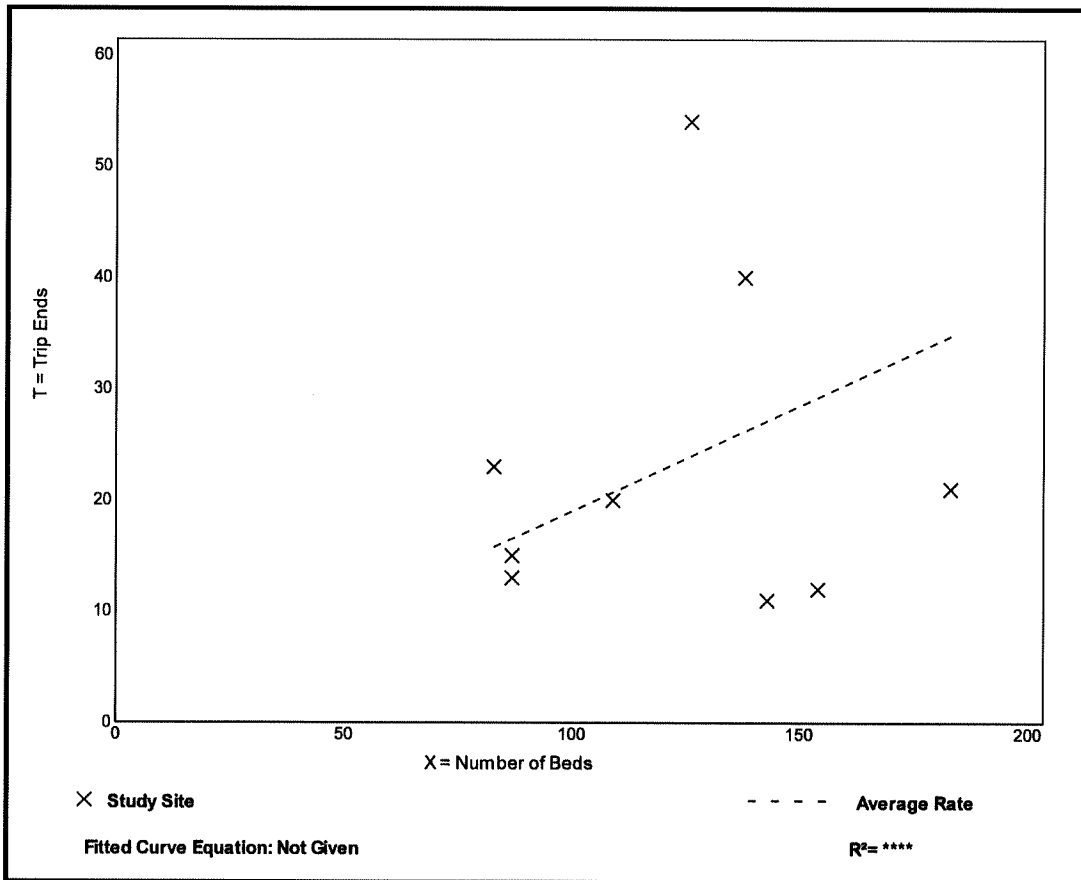
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



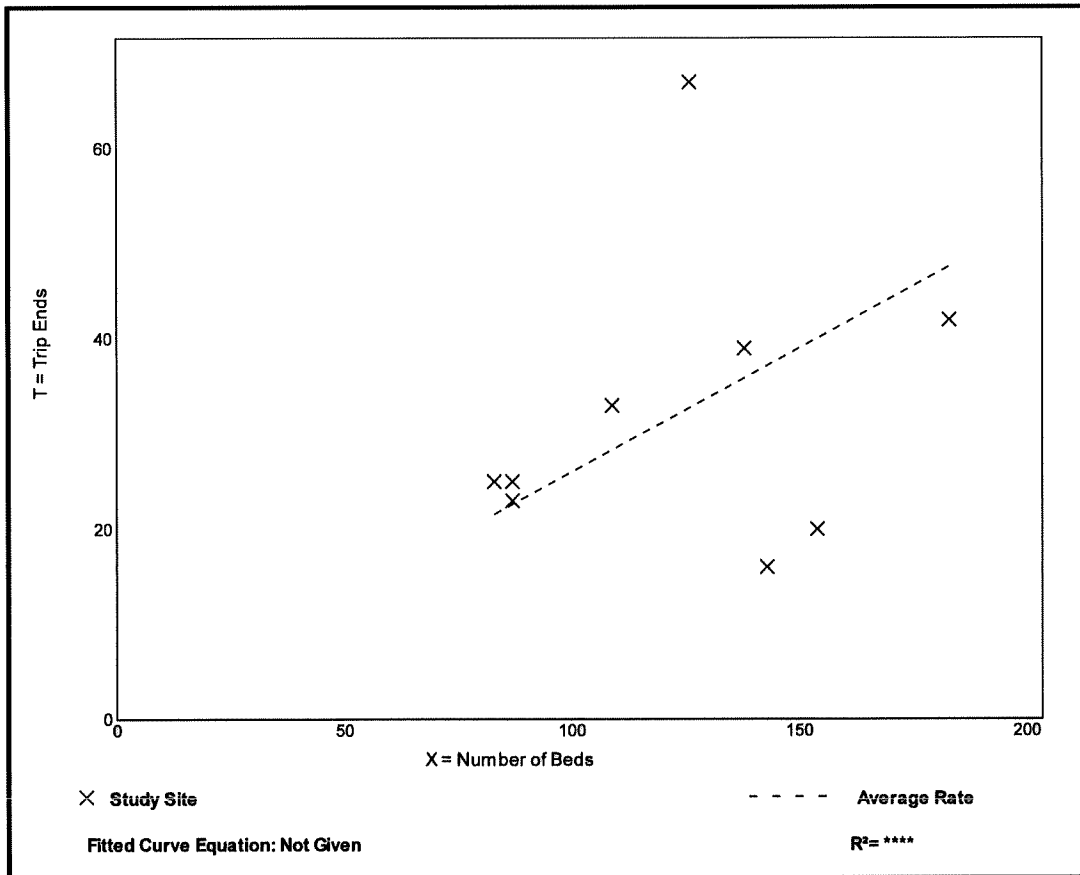
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



APPENDIX C
LEE COUNTY 2020 CONCURRENCY REPORT
EXCERPT



*PUBLIC FACILITIES
LEVEL OF SERVICE
AND
CONCURRENCY REPORT*

2020

INVENTORY AND PROJECTIONS



5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
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	F	3,094	F	3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	F	3,094	F	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	F	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	F	716	F	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	

APPENDIX D

HISTORICAL AADT GROWTH TREND ANALYSIS



Transportation Data Management System

List View All DIRs

Record	<input type="button" value="⏪"/> <input type="button" value="⏴"/> 1 <input type="button" value="⏵"/> <input type="button" value="⏩"/> of 1 Goto Record <input type="text"/> <input type="button" value="go"/>		
Location ID	443	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	1	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Class Grp			
WIM Group			
QC Group	Default		
Funct'l Class	-	Milepost	
Located On	DelPrado Blvd		
Loc On Alias			
EAST OF	US-41		
More Detail	<input type="button" value="▶"/>		
STATION DATA			

Directions:

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2020	8,800	577	7	53			
2019	7,800	860	11	57			
2018	7,800	848	11	56			
2017	7,200	789	11	60			
2016	6,600	702	11	55			

1-5 of 14


Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	

VOLUME COUNT			
Date	Int	Total	

VOLUME TREND <input type="button" value="?"/>	
Year	Annual Growth

DCI2021-00016 Lee County ePlan

5/27/2021

	Thu 4/9/2020	15	6,479
	Wed 4/8/2020	15	6,456
	Tue 4/7/2020	15	6,170
	Thu 4/18/2019	15	9,077
	Wed 4/17/2019	15	8,766
	Tue 4/16/2019	15	8,807
	Thu 4/5/2018	15	8,997
	Wed 4/4/2018	15	9,074
	Tue 4/3/2018	15	8,827
	Thu 4/13/2017	15	8,049
<input type="button" value=" <<"/> <input type="button" value="<"/> <input type="button" value=">"/> <input type="button" value=">> "/> 1-10 of 41		<input type="text" value="mm/dd/yyyy"/> <input type="button" value="To Date"/> 	

Additional info dated 06-18-2021

Transportation Data Management System

Year	Annual Growth
2020	13%
2019	0%
2018	8%
2017	9%
2016	10%
2015	12%
2014	14%
2013	1%
2012	-6%
2006	33%

1-10 of 13

APPENDIX E

2020 TRAFFIC COUNTS AT US 41 AND DEL PRADO BLVD.

**DAVID PLUMMER & ASSOCIATES
SUMMARY OF VEHICLE MOVEMENTS**

TRAFFIC COUNT ADJUSTMENT FACTORS

File# _____
Job # 19504

Project name:
Job number: 19504

Count location:
County:
City:
Date: #####
Day of Week: Wednesday
Weather: Good PM
Road Condition: Good

Observer: NA
Remark: None

Intersection Description:
From North (SB):
From South (NB):
From East (WB)
From West (EB)

AM Peak Hour: 11:00 AM to 12:00 PM
PM Peak Hour: 4:30 PM to 5:30 PM

LEE COUNTY ADJUSTMENT FACTOR

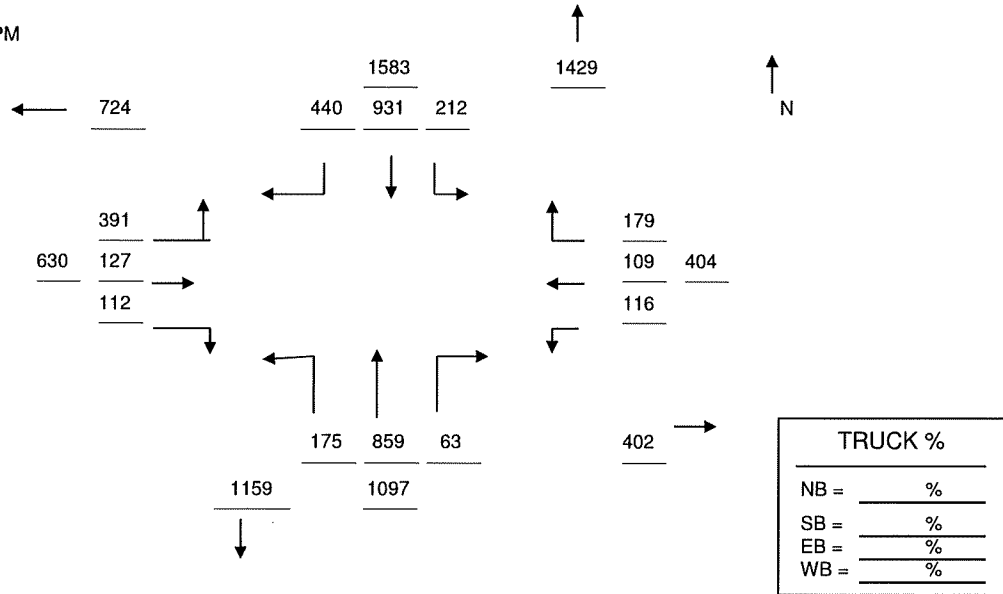
Traffic count report: 2020
Permanent count station: 103
Month of count AADT: 1.2
AADT to peak season 1.15

Factor = 1.00 ÷ 1.20 x 1.15 = 0.96

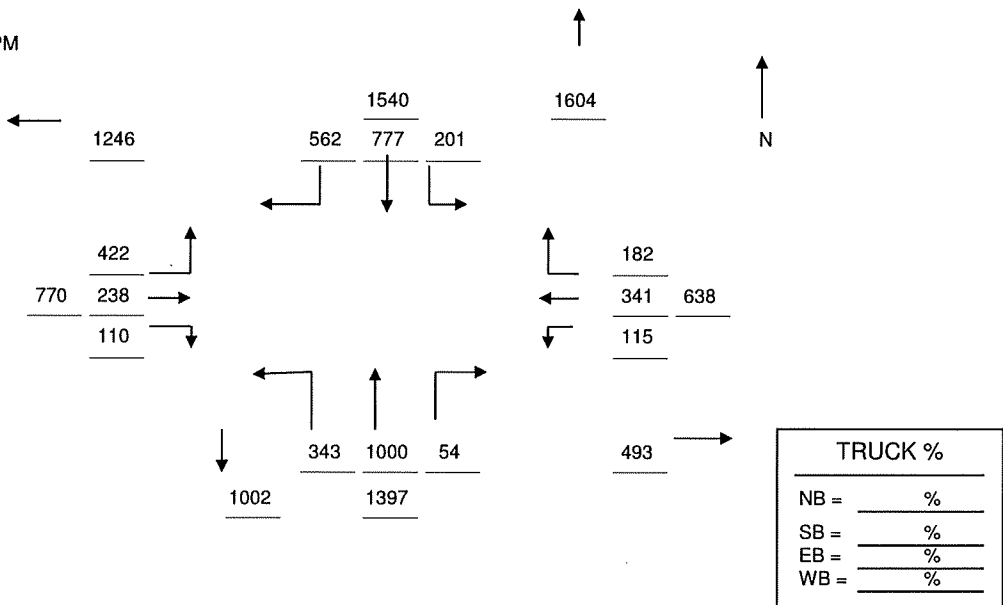
**DPA
RAW TURNING MOVEMENT DIAGRAM**

LOCATION:	0	CITY:	0
COUNTY :	0	DATE: #####	Wednesday
OBSERVER:	NA		

AM Peak Hour
11:00 AM 12:00 PM



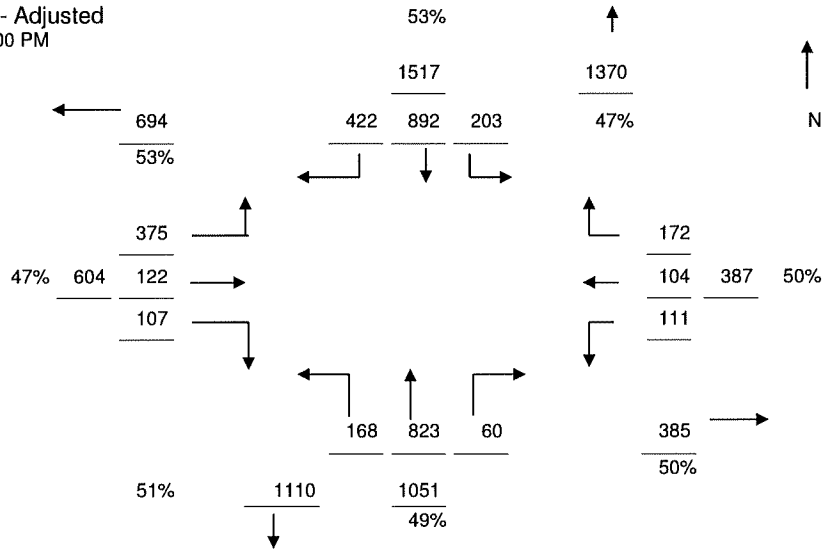
PM Peak Hour
4:30 PM 5:30 PM



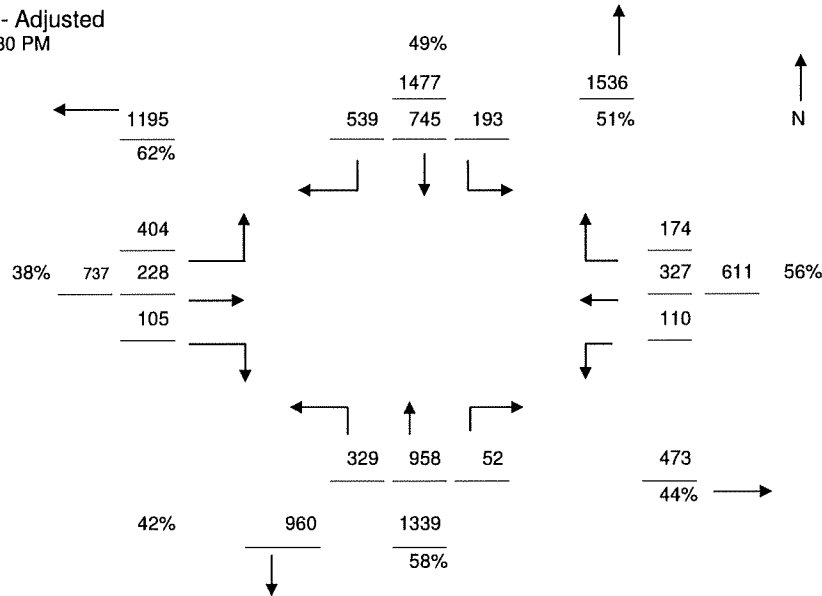
**DPA
ADJUSTED TURNING MOVEMENT DIAGRAM**

LOCATION:	0	REPORT:	2020
COUNTY :	0	STATION:	103
OBSERVER:	NA	MONTHLY:	1.20
		ANNUAL:	1.15
		ADJUSTMENT FACTOR:	0.96

AM Peak Hour - Adjusted
11:00 AM 12:00 PM



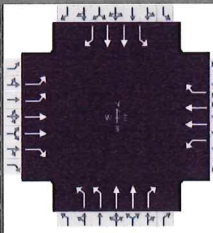
PM Peak Hour - Adjusted
4:30 PM 5:30 PM



APPENDIX F

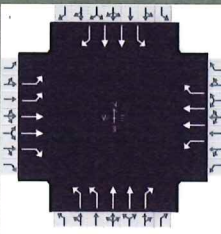
HCS 7 INTERSECTION ANALYSIS

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information												
Agency				Duration, h	0.25											
Analyst				Analysis Date	5/18/2021											
Jurisdiction				Time Period												
Urban Street	Del Prado Boulevard			Analysis Year	2021											
Intersection	US 41			File Name	US41_DelPrado_Existing.xus											
Project Description																
Demand Information				EB			WB			NB			SB			
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R	
Demand (v), veh/h				404	228	105	110	327	174	329	958	52	193	745	539	
Signal Information																
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End													
Uncoordinated	No	Simult. Gap E/W	On	Green	13.5	1.2	47.2	16.6	13.5	0.0						
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	5.0	0.0	5.0	5.0	5.0	0.0						
				Red	2.0	0.0	2.0	2.0	2.0	0.0						
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT					
Assigned Phase					4		8	5	2	1	6					
Case Number					9.0		9.0	2.0	3.0	2.0	3.0					
Phase Duration, s					23.6		20.5	20.5	54.2	21.7	55.4					
Change Period, (Y+R _c), s					7.0		7.0	7.0	7.0	7.0	7.0					
Max Allow Headway (MAH), s					3.0		3.0	3.0	0.0	3.0	0.0					
Queue Clearance Time (g _s), s					15.2		12.3	12.8		14.4						
Green Extension Time (g _e), s					1.4		1.2	0.8	0.0	0.3	0.0					
Phase Call Probability					1.00		1.00	1.00		1.00						
Max Out Probability					0.00		0.00	0.00		0.00						
Movement Group Results				EB			WB			NB			SB			
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement				7	4	14	3	8	18	5	2	12	1	6	16	
Adjusted Flow Rate (v), veh/h				421	238	47	115	341	119	343	998	13	201	776	374	
Adjusted Saturation Flow Rate (s), veh/h/ln				1708	1758	1540	1739	1758	1565	1694	1772	1553	1759	1716	1540	
Queue Service Time (g _s), s				14.2	7.2	3.1	7.4	11.3	8.7	11.8	25.1	0.5	13.4	17.5	19.5	
Cycle Queue Clearance Time (g _c), s				14.2	7.2	3.1	7.4	11.3	8.7	11.8	25.1	0.5	13.4	17.5	19.5	
Green Ratio (g/C)				0.15	0.15	0.15	0.12	0.12	0.12	0.12	0.40	0.40	0.13	0.41	0.41	
Capacity (c), veh/h				502	517	226	210	424	189	410	1424	624	230	1412	634	
Volume-to-Capacity Ratio (X)				0.838	0.460	0.207	0.546	0.803	0.629	0.836	0.701	0.020	0.875	0.550	0.590	
Back of Queue (Q), ft/ln (95 th percentile)				243.5	136.5	53	150	218	154.4	213.3	355.2	7.8	244.3	263.3	272.2	
Back of Queue (Q), veh/ln (95 th percentile)				9.6	5.4	2.1	5.8	8.6	6.1	8.3	14.1	0.3	9.6	10.1	10.6	
Queue Storage Ratio (RQ) (95 th percentile)				0.22	0.00	0.09	0.35	0.00	0.33	0.36	0.00	0.02	0.31	0.00	0.34	
Uniform Delay (d ₁), s/veh				46.9	44.0	42.4	49.7	51.4	50.2	49.2	22.8	16.8	48.6	20.2	20.3	
Incremental Delay (d ₂), s/veh				1.5	0.2	0.2	0.8	1.4	1.3	1.7	2.9	0.1	4.1	1.5	4.0	
Initial Queue Delay (d ₃), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh				48.3	44.3	42.5	50.5	52.7	51.5	50.9	25.7	16.8	52.7	21.7	24.3	
Level of Service (LOS)				D	D	D	D	D	D	D	C	B	D	C	C	
Approach Delay, s/veh / LOS				46.6	D		52.0	D		32.0	C		27.0	C		
Intersection Delay, s/veh / LOS				35.8						D						
Multimodal Results				EB			WB			NB			SB			
Pedestrian LOS Score / LOS				2.66	C		2.74	C		2.52	C		2.66	C		
Bicycle LOS Score / LOS				1.07	A		0.96	A		1.60	B		1.60	B		

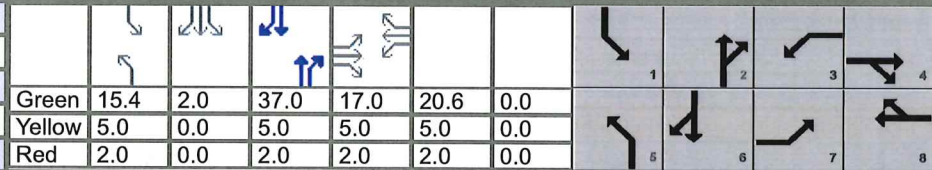
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency				Duration, h	0.25		
Analyst				Analysis Date	5/18/2021		
Jurisdiction				Area Type	Other		
Urban Street	Del Prado Boulevard			Time Period			
Intersection	US 41			PHF	0.96		
Project Description				Analysis Year	2021		
				Analysis Period	1> 7:00		
				File Name	US41_DelPrado_With_Approved_Project.xus		



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	469	501	122	217	528	261	382	1111	202	319	864	625

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	15.4	2.0	37.0	17.0	20.6	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	5.0	0.0	5.0	5.0	5.0	0.0				
				Red	2.0	0.0	2.0	2.0	2.0	0.0				



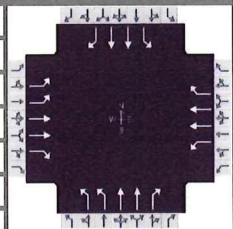
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		9.0		9.0	2.0	3.0	2.0	3.0
Phase Duration, s		24.0		27.6	22.4	44.0	24.4	46.0
Change Period, (Y+R _c), s		7.0		7.0	7.0	7.0	7.0	7.0
Max Allow Headway (MAH), s		3.0		3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (g _s), s		18.9		19.2	14.7		19.4	
Green Extension Time (g _e), s		0.0		1.4	0.8	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		1.00		0.20	0.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	489	522	65	226	550	147	398	1157	85	332	900	464
Adjusted Saturation Flow Rate (s), veh/h/ln	1708	1744	1527	1739	1758	1565	1694	1772	1540	1759	1716	1386
Queue Service Time (g _s), s	17.0	17.9	4.3	14.7	18.2	10.2	13.7	38.0	4.2	18.4	26.9	40.0
Cycle Queue Clearance Time (g _c), s	17.0	17.9	4.3	14.7	18.2	10.2	13.7	38.0	4.2	18.4	26.9	40.0
Green Ratio (g/C)	0.15	0.15	0.15	0.18	0.18	0.18	0.14	0.32	0.32	0.15	0.33	0.33
Capacity (c), veh/h	512	523	229	313	633	282	464	1123	488	270	1143	462
Volume-to-Capacity Ratio (X)	0.954	0.997	0.282	0.722	0.869	0.521	0.857	1.031	0.175	1.232	0.787	1.004
Back of Queue (Q), ft/ln (95 th percentile)	341.1	387.1	74.1	276.2	333.9	178.1	237.8	689.3	72.5	672.3	408.3	613.2
Back of Queue (Q), veh/ln (95 th percentile)	13.4	15.1	2.8	10.6	13.1	7.0	9.3	27.4	2.8	26.5	15.7	23.8
Queue Storage Ratio (RQ) (95 th percentile)	0.31	0.00	0.12	0.65	0.00	0.37	0.40	0.00	0.18	0.84	0.00	0.77
Uniform Delay (d ₁), s/veh	47.6	48.0	42.5	46.4	47.8	44.5	47.9	34.7	24.9	47.7	30.1	33.4
Incremental Delay (d ₂), s/veh	28.1	38.6	0.2	3.3	7.4	0.6	1.8	35.1	0.8	132.5	5.5	42.9
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	75.7	86.6	42.8	49.6	55.2	45.1	49.7	69.8	25.7	180.2	35.6	76.3
Level of Service (LOS)	E	F	D	D	E	D	D	F	C	F	D	F
Approach Delay, s/veh / LOS	79.0	E		52.2	D		62.6	E		75.1	E	
Intersection Delay, s/veh / LOS	68.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.77	C	2.74	C	2.62	C	2.67	C
Bicycle LOS Score / LOS	1.37	A	1.25	A	1.84	B	1.89	B

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency				Duration, h	0.25		
Analyst				Analysis Date	5/18/2021		
Jurisdiction				Area Type	Other		
Urban Street	Del Prado Boulevard			Time Period	PHF		
Intersection	US 41			Analysis Year	2021		
Project Description				Analysis Period	1> 7:00		
				File Name	US41_DelPrado_With_Proposed_Project.xus		



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	469	525	122	217	528	261	382	1111	217	328	864	625

Signal Information				Signal Phases									
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	15.4	1.9	37.0	17.0	20.7	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Yellow	5.0	0.0	5.0	5.0	5.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	2.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		9.0		9.0	2.0	3.0	2.0	3.0
Phase Duration, s		24.0		27.7	22.4	44.0	24.3	45.9
Change Period, (Y+Rc), s		7.0		7.0	7.0	7.0	7.0	7.0
Max Allow Headway (MAH), s		3.0		3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (gs), s		19.0		19.2	14.7		19.3	
Green Extension Time (ge), s		0.0		1.5	0.8	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		1.00		0.22	0.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	489	547	65	226	550	209	398	1157	164	342	900	495
Adjusted Saturation Flow Rate (s), veh/h/ln	1708	1744	1527	1739	1758	1565	1694	1772	1540	1759	1716	1386
Queue Service Time (gs), s	17.0	18.0	4.3	14.7	18.2	15.2	13.7	38.0	8.6	18.3	27.0	39.9
Cycle Queue Clearance Time (gc), s	17.0	18.0	4.3	14.7	18.2	15.2	13.7	38.0	8.6	18.3	27.0	39.9
Green Ratio (g/C)	0.15	0.15	0.15	0.18	0.18	0.18	0.14	0.32	0.32	0.15	0.33	0.33
Capacity (c), veh/h	512	523	229	314	636	283	464	1123	488	268	1140	461
Volume-to-Capacity Ratio (X)	0.954	1.045	0.282	0.719	0.865	0.740	0.858	1.031	0.335	1.273	0.789	1.074
Back of Queue (Q), ft/ln (95 th percentile)	341.1	427	74.1	276	333.3	257.5	237.8	689.3	147.3	718.5	409.1	723
Back of Queue (Q), veh/ln (95 th percentile)	13.4	16.7	2.8	10.6	13.1	10.1	9.3	27.4	5.7	28.3	15.7	28.0
Queue Storage Ratio (RQ) (95 th percentile)	0.31	0.00	0.12	0.65	0.00	0.54	0.40	0.00	0.37	0.90	0.00	0.90
Uniform Delay (d1), s/veh	47.6	48.0	42.5	46.3	47.7	46.5	47.9	34.7	26.2	47.8	30.2	33.4
Incremental Delay (d2), s/veh	28.1	51.7	0.2	3.2	7.2	4.4	1.8	35.1	1.9	148.8	5.6	63.3
Initial Queue Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	75.7	99.7	42.8	49.5	54.9	50.9	49.7	69.8	28.0	196.6	35.8	96.7
Level of Service (LOS)	E	F	D	D	D	D	D	F	C	F	D	F
Approach Delay, s/veh / LOS	85.7	F		52.8	D		61.2	E		84.8	F	
Intersection Delay, s/veh / LOS	72.0						E					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.69	C		2.69	C		2.53	C		2.67	C	
Bicycle LOS Score / LOS	1.40	A		1.30	A		1.91	B		1.92	B	

Applicant's Revisions Conditions and Deviations Crane Landing RPD

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the three-page Master Concept Plan entitled "Palermo (AKA Crane Landing) Master Concept Plan" dated July 29, 2021, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This planned development will allow a maximum of 1,229 dwelling units (single-family, two-family attached, townhomes and multiple family) and ancillary and accessory uses on 385.64± acres.

This approval will separate and rescind Request "A" of Resolution Z-04-019 as it pertains to Crane Landing (aka Palermo). ADD2020-00033 will also be rescinded. The amendment to the Sabal Springs Residential Planned Development (Request "B" of Resolution Z-04-019) will remain in full force and effect.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Residential R-1

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 5,200 SF

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation Water Retention

Fences, Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

APPLICANT'S
EXH # 4

Oct 2021-00016

Residential R-2

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 6,500 SF

Two Family Attached

Townhomes

Multiple-family

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

Residential Amenity (RA)

Accessory Uses and Structures

Administrative Offices

Consumption on Premises

Club, private

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Food & Beverage Service, Limited

Model Display Center

Parking Lot, Accessory

Recreational Facilities, Private

Real Estate Sales Office

Signs

Temporary Uses

Wireless Communication Facility WC

Communication Facility, Wireless, requires separate approval by Special Exception.

b. Site Development Regulations

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback (FT)	Min Side Setback (FT) Ext/Int	Min Rear Lot Setback (FT) Prncpl/Acc	Max Building Height (FT)	Max Lot Coverage (%)
R-1 Single-Family	5,200	40	130	20	5	10/5	35	50
R-2 Single Family	6,500	50	130	20	5	10/5	35	45
Two-Family Attached	3,900	30	130	20	5/0	10/5	35	40
Townhouse	1,600	20	80	20	5/0	10/5	45	65
Multi-Family	6,500	65	100	20	15	10	45	80
Clubhouse/ Amenity Site	10,000	100	100	20	5	10	45	40

Notes:

- A minimum 250ft structure setback is required for any structure abutting an indigenous preserve.
- A minimum 30ft structure setback is required for any structure abutting an upland indigenous preserves subject to fire.
- Corner Lots, secondary frontage is treated as side yard setback

3. AGRICULTURAL USES

Currently there is no agricultural activity or agricultural tax exemption on this property. No agricultural uses shall be established on the property in the future without rezoning it to allow for such uses.

4. Natural Resources Conditions:

A targeted water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish shall include:

- ~~The overall goals and objectives of the rainy (wet) season water quality monitoring plan;~~
- ~~A monthly final outfall single baseline monitoring schedule event to be completed prior to commencement of construction that includes is proposed during the “wet” season of June through September, for 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 will also be obtained during sampling.~~
- ~~A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction. A single annual sample for 5 years is to be completed during the “wet” season defined as 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 will also be obtained during sampling.

- d. Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development order. ~~Requests to stop or reduce the number of monitored constituents may be submitted to Lee County Natural Resources for review after 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources. and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.~~
- e. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

5. Environmental Conditions:

- a. All required buffers plantings must utilize 100 percent native vegetation.
- b. The Master Concept Plan depicts a minimum 50-foot-wide enhanced setback in various locations around the periphery of the development. These 50-foot-wide enhanced setbacks may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees throughout the entire width of the these areas.
- c. The multiple-family buildings, two family attached, and townhouses must be separated from the Planned Development boundaries by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
- d. Prior to local development order approval, the landscape plans must demonstrate that a minimum ~~154.48~~ 114.6 acres of ~~common~~ open space is provided for the overall project.

6. Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than ~~nine~~18 within the development at any point in time.
- b. Any model homes or units or real estate sales must be identified on the development order plans.

- c. Real estate sales will be limited to the sale of lots or units within the Palermo (a/k/a Crane Landing) development only.
- d. Models cannot be of the same floor plan and each must be a separate different design.
- e. Each application for a local development order including the placement of a model home within the planned development must include the following:
 - i. The number and location of model homes proposed by the local development order application;
 - ii. The cumulative number and locations of model homes permitted by prior local development order approvals;
 - iii. The remaining number of model homes permitted within the planned development; and
 - iv. Where the maximum number of model homes within the development have been approved by prior local development order approvals, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

7. CONSTRUCTION ADJACENT TO SABAL SPRINGS

- a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
- b. ~~Due to the proximity to the existing residential development~~ Consistent with approved DOS2005-00244, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting the Sabal Springs property.
- c. Consistent with approved DOS2005-00244, ~~N~~no residential or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
- d. ~~No development order or permitting (including land clearing) will be issued by Lee County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.~~
- e. ~~Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).~~

Deviation 2-Indigenous Vegetation Community

Relief from LDC Section 10-415(b), which requires which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities, to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement. This deviation was previously approved by Resolution Z-04-019. Staff recommends approval of this deviation subject to the following conditions:

Prior to local development order approval, the landscape plans must include the following for County Environmental Staff review and approval:

- (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and*
- (2) Details on the marsh creation areas including plant size, species and number; and*
- (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and*
- (4) Delineation of tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.*

Deviation 5- Issuance of Building Permit Prior to recordation of the Plat

Relief from LDC Section 10-211, which allows building permits to be issued for model buildings and sales centers prior to recording of the plat, to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

Staff recommends denial of the requested deviation. The justification provided by the applicant focuses on the economic impact and timing of improvements. The deviation, if approved, would allow the development of individual single-family residences without the establishment of lot lines, setbacks, roadways and other vital infrastructure. It will also negate the zoning approval process at the time of review of the residential building permit. The residential building permit requires a site plan drawn to scale that shows all four lot corners, lot lines and dimensions, location and names of streets, driveways, setbacks provided and location of all easements on the property. These conditions cannot be met if the lots do not exist through the platting process. Furthermore, the issuance of building permits would happen before the recording of any drainage, utility, right-of-way or conservation easements. Staff understands the applicant's concern and need to expedite the process, however the platting process is necessary for the development of individual single family residences and is an established process that is essential to development.

The applicant disagrees with this recommendation of denial.

Deviation 6-Lake Bank Slope

Relief from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a ratio of six

horizontal fee to one vertical foot (6:1) from the top of the bank to a water depth of two feet below the dry season water table, to allow the existing lake bank sloped on Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, B1L12 as depicted on Sheet 1 of the Master Concept Plan to remain at a ratio of four horizontal feet to one vertical foot (4:1).

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope. Lakes subject to this condition are Lakes B1L1, B1L2, B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, and B1L12 as depicted on Sheet 1 of the Master Concept Plan.

Deviation 7-Littoral Shelf Planting

Relief from LDC Section 10-418(2), which requires the planted littoral shelf to be calculated at 25% of the total linear feet of the lake at control elevation, located in a single location of the lake, and a minimum of 20 feet wide, to allow 1 littoral planting per a linear foot for Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan.

Staff recommends approval of deviations 6 and 7 subject to the following condition:

The existing lakes constructed as part of development order DOS2005-00244 and areas of existing lakes that are not modified may remain at a 4:1 slope and may provide plantings calculated at one littoral plant per one linear foot of shoreline. All new lakes or portions of existing lakes that are modified must comply with the current Code. Lakes subject to this condition are Lakes B1L1, B1L2 and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan.

DCI2021-00016 Staff's Revised Condition 4

A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan shall must include establish:

~~A. The overall goals and objectives of the rainy (wet) season water quality monitoring plan;~~

A. A monthly final outfall single baseline monitoring ~~schedule is proposed during the "wet" season of June through September, event to be completed prior to issuance of an amended development order that includes for~~ 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. ~~will also be obtained during sampling.~~

B. ~~A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction. Outfall monitoring during the "wet" season months of June and 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 will be provided to the Division of Natural Resources annually ~~after the first development Order upon issuance of final CC for the development~~ and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall ~~also~~ be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources. Monitoring may cease 5 years after final CC if there has not been an exceedance of State Water Quality Standards with written approval from Lee County Division of Natural Resources. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.

D. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

DCI2021-00016 Staff's Revised Condition 4

A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan shall include:

- A. A single baseline monitoring event to be completed prior to issuance of an amended development order 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. Outfall monitoring during the "wet" season months of June and 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 will be provided to the Division of Natural Resources annually upon the issuance of final CC for the development and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources. Monitoring may cease 5 years after final CC if there has not been an exceedance of State Water Quality Standards with written approval from Lee County Division of Natural Resources.
- D. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

LEE COUNTY
HEARING EXAMINER
2021 OCT 27 PM 3:30

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2021-00016
HEARING EXAMINER DATE: November 10, 2021
SUFFICIENCY DATE: September 03, 2021

Applicant: Morris-Depew Associates, Inc. in reference to Crane Landing (AKA Palermo).

Request: Request to amend Resolution #Z-04-019, the existing 385.64± acre Crane Landing (AKA Palermo) Residential Planned Development (RPD) to amend the Master Concept Plan, Schedule of Uses, Site Development Regulations, and other conditions and deviations.

Location: The subject property is located on Del Prado Boulevard approximately 1 mile east of North Tamiami Trail, North Fort Myers Planning Community, Lee County, FL (District #4). The applicant indicates the STRAP numbers are: (See Attachment N).

Summary

Staff recommends APPROVAL of the applicant's request to amend Resolution Z-04-019, as amended, with the conditions and deviations found in Attachment C.

The conditions have been prepared and some existing conditions of Resolution Z-04-019 have been modified to address the proposed development and consistency with the Lee County Comprehensive Plan (Lee Plan), compatibility with surrounding land uses, and addressing future infrastructure needed to support the development.

The applicant's request includes five (5) new deviations from the requirements of the Land Development Code. One of the two original deviations approved via Resolution Z-04-19 will remain, while deviation #1 is no longer necessary and will be withdrawn. Staff is recommending approval of all but one deviation.

Character of the Area

The area is mostly developed with residential uses. There are some large Residential Planned Developments, including the 213-acre Heritage PUD, the 112-acre Sloane's Gate RPD and the 220-acre Sabal Springs Community. The average density in the area is 3.5 to 4 dwelling units per acre. There are also some commercial uses as well as a school and some agricultural uses in the area.

To the north, across Del Prado Boulevard, there is a large Planned Unit Development (PUD) known as Heritage PUD which was approved in 1985 (ZAB-85-232) for 950 manufactured housing units on 213.9 acres. This development was approved with three phases. Phase one and two are developed while phase three is still vacant. A Florida Governmental Utility Authority (FGUA) water treatment plant is located to the east of Heritage PUD.

To the east there is a residential development zoned RPD (Z-05-087) known as Sloane's Gate RPD which is approved for 561 dwelling units on 122.10 acres. To the east of Sloane's Gate, there is a large subdivision known as Suncoast Acres, zoned MH-1, MH-2, MH-3 and MH-4.

To the south, there are lots of various sizes, mostly zoned TFC-2. The smallest lot is about 12,000 square feet and the largest is about 6 acres in area. There is also a public school abutting this property (North Fort Myers Academy for the Arts K-8) and a 5.7-acre AG-2 zoned property developed with an assisted Living facility (Pinnacle Health).

To the west, there is a large development known as Sabal Springs, a 220-acre residential development approved for 770 dwelling units. To the south of Sabal Springs, there is a mobile home park known as Island Vista Estates, which is a 122-acre rental park with about 650 mobile homes.

Analysis

The subject site, which consists of 385.64± acres, is currently zoned Residential Planned Development via Resolution Z-04-019, as amended. This site is approved for 1,229 dwelling units of single-family, two-family attached, townhomes, and multiple family. The main purpose of this amendment is to remove the previously approved golf course and amend the property development regulations. This amendment will not change the number of units approved.

The applicant, as a part of this application is requesting to add Communication Facility (Wireless) to the schedule of uses as a permissible use requiring a separate Special Exception application approval in the future.

Resolution Z-04-019 contained two distinct requests. Request "A" was to rezone the subject parcel from AG-2, TFC-2 and MHPD to RPD, while request "B" was to amend Resolution Z-86-193 (a residential development to the west of the subject site and known as Sabal Springs RPD).

Request "A" of Resolution Z-04-019 was later amended by administrative amendments ADD2005-00154, which amended the Master Concept Plan, ADD2006-00122, which amended the location of the maintenance facility for the golf course, ADD2007-00023A, which amended the development regulations and modified the MCP, ADD2019-00083, which modified the development regulations for the single-family tracts, and ADD2020-00033, which reconfigured some of the residential tracts and lakes and rescinded all previously approved administrative amendments.

The applicant has requested continuance of agricultural activities on site; however, currently, there is no agricultural activity on site and the Land Development Code does not allow establishment of agricultural activity after rezoning action on properties with no established agricultural activities.

Environmental

Environmental staff has provided a recommended set of conditions which have been incorporated into the conditions proposed by staff (Attachment E).

Transportation

Infrastructure Planning staff has reviewed this project and has recommended approval (Attachment F).

It is anticipated that this project, when completed by 2028, will generate 10,325 daily trips. The roadway level of service analysis indicates Del Prado Boulevard north from US-41 to Slater Road will operate at a Level of Service standard (LOS "C") without the project and at a Level of Service (LOS "F") with the project.

An intersection LOS analysis shows that the US-41/Del Prado Boulevard intersection will operate at LOS "D" without the project and LOS "E" with the project in the PM peak hour in Year 2028.

Lee Plan

The subject property is located in the Suburban and Wetlands Future Land Use categories.

This development proposes 1,229 dwelling units on 385.64 acres. The proposed density of this project will be about 3.18 dwelling units per acre, which is below the maximum allowed density of 6 dwelling units per acre. Therefore, this request is consistent with Policy 1.1.5 of the Lee Plan.

The existing 20.05 acres of wetlands will be protected under an existing conservation easement and no dwelling units are proposed within the Wetlands Future Land Use category. Therefore, this request is consistent with Policy 1.5.1 and Goal 124 of the Lee Plan.

The proposed development promotes contiguous and compact growth patterns, limits urban sprawl and minimizes the costs of services. Adequate public services exist to serve the property. Sewer and water are available to the site. The property has direct frontage on Del Prado Boulevard. Therefore, the request is consistent with Objectives 2.1 and 2.2 and Policies 2.1.1 and 2.2.1 of the Lee Plan.

Water and sewer services from Lee County Utilities are available to the site and the site will be connected to those services. Staff finds the request CONSISTENT with Standards 4.1.1 and 4.1.2 of the Lee Plan (Attachment I).

Urban Services

Urban services are defined by the Lee Plan as the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity.

Public sewer and water: Municipal potable water service is available to the site from Lee County Utilities. Sanitary sewer service is available from Florida Governmental Utility Authority (FGUA), with adequate capacity to serve this development. Development must connect to public water and sewer services when development activity triggers the connection requirements of the LDC.

Paved streets and roads: The subject property fronts on Del Prado Boulevard, providing adequate access to the site.

Public transit: Currently there are no bus services in the vicinity of this site.

Parks and recreation facilities/community facilities: North Fort Myers Park and Recreation Center is located at 2000 North Recreation Parkway is within close proximity of this site.

Urban levels of police, fire, and emergency services: The subject property will be provided urban levels of police, fire and emergency services. Fire protection is provided by North Fort Myers Fire District, located at 16290 Slater Road approximately 2 miles from this site. Ambulance services will be provided by Lee County Medic 31 located approximately 0.4 miles from this site.

Urban surface water management: Any future development will be required to comply with the LDC, including provisions for surface water management.

Schools: The subject property is located within the Lee County School District West Zone (W1). Based on the information provided by the School District there is adequate capacity in elementary, middle and high schools in the area for the anticipated 365 school-aged children who will reside within this development.

Employment and commercial centers: The subject property is in close proximity of existing commercial uses on Del Prado Boulevard. These commercial centers provide employment and shopping opportunities in the area.

Planning Community Map and Allocation Table

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.

The subject property is located in the North Fort Myers Planning Community. The Planning Community Year 2030 Allocations indicate that 10,729 acres are allocated to residential uses in the North Fort Myers Planning Community. From that number, 2,742 acres of residential acreage is still available. Staff finds the request CONSISTENT with the allocations for the Fort Myers Planning Community.

The applicant is in compliance with the Lee County Land Development Code Chapter 33-1532 which requires that the owner or agent applying for rezoning to conduct one publicly-advertised information session within the North Fort Myers Planning Community. The applicant conducted a public informational meeting in the community on July 6, 2020 (Attachment J).

The applicant is requesting six deviations including, one already approved via Resolution Z-04-019, Staff reviewed these deviations and recommends approval of all with the exception of deviation #5.

Deviation 1: Withdrawn by the applicant.

Deviation 2: This deviation is to allow restoration and preservation in lieu of the required 50% preservation of the existing indigenous vegetation communities for large project. This deviation was already approved by Resolution Z-04-019.

Deviation 3: This deviation is to allow short dead-end streets in one location, when the Code requires circular turn around.

Deviation 4: This deviation is to allow two smaller lakes out of the 21 lakes on site to be rectangular in shape rather than sinuous, as required by the Code.

Deviation 5: This deviation is to allow issuance of building permits for any building prior to the recording of the plat, when the Code allows such permits for model homes only.

Deviation 6: This deviation is to allow lake-bank slopes of 4:1 for three existing lakes and portions of eight existing lakes, when the Code requires a slope of 6:1.

Deviation 7: This deviation is to allow five of the existing lakes to provide reduced littoral planting for the entire lake banks or a portion thereof, as they were previously approved and built under a previous Code.

Findings and Conclusions

Based upon an analysis of the application and the standards for approval of planned development rezonings, as required by Land Development Code Section 34-145(d)(4)a.1, staff offers the following findings and conclusions:

The request, as conditioned:

- Complies with Lee Plan as discussed in the Lee Plan analysis section of this report, specifically Lee Plan Policies 1.1.5, 1.5.1, 2.1.1, and 2.2.1; Objectives 2.1 and 2.2 Standards 4.1.1 and 4.1.2; Goal 124;
- Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- Is compatible with existing and planned uses in the surrounding area;
- Will provide access sufficient to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;
- Will not adversely affect environmentally critical or sensitive areas and natural resources;
- Will be served by urban services, as defined in the Lee Plan; and
- The proposed mix of uses is appropriate at the proposed location;
- 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
- The deviations recommended for approval, as conditioned: pursuant to section 34-373(a)(9):
 - Enhance the achievement of the objectives of the planned development; and
 - Preserve and promote the general intent of this Code to protect the public health, safety and welfare.

Conclusion

Lee County staff has reviewed the proposed zoning amendment request and recommends approval of the RPD amendment with conditions. The uses and density proposed by this request are consistent with the Lee Plan and compatible with surrounding existing land uses.

ATTACHMENTS:

- A. Expert Witness Information
- B. Maps: surrounding zoning, future land use and aerial photograph
- C. Recommended Conditions and Deviations
- D. Master Concept Plan
- E. Memorandum from Lee County Section of Zoning, Environmental Review
- F. Memorandum from Lee County Section of Infrastructure Planning
- G. Memorandum from Lee County Section of Natural Resources
- H. Memorandum from Lee County Section of Development Services
- I. Letter of availability for water and sewer
- J. Public Informational Meeting Summary
- K. Memorandum from Lee County School District
- L. Resolution Z-04-019
- M. ADD2020-00033
- N. STRAP Numbers
- O. Application and narrative
- P. TIS
- Q. Legal Description

cc: Applicant
County Attorney
Zoning File

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

Case Number: DCI2021-00016
Project Name: Crane Landing RPD
Hearing Examiner Date: November 10, 2021

CHAHRAM BADAMTCHIAN, AICP, Planner, Senior, Zoning Section, 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, Environmental Planner, Senior, Zoning Section, 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, and environmental 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, Engineer, Senior, Development Services Section, 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.

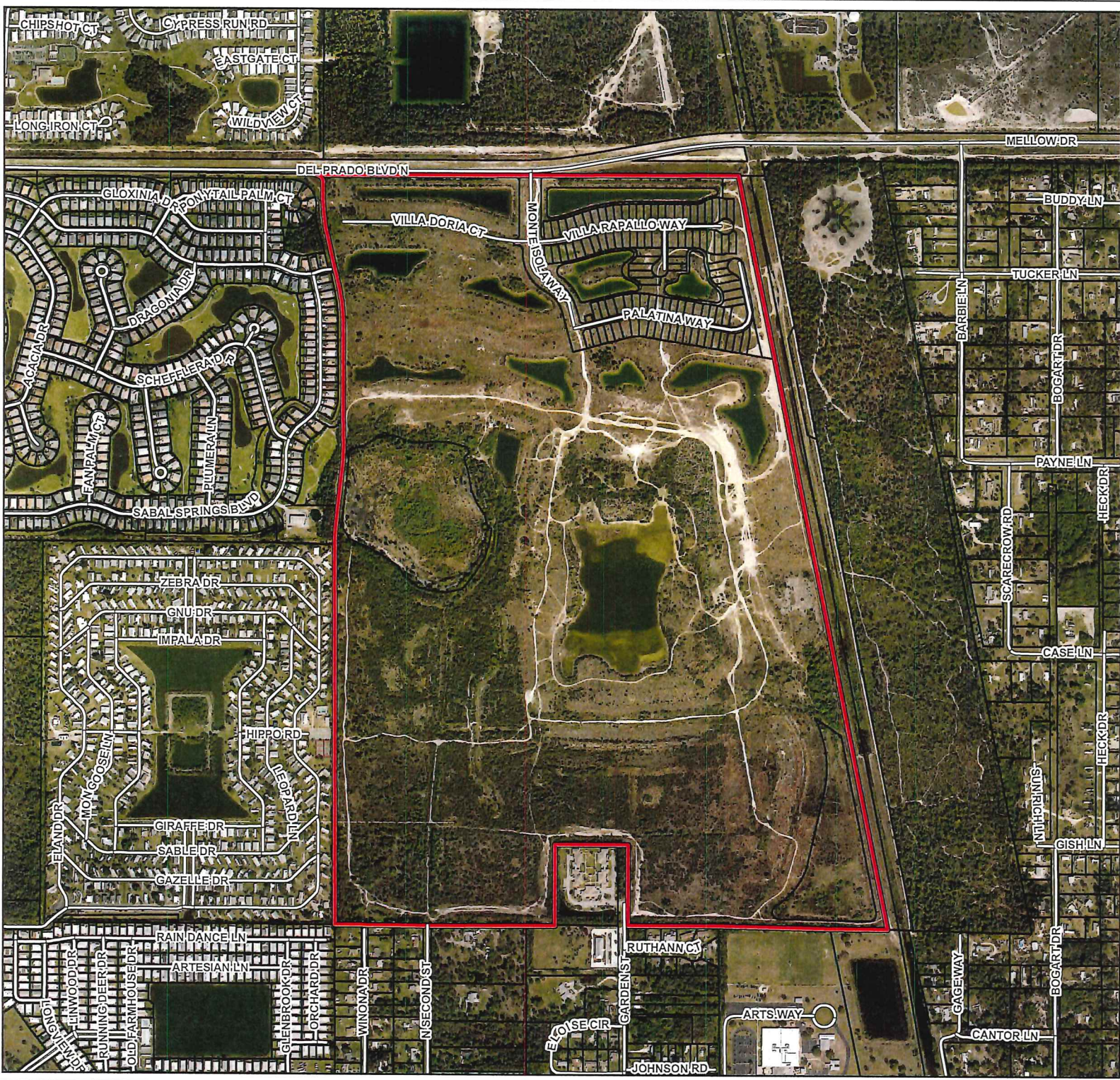
BRANDON DUNN, Planner, Principal, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

- 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 and comprehensive 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, Planner, Principal, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

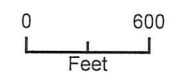
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional 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.

DCI2021-00016 Aerial



Legend

 Subject Parcel



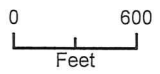
ATTACHMENT B



DCI2021-00016 Future Land Use

Legend

-  Subject Parcel
-  Central Urban
-  Suburban
-  Public Facilities
-  Conservation Lands - Upland
-  Wetlands



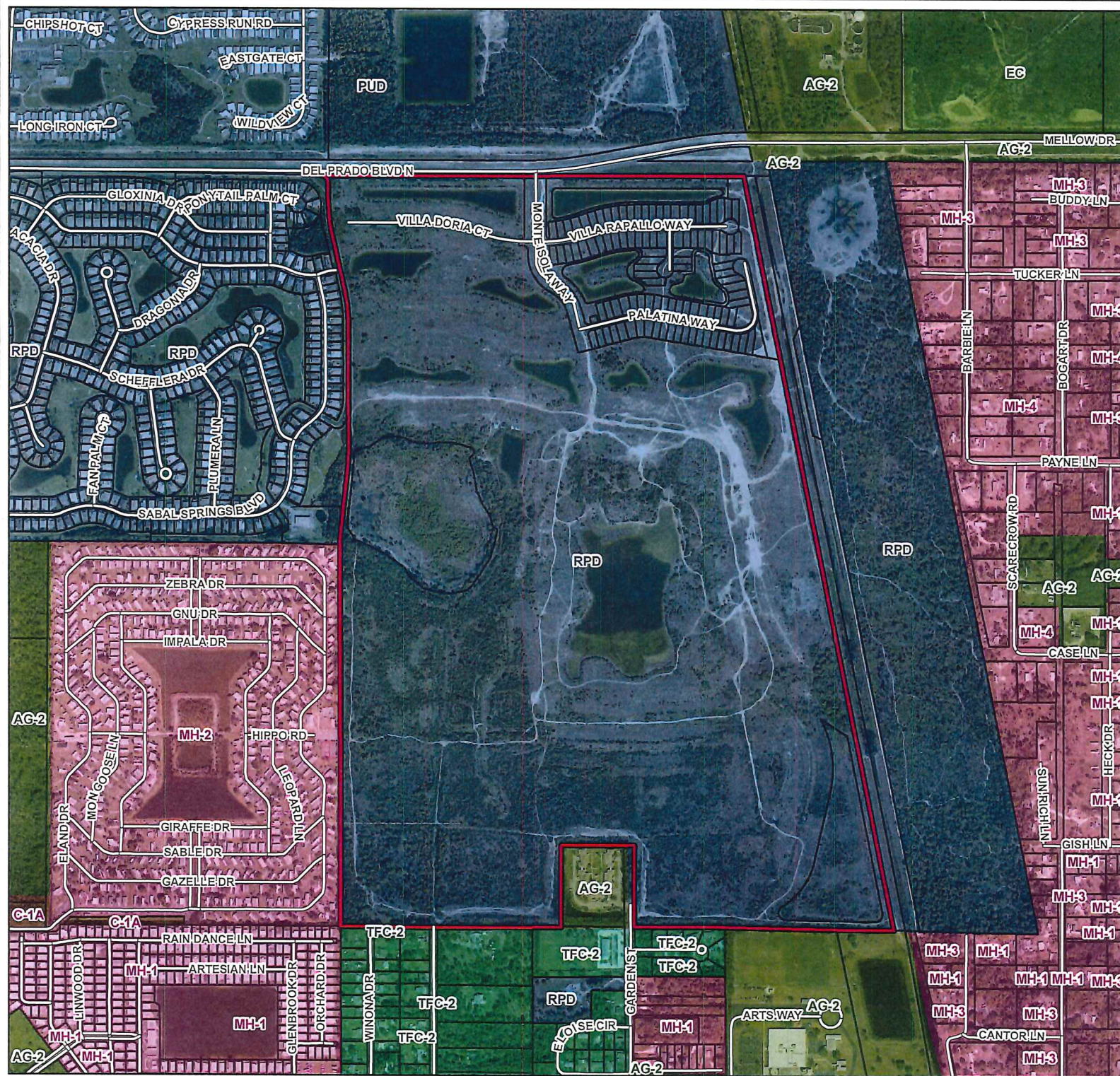
DCI2021-00016 Zoning

Legend

 Subject Parcel



0 600
Feet



DCI2021-00016, CRANE LANDING (AKA PALERMO)
Conditions and Deviations

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the three-page Master Concept Plan entitled “Palermo (AKA Crane Landing) Master Concept Plan” dated July 29, 2021, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This planned development will allow a maximum of 1,229 dwelling units (single-family, two-family attached, townhomes and multiple family) and ancillary and accessory uses on 385.64± acres.

This approval will separate and rescind Request “A” of Resolution Z-04-019 as it pertains to Crane Landing (aka Palermo). ADD2020-00033 will also be rescinded. The amendment to the Sabal Springs Residential Planned Development (Request “B” of Resolution Z-04-019) will remain in full force and effect.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Residential R-1

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 5,200 SF

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation Water Retention

Fences, Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

Residential R-2

Accessory Uses and Structures

Dwelling Units

Single Family, minimum 6,500 SF

Two Family Attached

Townhomes

Multiple-family

Entrance Gate, Gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Home Occupation

Model Home and Model Unit

Model Display Center

Parking Lot, Accessory

Real Estate Sales Office

Signs

Temporary Uses, limited to construction trailers at the time of development

Residential Amenity (RA)

Accessory Uses and Structures

Administrative Offices

Consumption on Premises

Club, private

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Food & Beverage Service, Limited

Model Display Center

Parking Lot, Accessory

Recreational Facilities, Private

Real Estate Sales Office

Signs

Temporary Uses

Wireless Communication Facility WC

Communication Facility, Wireless, requires separate approval by Special Exception.

b. Site Development Regulations

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Min Street Setback (FT)	Min Side Setback (FT) Ext/Int	Min Rear Lot Setback (FT) Prncpl/Acc	Max Building Height (FT)	Max Lot Coverage (%)
R-1 Single-Family	5,200	40	130	20	5	10/5	35	50
R-2 Single Family	6,500	50	130	20	5	10/5	35	45
Two-Family Attached	3,900	30	130	20	5/0	10/5	35	40
Townhouse	1,600	20	80	20	5/0	10/5	45	65
Multi-Family	6,500	65	100	20	15	10	45	80
Clubhouse/ Amenity Site	10,000	100	100	20	5	10	45	40

Notes:

- A minimum 25ft structure setback is required for any structure abutting an indigenous preserve.
- A minimum 30ft structure setback is required for any structure abutting an upland preserve.
- Corner Lots, secondary frontage is treated as side yard setback

3. AGRICULTURAL USES

Currently there is no agricultural activity or agricultural tax exemption on this property. No agricultural uses shall be established on the property in the future without rezoning it to allow for such uses.

4. Natural Resources Conditions:

A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

- The overall goals and objectives of the rainy (wet) season water quality monitoring plan;
- A monthly final outfall monitoring schedule is proposed during the “wet” season of June through September, for 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 will also be obtained during sampling.
- A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
- Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development Order and shall include a report with

comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.

- e. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

5. Environmental Conditions:

- a. All buffers must utilize 100 percent native vegetation.
- b. The Master Concept Plan depicts a minimum 50-foot-wide enhanced setback in various locations around the periphery of the development. These 50-foot-wide enhanced setbacks may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees throughout the entire width of these areas.
- c. The multiple-family buildings, two family attached, and townhouses must be separated from the Planned Development boundaries by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
- d. Prior to local development order approval, the landscape plans must demonstrate that a minimum 154.48 acres of common open space is provided for the overall project.

6. Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than nine within the development at any point in time.
- b. Any model homes or units or real estate sales must be identified on the development order plans.
- c. Real estate sales will be limited to the sale of lots or units within the Palermo (a/k/a Crane Landing) development only.
- d. Models cannot be of the same floor plan and each must be a separate different design.
- e. Each application for a local development order including the placement of a model home within the planned development must include the following:
 - i. The number and location of model homes proposed by the local development order application;

- ii. The cumulative number and locations of model homes permitted by prior local development order approvals;
- iii. The remaining number of model homes permitted within the planned development; and
- iv. Where the maximum number of model homes within the development have been approved by prior local development order approvals, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

7. CONSTRUCTION ADJACENT TO SABAL SPRINGS

- a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
- b. Due to the proximity to the existing residential development, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting the Sabal Springs property.
- c. No residential or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
- d. No development order or permitting (including land clearing) will be issued by Lee County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.
- e. Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).

B. DEVIATIONS:

Deviation 1- This deviation was previously approved by Resolution Z-04-019, and was withdrawn by the applicant.

Deviation 2-Indigenous Vegetation Community

Relief from LDC Section 10-415(b), which requires which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities, to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement.

This deviation was previously approved by Resolution Z-04-019. Staff recommends approval of this deviation subject to the following conditions:

Prior to local development order approval, the landscape plans must include the following for County Environmental Staff review and approval:

- (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and*
- (2) Details on the marsh creation areas including plant size, species and number; and*
- (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and*
- (4) Delineation of tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.*

Deviation 3-Dead-end Streets

Relief from LDC Section 10-296(k)(1), which requires dead-end streets to be closed at one end by a circular turnaround to allow a dead end with no turn around.

Staff recommends approval of this deviation. This deviation is applicable for both ends of a short street and the applicant has provided a letter of no objection from the local fire district.

Deviation 4-Lake Shoreline Configuration

Relief from LDC Section 10-418(1), which requires lake shorelines to be sinuous in configuration to provide increased length and diversity of the littoral zone, to allow two (2) stormwater management ponds to be more rectangular in shape rather than sinuous.

Staff recommends approval of this deviation. This is only applicable to 2 of the 21 proposed and existing lake. This request is due to the internal roadway design. They will comply with planted littoral shelf width and littoral planting requirements.

Deviation 5- Issuance of Building Permit Prior to recordation of the Plat

Relief from LDC Section 10-211, which allows building permits to be issued for model buildings and sales centers prior to recording of the plat, to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

Staff recommends denial of the requested deviation. The justification provided by the applicant focuses on the economic impact and timing of improvements. The deviation, if approved, would allow the development of individual single family residences without the establishment of lot lines, setbacks, roadways and other vital infrastructure. It will also negate the zoning approval process at the time of review of the residential building permit. The residential building permit requires a site plan drawn to scale that shows all four lot corners, lot lines and dimensions, location and

names of streets, driveways, setbacks provided and location of all easements on the property. These conditions cannot be met if the lots do not exist through the platting process. Furthermore the issuance of building permits would happen before the recording of any drainage, utility, right-of-way or conservation easements. Staff understands the applicant's concern and need to expedite the process, however the platting process is necessary for the development of individual single family residences and is an established process that is essential to development.

Deviation 6-Lake Bank Slope

Relief from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of the bank to a water depth of two feet below the dry season water table, to allow the existing lake bank sloped on Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, B1L12 as depicted on Sheet 1 of the Master Concept Plan to remain at a ratio of four horizontal feet to one vertical foot (4:1).

Deviation 7-Littoral Shelf Planting

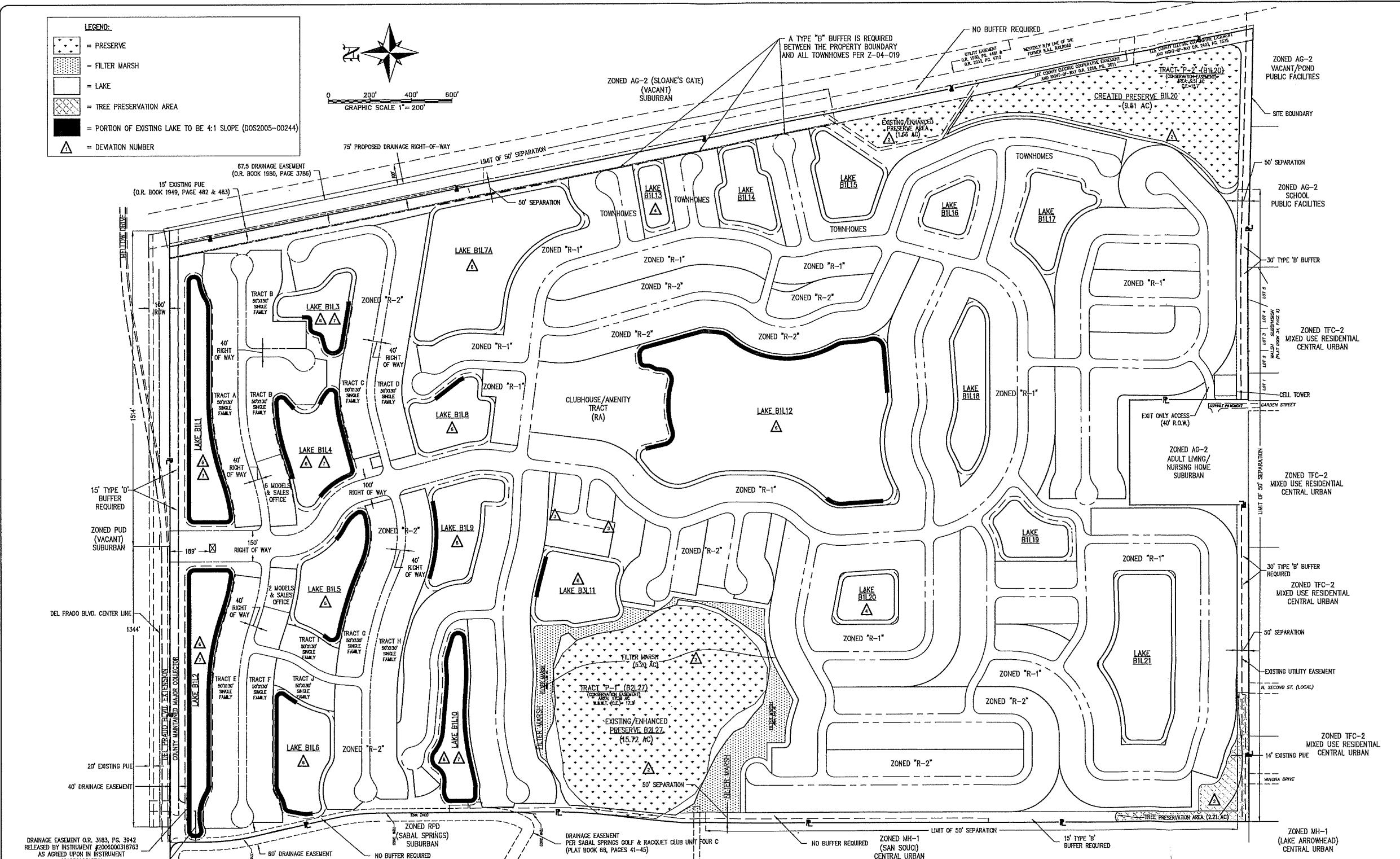
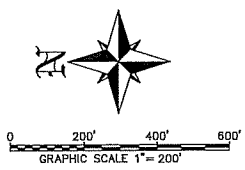
Relief from LDC Section 10-418(2), which requires the planted littoral shelf to be calculated at 25% of the total linear feet of the lake at control elevation, located in a single location of the lake, and a minimum of 20 feet wide, to allow 1 littoral planting per a linear foot for Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan.

Staff recommends approval of deviations 6 and 7 subject to the following condition:

The existing lakes constructed as part of development order DOS2005-00244 may remain at a 4:1 slope and may provide plantings calculated at one littoral plant per one linear foot of shoreline. All new lakes or portions of existing lakes that are modified must comply with the current Code.

LEGEND:

- = PRESERVE
- = FILTER MARSH
- = LAKE
- = TREE PRESERVATION AREA
- = PORTION OF EXISTING LAKE TO BE 4:1 SLOPE (DOS2005-00244)
- = DEVIATION NUMBER



150' ROAD RIGHT-OF-WAY (VACATED PER RESOLUTION No. 05-03-36, CASE VAC2004-00077, O.R. BOOK 4648 PGS 390-401)

DRAINAGE EASEMENT O.R. 3183, PG. 3942 RELEASED BY INSTRUMENT #2006000316763 AS AGREED UPON IN INSTRUMENT #2006000316761

PREPARED FOR:

CL VENTURES LLC
13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913

NO.	DATE	REVISION DESCRIPTION	BY
6	7-26-21	ADDED DEVIATIONS TO LAKES	J.L.W.
5	12-3-20	REMOVED ROAD E.A.	J.L.W.
4	6-4-20	ELEVATED P/A VACATION NOTE	J.L.W.
3	7-7-20	CLARIFY PROMOTER'S SEPARATION/BUFFER	J.L.W.
2	5-29-20	CLARIFIED EXISTING DRAINAGE EASEMENT	J.L.W.
1	5-28-20	UPDATED SITE PLAN FOR NORTHERN PORTION OF THE PROJECT	J.L.W.

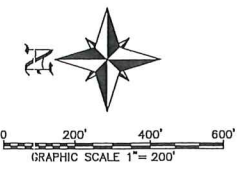
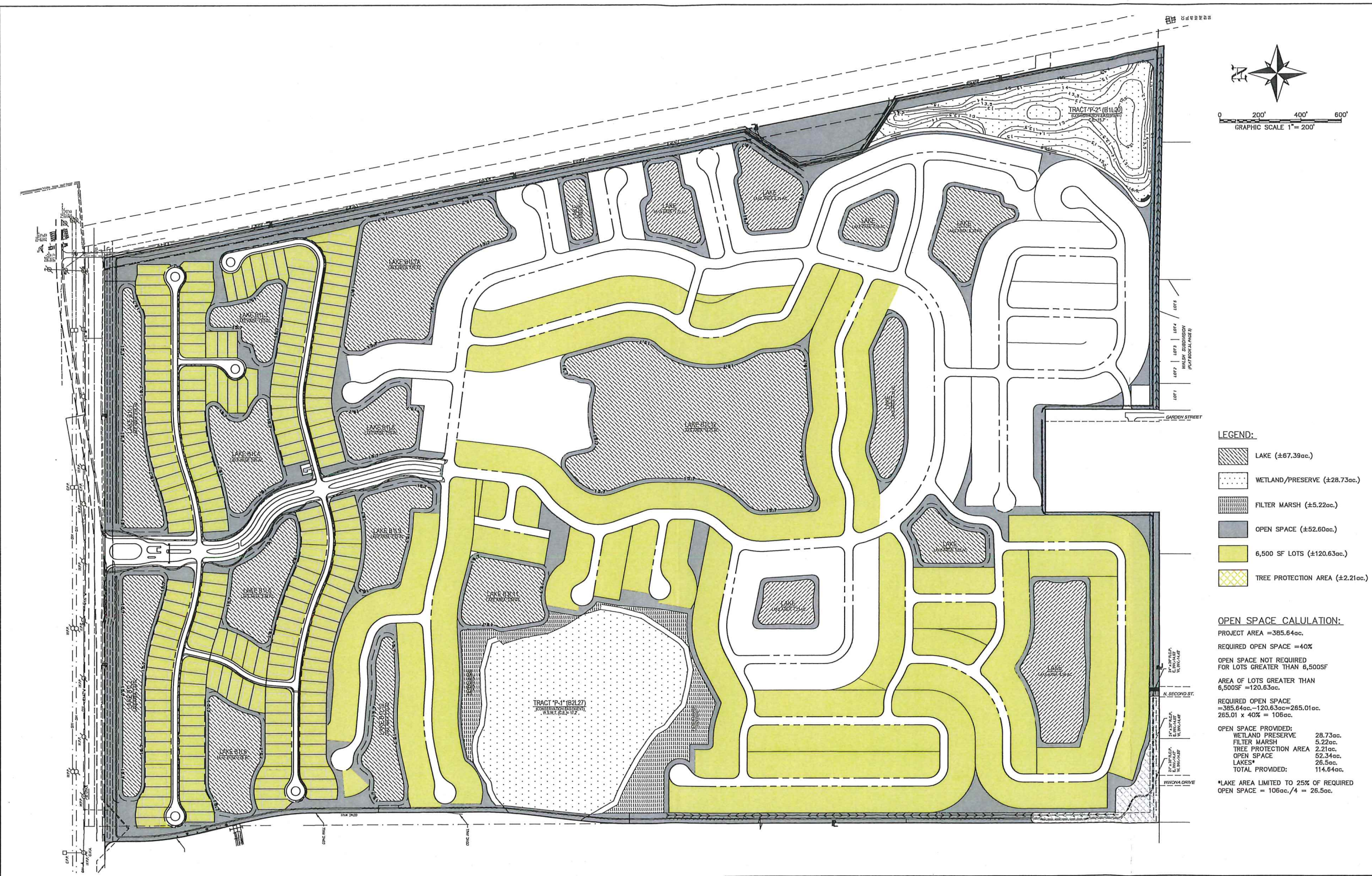
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FORT MYERS, FLORIDA 33909
PHONE: (239) 636-5400 FAX: (239) 636-2523
ENGINEERING LICENSE # 69 8460
SURVEY LICENSE # 68 6560
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MASTER CONCEPT PLAN
PALERMO (fka CRANE LANDING)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-18-21	1960	_MCP	DRU	KG	DRU	1"=200'	1



- LEGEND:**
- LAKE (±67.39ac.)
 - WETLAND/PRESERVE (±28.73ac.)
 - FILTER MARSH (±5.22ac.)
 - OPEN SPACE (±52.60ac.)
 - 6,500 SF LOTS (±120.63ac.)
 - TREE PROTECTION AREA (±2.21ac.)

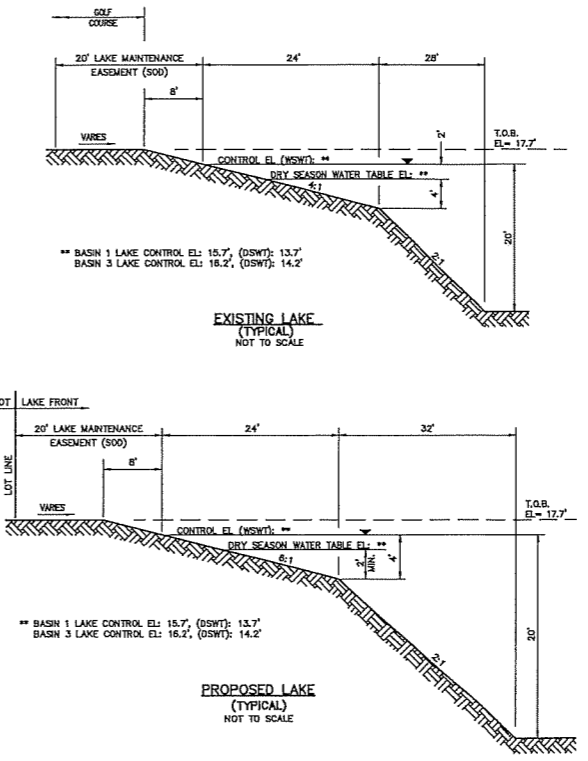
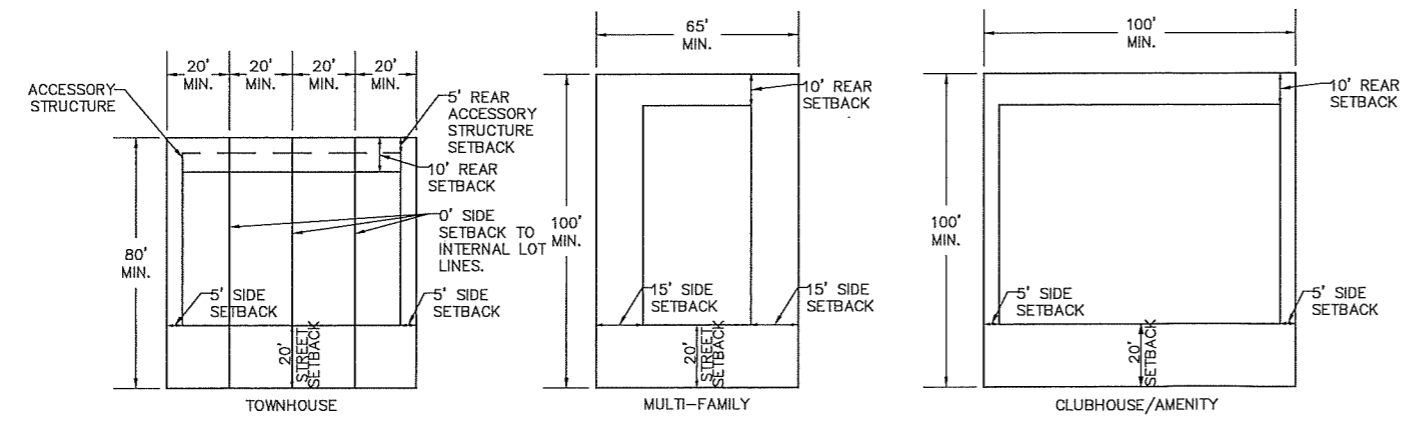
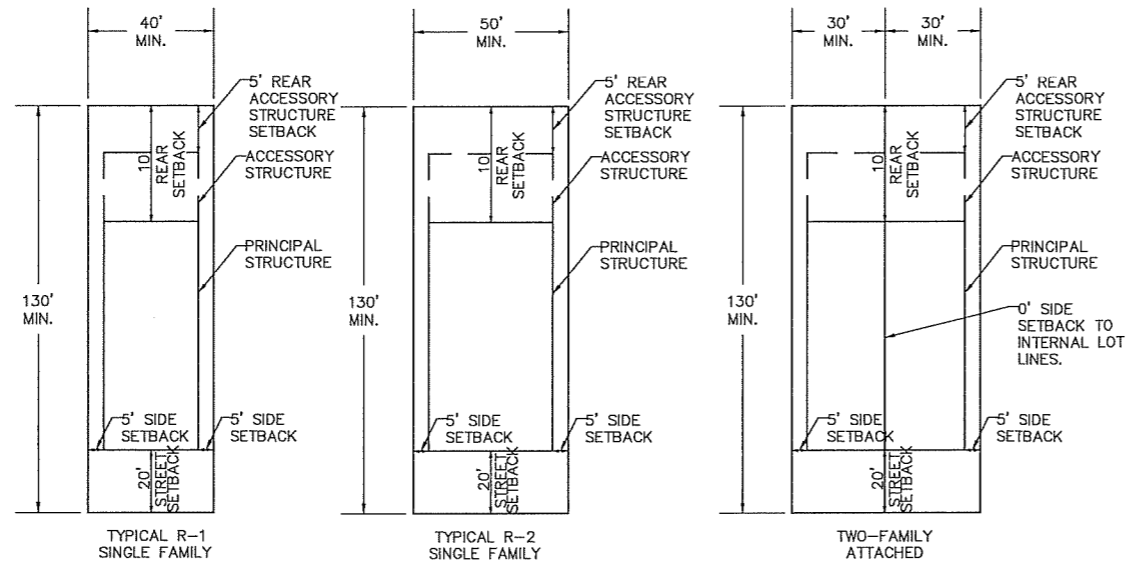
OPEN SPACE CALCULATION:
 PROJECT AREA = 385.64ac.
 REQUIRED OPEN SPACE = 40%
 OPEN SPACE NOT REQUIRED FOR LOTS GREATER THAN 6,500SF = 120.63ac.
 AREA OF LOTS GREATER THAN 6,500SF = 120.63ac.
 REQUIRED OPEN SPACE = 385.64ac - 120.63ac = 265.01ac.
 265.01 x 40% = 106ac.
 OPEN SPACE PROVIDED:
 WETLAND PRESERVE 28.73ac.
 FILTER MARSH 5.22ac.
 TREE PROTECTION AREA 2.21ac.
 OPEN SPACE 52.34ac.
 LAKES* 26.50ac.
 TOTAL PROVIDED: 114.64ac.
 *LAKE AREA LIMITED TO 25% OF REQUIRED OPEN SPACE = 106ac./4 = 26.5ac.

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 FORT WORTH, FLORIDA 33614
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 SURVEY LICENSE # LB 9690
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OPEN SPACE EXHIBIT
PALERMO
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET
2-19-2021	1960	OPEN SPACE	DRU	KG	1"=200'	02



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 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # BS 8469 SURVEY LICENSE # LS 5895
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PREPARED FOR:
CL VENTURES
 13100 WESTLINKS TERRACE
 FORT MYERS, FLORIDA, 33913

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
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NOTES & TYPICAL CROSS SECTIONS
PALMERO (fka CRANE LANDING)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING NOTES	DESIGN DRU	DRAWN KG	CHECKED DRU	SCALE	SHEET
2-19-21	1960						03

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF MEMORANDUM

Request:

Applicant is requesting to revise the MCP to change unit types and remove golf course. Open space is not changing. Lakes are existing at 4:1 lake bank slopes and planted littoral areas calculated at one littoral per one linear feet of shoreline. Additional deviations are being requested from lake bank slopes and planted littoral shelves to allow existing lakes to comply with the 2005 development order approval. Staff has reviewed the proposed changes to the zoning resolution, Z-04-19, and provide the following:

Condition #5 (no change):

All buffers must utilize 100 percent native vegetation.

Condition #11:

In an effort to enhance compatibility of this project with the surrounding property, the Master Concept Plan denotes a minimum 50-foot-wide enhanced setback in various locations around the periphery of the development. These 50-foot-wide enhanced setbacks may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees throughout the entire width of these areas.

Condition #12 (change from patio homes to two family attached):

No change to buffer content. That portion of the condition remains.

Condition #13:

Prior to local development order approval, the landscape plans must demonstrate that a minimum of 154.48 acres of common open space is provided for all the overall project.

Deviation #2 (previously approved):

#2a - removed

#2b - see below

Prior to local development order approval, the landscape plans must include the following for the County Environmental Sciences staff review and approval:

1. Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and
2. Details on the marsh creation areas including plant size, species, and number; and
3. Native tree planting details that provide a mixture of trees ranging from a minimum three-foot-on-center to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and
4. Delineate tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.

Deviation #4 - approved for non-sinuuous lakes for two of the lakes due to internal roadway design. The proposed lakes will comply with LDC Section 10-418(2) for planted littoral shelf width and littoral planting requirements.

Deviation #6 and Deviation #7:

Staff recommends approval to allow existing lakes constructed as part of DOS2005-00244 to remain at a 4:1 lake slope and provide littoral plantings calculated at one littoral plant per one linear feet of shoreline. All new lakes or existing lakes that are modified must comply with current code.



DEPARTMENT OF COMMUNITY
DEVELOPMENT

Memo

To: Chahram Badamtchian, Planner, Senior

From: Lili Wu, Planner, Senior

Date: Sept. 27, 2021

Subject: Crane Landing (DCI2021-00016) Transportation-Related Analysis

Proposed Development

This application is to amend the existing RPD to increase the single-family dwelling units from 715 units to 965 units and keep the same of the total dwelling units of 1,129.

Site Location

The subject site is located on the south side of Del Prado Blvd North and east of US 41.

Site Access

The main entrance to the subject site is located on Del Prado Blvd North. The project will have a secondary access to Garden Street at the southern boundary to the property which will be for exiting traffic only and provide alternative access for emergency vehicles.

Del Prado Blvd North is an arterial and Garden Street is a local road both maintained by County.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 10th Edition Report. Table 1 outlines the proposed project's trip generation for weekday A.M and P.M peak hour and daily traffic volumes.

Table 1

c:\users\badamtc\appdata\local\microsoft\windows\inetcache\content.outlook\&ytpjsej\dcI2021-00016.docx

ATTACHMENT F

Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Single-family (965 units)	173	517	690	564	331	895	8,370
Multi-family (264 units)	28	92	120	88	52	140	1,955
Total	201	609	810	652	383	1,035	10,325

Roadway Section Traffic Operation Level of Service Analysis

It was assumed that the proposed development would be completed by 2028 (build-out year). Therefore, the roadway links significant impacted by the proposed development were analyzed for the 2028 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2
Arterial/Collector Roadway Section(s) Adjacent to Site
Expected to be Significant Impacted by the Proposed Development

Roadway	Location	Significant Impact Expected	Level of Service		
			Existing	Future 2028	Future + Project (Approved or Proposed)
Del Prado Blvd North	From US 41 to Slater Rd	Yes	C	C	F

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. In this case, using trip assignment described in the applicant’s final traffic study, the following intersections are expected to be significantly impacted by the proposed development:

1. US 41/Del Prado Blvd

Table 3 describes the 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	Existing Traffic Control	Peak Hour	Level of Service (2028)		
Roadway A	Roadway B				Existing	Future	Future + Project
US 41	Del Prado Blvd North	Yes	Traffic Signal	PM	D	E	E

Conclusion

The roadway level of service analysis indicates Del Prado Blvd North from US 41 to Slater Rd will operate LOS “C” without the project and LOS “F” with the project approved uses or proposed uses) in year 2028.

We recommend the following condition be added to the zoning resolution:

“The development is permitted a maximum of 1,229 residential dwelling units, including not more than 965 single-family units.”

Date: October 4, 2021

To: Chahram Badamtchian, Senior Planner

From: Becky Sweigert, Principal Environmental Planner
(239) 533-8552
rsweigert@leegov.com

Subject: DCI2021-00016
Natural Resources Staff Report and Conditions for Crane Landing
Strap # 23-44-24-L1040B.00CE & etal.

The request is to remove the previously approved golf course and amend the property development regulations associated with the existing permitted residential unit types, which include single family, twin villas, townhomes and multifamily buildings. The proposed development is within the Powell Creek Watershed. Powell Creek (WBID No. 3240L) is reported as impaired for Fecal Coliform. This project will outfall into the Powell Creek Bypass Canal at the southern end of the property.

Lee Plan Policy 125.1.2 requires that new developments and additions to existing development not degrade surface or ground water quality. Lee Plan Policy 125.1.4 requires developments that have the potential of lowering existing water quality below State and Federal water quality standards to provide standardized appropriate monitoring data. In order to maintain consistency with these policies and ensure that surface and groundwater quality in the region are not degraded staff recommends the following condition:

1. A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:
 - A. The overall goals and objectives of the rainy (wet) season water quality monitoring plan;
 - B. A monthly final outfall monitoring schedule is proposed during the "wet" season of June through September, for 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 will also be obtained during sampling.
 - C. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
 - D. Water quality monitoring data will be provided to the Division of Natural Resources annually after the first development Order and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources. Requests to stop or reduce monitoring may be submitted to Lee County Natural Resources for review after a minimum of 5 years of monitoring. Monitoring may cease only upon written approval from Lee County Natural Resources.

E. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified, and in the event of multiple violations of Ordinance.

MEMORANDUM

Date: 10/08/2021

To: Chahram Badamtchian, AICP

From: Brian Roberts, PE



Subject: DCI2021-00016 Crane Landing

The applicant is proposing an amendment to the existing 385.64+/- acre Residential Planned Development (RPD). Development Services has reviewed the Master Concept Plan with respect to Chapter 10 technical standards and offers the following comments:

Deviation (3) from 10-296(k)(1) which requires culs de sac at the end of dead-end streets to allow a dead-end street as depicted on the MCP.

Staff recommends **APPROVAL** of the requested deviation.

The applicant has provided a letter of no objection from the local fire district.

Deviation (5) from 10-221 which states, "Building permits may be issued for model buildings and sales centers prior to recording of the plat, subject to evidence of unified control and provided that any certificate of occupancy issued is for the model or sales use only until the plat has been recorded.", to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

Staff recommends **DENIAL** of the requested deviation. The justification provided by the applicant focus on the economic impact and timing of improvements. The deviation if approved would allow the development of individual single family residences without the establishment of lot lines, setbacks, roadways and other vital infrastructure. It will also negate the zoning approval process at the time of review of the residential building permit. The residential building permit requires a site plan drawn to scale that shows all four lot corners, lot lines and dimensions, location and names of streets, driveways, setbacks provided and location of all easements on the property. These conditions cannot be met if the lots do not exist through the platting process. Furthermore the issuance of building permits would happen before the recording of any drainage, utility, right-of-way or conservation easements. Staff understands the applicant's concern and need to expedite the process however the platting process is necessary for the development of individual single family residences and is an established process that is essential to development.

Please contact me if additional information is required.



John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

December 10, 2020

Via E-Mail

MarySue Groth
Morris-Depew Associates, Inc.
2914 Cleveland Ave
Fort Myers, FL 33901

RE: **Potable Water Availability**
Crane's Landing, 4091 Del Prado Blvd
STRAP # 23-43-24-00-00001.0000

Dear Ms. Groth:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1,229 single family residential units with an estimated flow demand of approximately 307,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water 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 North Lee County Water Treatment Plant.

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 service is to be utilized for an RPD Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.



Cranes Landing - Letter.Docx
December 10, 2020
Page 2

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



FGUA Operations Office

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2070
Longwood, FL 32779-6026

(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

December 17, 2020

Tina Ekblad, MPA, AICP, LEED AP
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, FL 33901
tekblad@m-da.com

RE: Wastewater Availability – LOA ID#: 21-022 NFMD
Parcel ID No.: 23-43-24-00-00001.0000
4091 Del Prado Blvd., North Fort Myers, FL 33917
Crane's Landing

Dear Ms. Ekblad:

Pursuant to the submitted Application for Service Availability, please be advised that wastewater lines are in operation in the vicinity of the address mentioned above, and a site map showing the approximate location of the utilities is included for your reference. However, in order to provide service to the subject parcel(s), developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1,229 residential units with an estimated wastewater flow of 307,250 GPD. FGUA presently has sufficient treatment capacity to accommodate these flows. Please note that during design, the FGUA Utilities Operations Manual requires the project engineer to perform hydraulic computations to determine what impact, if any, this project will have on our existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date hereof. The FGUA will commit to serve only upon final acceptance of the utility infrastructure constructed by the developer, receipt of all appropriate capacity (impact) and project fees, an executed Utility Infrastructure Conveyance and Service Agreement (CSA), the approval of all state and local regulatory agencies and proper project closeout. Further, this Letter of Availability is to be utilized for development review for this project only.

FGUA Board of Directors

KEN CHEEK, P.E. Chair, Citrus County / PAM KEYES, Lee County / TAMARA RICHARDSON, Polk County
SHANE PARKER, P.E., Hendry County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / ANGEL ROUSSEL, P.E., Marion County/ TACO POPE,
Nassau County

Letter of Availability
Page 2 of 3

When you are ready to move forward with your project, please contact Paul Arnett, Development Review Utility Connection Coordinator at 407-629-6900 ext. 109 or via email at PArnett@govmserv.com to schedule a pre-development meeting. Please note that this meeting is **MANDATORY** prior to submitting construction plans for review by the FGUA.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

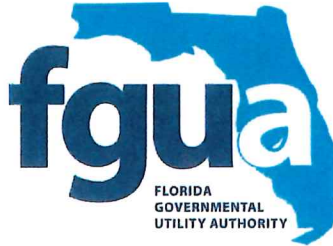
Douglas W Black Digitally signed by Douglas W Black
Date: 2020.12.17 12:50:29 -05'00'

Douglas W. Black, PSM, PLS
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Mandatory Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



Development Services Division

Mandatory Pre-Development Meeting Request

Purpose:

The mandatory pre-development meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. A pre-development meeting is required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This mandatory pre-development meeting will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

At the meeting, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the project coordinator, real property coordinator and utility system service area manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings may take place at the local office and/or via video conference call.

Meeting Requests:

Please call or e-mail Paul Arnett, Utility Connection Coordinator to request a meeting at PArnett@govmserv.com, office: (407) 629-6900, or cell: (407) 885-1756.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you call or email to schedule this meeting.

You will also be requested to provide a preliminary site utility plan for staff review.

Prior to submitting utility construction plans for approval, you MUST request a pre-development meeting. Plans submitted to the FGUA without scheduling and attending this meeting will not be reviewed until this meeting takes place.

12/17/2020

Project Name: Crane's Landing

STRAP #: 23-43-24-00-00001.0000

Property Address: 4091 Del Prado Blvd, North Fort Myers, FL 33917



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

LOA ID: 21-022 NFMD



FGUA Fee Statement Letter of Availability and/or Locate Request

Property Address or PID: 4091 Del Prado Blvd, North Fort Myers, FL 33917

System: North Fort Myers 416

Development/Project Name: Crane's Landing

Date: December 17, 2020

County: Lee

LOA ID: 21-022 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

#	FGUA	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
LOA Request		202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	12/17/2020	12/9/2020	3582	Morris-Depew Associates, Inc.	\$ 100.00
1 Map Only					
2 Letter Only					

MORRIS

DEPEW

ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Palermo/Crane Landing RPD Request
Neighborhood Information Meeting
Meeting Summary

A Neighborhood Information Meeting for the Palermo/Crane Landing RPD request was advertised for June 10, 2021 in room 102A at the North Fort Myers Recreation Center, 2000 North Recreation Park Way, North Fort Meyers, Florida. The meeting was advertised to begin at 6 PM and hosted by Tina Ekblad, MPA, AICP, LEED AP of Morris Depew Associates on behalf of the applicant. There were no attendees at the meeting.

Enclosures

- Mail Notice
- Copy of Ad
- Publication Affidavit

ATTACHMENT J

PUBLIC MEETING NOTICE

Notice of Public Meeting: An information meeting will be conducted as required by Lee County Land Development Code on Thursday June 10, 2021, at 6 PM. The meeting will include a presentation by Morris-Depew Associates regarding an application to amend the Residential Planned Development for parcels identified as Crane Landing off Del Prado Blvd N. This application requests to modify the previous approvals of the Palermo Residential Planned Development to eliminate the golf course. No additional dwelling units are proposed. The Public meeting will be held at the North Fort Myers Recreation Center Room 102A, 2000 North Recreation Park Way, North Fort Myers, FL 33903. Please contact Tina M. Ekblad, President/Planning Director at Morris Depew Associates for additional information, tekblad@m-da.com or 239-337-3993.

The weather was nothing short of spectacular, a record number of teams played in the featured tourney, and the civic association raised more money than it has than at any other fundraiser in its history.

Teams with names like the Gypsy Outlaws, Ball Hawgs and the Over the Hill Gang were among the 17 to play in the tournament that is usually held in February to coincide with the start of spring training.

With the pandemic, the modified tournament event to replace Civic's annual Wiffle Ball Bash was held back some three months. Not only did it not impact the event negatively, it seemed a relief for many to finally get outside and enjoy the April-like weather conditions that made NBC-2 meteorologist Allyson Rae happy, as she also played in the competition.

Doug Dailey, event organizer, said everything came together nicely, even if it was a bit windy, which helped result in many more home runs as the fields on the west side of the facility had the wind at the hitters' backs.

"We have rule changes. After last year where we had games end 1-0, we had a 14-0 game today as well as a 7-

and a silent auction for items such as gift baskets, a bicycle, scooters, signed memorabilia and much more.

4, a 5-3 and everyone seems to like the rule changes," Dailey said. "We've exceeded the last two tournaments in fundraising."

The charity tournament featured the Might Mussel Mascot, as well as raffles and a silent auction for items such as gift baskets, a bicycle, scooters, signed memorabilia and much more.

For those playing in the tournament, it was an opportunity to give back to the community while having fun at the same time.

George Iwanow, who owns All-Superior Auto with his wife, Christy-Lee, who is also civic vice president, said it was about supporting a local cause.

"It's good stuff. We do things like Santa in Palmona because it's about the kids. This gets people together to see all the local businesses," Iwanow said. "We support this cause and we're trying to make this community a better place."

Nicholas Haupt, who played for Gypsy Outlaw, a women's fashion boutique in Fort Myers, said it was all about supporting North Fort Myers, which they have in this tournament all three years.

"It's a good time with good people supporting the community," said Haupt, who lives in North Fort Myers. "We grew up here."

Rae, wearing a ball cap and sunglasses to make herself low key, is a huge supporter of North Fort Myers and causes, even hosting the tree lighting ceremony at the rec center in 2019.

"I'm supporting North Fort Myers and the Outlaws. People need to know how awesome this community is," Rae said.

Of course, there can only be one winner, and that was the Titan Ball Hawgs, who defeated the Mavericks 2-0 in the championship game.

WE ARE PLEASED TO
Announce...
THE OPENING
OF OUR
**NEW
LOCATION**
NORTH
FORT MYERS!



1,400 North Tamiami Trail
Suite 415

BRIAN FABIAN, MD

- BOARD CERTIFIED DERMATOLOGIST
- FELLOWSHIP TRAINED MOHS SURGEON
- MILITARY VETERAN

CALL TODAY FOR
YOUR APPOINTMENT
239.949.0742

ADORS American College of Mohs Surgery
AMU
Lee County MEDICAL SOCIETY

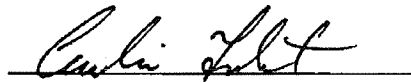
OFFICES
FORT MYERS
SOUTH PLAINFIELD
NORTH FORT MYERS

PUBLIC MEETING NOTICE

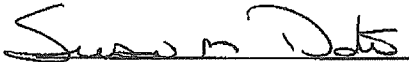
Notice of Public Meeting: An information meeting will be conducted as required by Lee County Land Development Code on Thursday June 10, 2021, at 6 PM. The meeting will include a presentation by Morris-Depew Associates regarding an application to amend the Residential Planned Development for parcels identified as Crane Landing off Del Prado Blvd N. This application requests to modify the previous approvals of the Palermo Residential Planned Development to eliminate the golf course. No additional dwelling units are proposed. The Public meeting will be held at the North Fort Myers Recreation Center Room 102A, 2000 North Recreation Park Way, North Fort Myers, FL 33903. Please contact Tina M. Ekblad, President/Planning Director at Morris Depew Associates for additional information, tekblad@m-da.com or 239-337-3993.

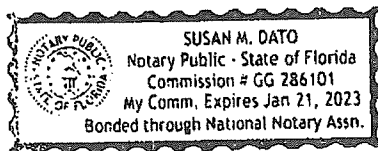
**NORTH FORT MYERS NEIGHBOR
PUBLISHED WEEKLY
NORTH FORT MYERS, FLA
Affidavit of Publication
State of Florida
County of Lee**

Before the undersigned authority personally appeared Cecilia Yndart who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the North Fort Myers Neighbor newspaper, published at North Fort Myers, Lee County, Florida that the attached copy of advertisement, being a Display Ad 3x3.25, in the matter of Public Meeting Notice, published in said newspaper in the issues of May 26, 2021. Affiant further says that the said North Fort Myers Neighbor is a newspaper published at North Fort Myers, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, weekly, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED
Before me this May 26, 2021
Notary Public







PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Donna Ellis

Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | ☎: 239.335.1494

April 22, 2021

Chahram Badamtchian
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Crane Landing DCI2021-00016

Dear Chahram Badamtchian:

This letter is in response to your request for concurrency review dated April 20, 2021 for the subject property of DCI2021-00016 concerning educational impact. The project is located in the West Choice Zone, W1.

This development is a request for 1,229 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 single family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 365 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 not an issue within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Donna Ellis, Planning Specialist

BOARD MEMBERS: DEBBIE JORDAN, CHAIR, DISTRICT 4 | BETSY VAUGHN, VICE CHAIR, DISTRICT 6 | MARY FISCHER, DISTRICT 1
MELISA W. GIOVANNELLI, DISTRICT 2 | CHRIS N. PATRICCA, DISTRICT 3 | GWYNETTA S. GITTENS, DISTRICT 5
CATHLEEN O'DANIEL MORGAN, DISTRICT 7 | GREGORY K. ADKINS, Ed.D., SUPERINTENDENT | KATHY DUPUY-BRUNO, ESQ., BOARD ATTORNEY

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Crane Landing DCI2021-00016
OWNER/AGENT Chahram Badamtchian / Morris Depew
ITEM DESCRIPTION RPD Impacts in West CSA, sub area W1

LOCATION NFM 1 mile east of N Tamiami Trl and Del Prado Blvd
ACRES 385+
CURRENT FLU Suburban and Wetlands
CURRENT ZONING N/A

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
1229	0	0

STUDENT GENERATION

Student Generation Rates				
	SF	MF	MH	Projected Students
Elementary School	0.149			183.12
Middle School	0.071			87.26
High School	0.077			94.63

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
West CSA, Elementary	13,618	10,722	2,896	183	2713	80%	
West CSA, Middle	7,025	6,102	923	87	836	88%	
West CSA, High	8,921	8,142	779	95	684	92%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Donna Ellis, Planning Specialist

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

WHEREAS, an application was filed by the property owner, Hibiscus of Lee County, L.L.C., to rezone ± 385.7 acres from the Mobile Home Planned Development (MHPD), Agricultural (AG-2) and Two Family Conservation (TFC-2) zoning districts to the Residential Planned Development (RPD) zoning district, in reference to Crane Landing Golf Course Community RPD/Sabal Springs RPD; and,

WHEREAS, a public hearing was advertised and held on May 5, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00023; and

WHEREAS, a second public hearing was advertised and held on June 21, 2004, before the Lee County Board of Commissioners, who 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

- A) Rezone 385.7 acres from the Mobile Home Planned Development (MHPD), Agricultural (AG-2) and Two Family Conservation (TFC-2) zoning districts to the Residential Planned Development (RPD) zoning district; and
- B) Amend the Sabal Springs Residential Planned Development (Resolution Z-86-193, as amended) to include an additional 274.8 acres and change the mix of uses to allow a maximum 1,999 dwelling units (comprised of 615 multi-family and 1,384 single-family units) and an 18 hole golf course on a total of 606.3 acres of land. Proposed building heights are a maximum of three stories (45 feet). No development blasting is requested.

The applicant filed a request to rezone ± 385.7 acres from the MHPD, AG-2 and TFC-2 to RPD, to include an additional 274.8 acres and change the mix of uses to allow a maximum 1,999 dwelling units (comprised of 615 multi-family and 1,384 single-family units) and an 18 hole golf course on a total of 606.3 acres of land. Proposed building heights are a maximum of three stories (45 feet). No development blasting is requested. The property is located in the Suburban. Portions Wetland Land Use Category 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.

COPY

REQUEST A) - REZONING TO RPD - CRANE LANDING

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the two-page Master Concept Plan entitled "CRANE LANDING MASTER CONCEPT PLAN" (Sheet No. 2 and 3) stamped received July 28, 2004 except as modified by the conditions below. This development must comply with all requirements of the Lee County 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES

AGRICULTURE - Subject to limitations in Condition 8

ASSISTED LIVING FACILITIES - in compliance with LDC § 34-1411 and LDC § 34-1494. On the MULTI-FAMILY, TOWNHOUSE, DUPLEX/FOURPLEX, PATIO HOMES TRACTS ONLY, 80 BEDS MAXIMUM. Amendment to the planned development required for over 80 beds.

CONSUMPTION ON PREMISES - Up to a 4-COP. In conjunction with Country Club/Clubhouse only. Indoor seating only. Limited hours from 8:00 a.m. to 12:00 midnight, daily.

COUNTRY CLUB - on the parcel labeled "CLUBHOUSE" on the approved MCP, limited to a maximum +/- 24,000-Square-foot building.

COMMUNITY RESIDENTIAL HOME - serving one to six unrelated residents as defined in LDC § 34-2.

DWELLING UNITS, may be any MIX of the following, Total not to exceed 1,229:

SINGLE-FAMILY: 500-615

DUPLEX, TWO-FAMILY ATTACHED: 50-100

TOWNHOUSES, 4-PLEXES, PATIO HOMES: 50-100

MULTI-FAMILY: 400-515

DAY CARE (CHILD OR ADULT) - Maximum of one facility, in Multi-Family portion only, in compliance with LDC § 34-203(e)(9).

ENTRANCE GATE AND GATEHOUSE - in compliance with LDC § 34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - NO BLASTING. Removal of excavated material is not permitted off site.

FENCES, WALLS, ENTRANCE GATES

GOLF COURSE - 18 holes, putting greens, driving ranges, and maintenance facilities.

HOME CARE FACILITY - three persons or fewer as defined in LDC § 34-2
HOME OCCUPATION - in compliance with LDC § 34-1771 *et seq.*
MODEL HOMES, MODEL DISPLAY CENTER, MODEL UNITS -
in compliance with LDC § 34-1951 *et seq.*, Limited to 9 at
“GENERAL MODEL HOME LOCATIONS” on the
approved Master Concept Plan.
PARKING LOT, ACCESSORY
REAL ESTATE SALES OFFICE - LIMITED TO MODEL HOME
LOCATIONS ONLY, AND THE CLUBHOUSE. Sales of
lots or units within the Crane Landing development only.
RECREATIONAL FACILITIES, PERSONAL & PRIVATE -
RECREATION AREAS and CLUBHOUSE TRACTS ONLY.
Consisting of swimming pools, swimming platforms, docks,
fishing piers, cabanas, tennis/sports courts, playgrounds,
vending machines, and restrooms.
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30
TEMPORARY USES, in compliance with LDC § 34-3041

b. Site Development Regulation for Crane Landing RPD:

Land Use	Min. Lot Area (SF)	Min. Lot Width (1)	Min. Lot Depth	Setbacks (FT) (6)				Max .Ht. (FT)	Floors	% LOT COV. MAX.
				Road (2)	Side (3)	Rear (4)	Water (5)			
Single Family ESTATE	8,625	75/82.5	115	25/20	7.5/15	20/5	20/5	35	2	45
Single-Family STANDARD	7,475	65/67.5	115	25/20	5/15	20/5	20/5	35	2	45
Single-Family EXECUTIVE	6,325	55/57.5	115	25/20	5/15	15/5	20/5	35	2	50
Patio (Two Family Attached)	3,225	35/42.5	95	25/20	5/0/15 (7)	10/5	20/5	35	2	55
Townhomes or Townhouses	2,250	30	75	25/0	0	0	20/5	45	3	100
Multi-family (8)	6,500	65	100	25	25	25/5	20/5	45	3	50
ALL OTHER NON-RESIDENTIAL BUILDINGS INCLUDING CLUBHOUSE AND RECREATION BUILDINGS.										
	N/A	N/A	N/A	25/20	20/10	20/10	20/10	35	2	50

Unless modified by approved deviations or subject to other conditions.

NOTES:

1. Width: Regular then corner lots.
2. Road Setback : Arterial then local.
3. Side: Regular then local road.
4. Rear: Principle then accessory
5. Water: Principle then accessory.
6. Preservation Areas: 10-foot minimum setback for all structures including accessory.
7. Side, opposite side, local road
8. Condominium, Duplex, Quadraplex, Apartment, ALF.

Minimum Open Space 154.48 acres

Minimum building separation of 20 feet for all multi-family and attached dwelling unit buildings.

3. Golf Course Conditions:

- a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
- b. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The Applicant may be allowed to reduce this setback from wetland or preserve areas to a minimum of 15 feet with an average of 25 feet (or to zero feet if a structural buffer is used), if it is approved administratively by the Department of Community Development. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.
- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

- f. Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," (as they apply to physical improvements) prepared by the Florida Department of Environmental Protection, as amended, as outlined below:
 - (1) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - (2) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - (3) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be treated in accordance with the goals of the Audubon Cooperative Sanctuary Program. Treatment may include directing outflow to water quality basins for detention, buffer areas for filtration, or through specially constructed filtration units.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention or detention and water retention or detention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
- k. The operator of the golf course, or its assigns, must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any unacceptable increased levels of herbicide, pesticide or fertilizer at project outfalls; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. The monitoring plan will continue in perpetuity. This plan will be approved by the Division of Natural Resources and evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.
- l. If groundwater or surface water pollution occurs, as that term is defined by applicable state and federal rules or regulations, and if the pollution is caused by the

application of fertilizers, herbicides or pesticides to the golf course, the application of the material containing the pollutant must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

- m. Prior to development order approval for the golf course, the developer must submit results of the pre-development groundwater analysis. The submittal must include the proposed plan for the surface water analysis. The analysis is intended to establish baseline data for groundwater and surface water monitoring for the project. The water quality monitoring plans must be designed to identify those nutrients and chemicals that are anticipated to be associated with the golf course.
- 4. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
- 5. All buffers must utilize 100 percent native vegetation.
- 6. All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in Condition 2b hereinabove.

7. GOLF MAINTENANCE FACILITY

A stand alone golf course maintenance facility for the Crane Landing golf course must be located within Crane Landing property as defined in this RPD and not within the Sabal Springs property. There will be no interconnection between this facility and the Sabal Springs property. There will be no interconnection between the Sabal Springs maintenance facility and the Crane Landing property. An Administrative Amendment to this RPD must be obtained to provide for the location of the golf course maintenance facility within the Crane Landing property.

- 8. **AGRICULTURAL USES:** Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses as shown on attached **Exhibit D** may continue until approval of a local development order for the area of the project 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 is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

9. Model homes and real estate sales:
 - a. The number of model homes or model units will be limited to no more than nine (9) within the development, at any point in time.
 - b. Any model homes or units or real estate sales may be developed only within any of the 9 properties identified as "General Model Home Locations" on the approved Master Concept Plan.
 - c. Real estate sales will be limited to the sale of lots or units within the Crane Landing development only.
 - d. Models cannot be of the same floor plan and each must be a separate different design.
10. Prior to local development order approval, the 150-foot right-of-way on the western border of the subject property must be vacated.
11. Remove the Zoning Notes on the MCP. The following condition will be in lieu of those Zoning Notes:

In an effort to enhance compatibility of this project with the surrounding property, the Master Concept Plan denotes a minimum 50-foot-wide separation/buffer (enhanced setback) in various locations around the periphery of the development. These 50-foot-wide separation buffers (enhanced setbacks) may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees through out the entire width of these areas. It is the intention of this development to also provide whatever minimum planting strips necessary to accommodate all standard buffers as may be required by both the Lee County Land Development Code and this resolution. The specific locations and planting composition of those standard buffers will be depicted during the local development order process. A minimum 20-foot-wide planting strip is available for this purpose.

12. The multi-family buildings, patio homes, and townhouses must be separated from properties outside the subject property boundaries (regardless of use or zoning) by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
13. Prior to local development order approval, the landscape plans must demonstrate that a minimum of 154.48 acres of common open space is provided for the overall project.
14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC § 34-2174(a).
15. Approval of this zoning request 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.

16. Approval of this rezoning does 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), be reviewed for, and found consistent with all other Lee Plan provisions.
17. Names of streets on the approved Master Concept Plan are conceptual only (Alpha, Bravo, Echo, etc.) Actual names of streets within the development must be changed to appropriate street names for a residential development.
18. CONSTRUCTION ADJACENT TO SABAL SPRINGS
 - a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
 - b. Due to the proximity to existing residential development, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting Sabal Springs property.
19. No residential, golf maintenance, or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
20. No development order or permitting (including land clearing) will be issued by Lee County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.

Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC § 10-291(3) which requires (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development to allow the project to be constructed with a single-ingress egress connection. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The local development orders must include emergency access gates to be constructed on BOTH North 2nd Street and Garden Street access points as shown on the approved Master Concept Plan.
 - b. The emergency access gates as shown on North 2nd Street and Garden Street must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance

gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

- c. The local development order must provide primary access on Del Prado Boulevard in compliance with the LDC as shown on the approved Master Concept Plan.
2. Deviation (2) seeks relief from LDC §10-415(b) which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:
- a. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh (See attached **Exhibit C**).
 - b. Prior to local development order approval, the landscape plans must include the following for the Division of Environmental Sciences Staff review and approval:
 - (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and
 - (2) Details on the marsh creation areas including plant size, species and number; and
 - (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and
 - (4) Delineate tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.

REQUEST B) - SABAL SPRINGS RPD AMENDMENT:

A. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "SABAL SPRING GOLF AND RACQUET CLUB RPD," stamped received July 28, 2004 except as modified by the conditions below. This development must comply with all requirements of the Lee County 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The Resolution issued in this rezoning supersedes Resolutions ZAB-86-63, Z-86-193 and Z-89-026, and all terms and conditions not contained herein have been completed and/or are no longer outstanding and applicable to the Sabal Springs RPD.

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

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
CLUBHOUSE
CONSUMPTION ON PREMISES - Up to a 4-COP. In conjunction with Country Club/Clubhouse only. Indoor seating only. Limited hours from 8:00 a.m. to midnight, daily.
DWELLING UNITS - SINGLE-FAMILY: Maximum 770
ENTRANCE GATE AND GATEHOUSE, SECURITY GUARD HOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - (NO BLASTING)
FENCES, WALLS
GOLF COURSE AND GOLF MAINTENANCE FACILITY
HOME OCCUPATION
MODEL HOMES, MODEL DISPLAY CENTER, MODEL UNITS - in compliance with LDC Section 34-1951 et seq. (Existing only, no additional model homes permitted)
PARKING LOT, ACCESSORY
TEMPORARY REAL ESTATE SALES OFFICE - Limited to units or lots within Sabal Springs Developments Only
RECREATION CENTER
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30
WETLAND PRESERVES

b. Site Development Regulations for Sabal Springs (See Condition 5)

Maximum building height for single-family : 35 feet above grade

Maximum Building height for Clubhouse: 35 feet above grade

Minimum lot size: 50 feet by 100 feet (5,000 S/F)

Side Setbacks: five (5) feet

Preservation Area: Minimum 5.66 acres

Development will encourage the preservation of trees wherever possible, upland preservation are indicated by cross-hatching.

3. The following shall be provided in order to mitigate hazard occurrences and to insure Comprehensive Plan compliance:

A. Hurricane Evacuation

- 1) Establish and maintain a condominium or homeowner's association to provide a program of education and information to the residential population, describing the risks of environment hazards, as well as the action necessary to mitigate which these hazards present.
- 2) The developer shall provide evacuation facilities of 14,000 square feet to meet Lee County standards.

B. Emergency Medical Services

At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Services to discuss the designation of emergency helicopter landing zone, provide a site plan depicting the official street names and building addresses within the development, and other pertinent information deemed necessary.

4. Any security gate or similar device that is not manned 24 hours per day must be provided with an override switch installed in a glass-covered box for the use of emergency vehicles.
5. The property development regulations for the project shall be the same as for the Residential Single-Family (RS-1) zoning district, as it may be amended from time to time, except where modified by deviations or this resolution.
6. Final plans shall be in conformance with the Land Development Code (LDC) and other development regulations in effect, except as provided herein.

B. DEVIATIONS:

The following Deviations were approved, as conditioned, in Resolutions Z-89-026 and Z-86-193, and the RPD has been developed in accordance with those approvals. These Deviations are reiterated herein to ensure that they are not rendered null and void by the adoption of this Resolution, but will continue to be appropriate and applicable to the Sabal Springs RPD.

Deviation 1 was approved to allow the excavation of water retention facilities to be zero feet from a quarter section line, instead of the 60 feet required by then Section 518.C.2 of the Lee County Zoning Regulations.

Deviation 2 was approved to allow structures within zero feet of a section line instead of the 15-foot setback required in the then Section 202.15.D30 of the Lee County Zoning Regulations.

Deviation 3 was approved to modify the private street setbacks from one-half of the right of way (ROW) (or street easement), plus 20 feet (then Section 202.18.B.2.a of the Lee County Zoning Regulations) to allow a 15-foot setback for all corner lots excepting unit 1 as recorded in Plat Book 41, page 14-22, specifically including only the following platted lots:

Block 1, lot 6; Block 4, Lot 9; Block 6, Lot 8; Block 7, Lots 1 and 2; Block 10, Lots 14 and 15; and Block 12, Lot 1.

Deviation 4 was approved to allow development of the residential lots with rear lot swales, instead of concrete gutters as required in Lee County Development Standards Ordinance Section D.4.c, with the following conditions:

1. NO swales are allowed in Unit 1 as recorded in Plat Book 41, pages 14-22; and
2. An enforceable homeowner's association agreement had to be created that would ensure the perpetual maintenance of those swales by the homeowner's association or its successors in interest, and said agreement had to be approved by the Lee County Attorney.

SECTION D. EXHIBITS AND STRAP NUMBER:

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: Ag Uses Sketch

The applicant has indicated that the STRAP numbers for the subject property are: 23-43-24-00-00001.0000, 23-43-24-00-00001.1000, 23-43-24-00-00001.1010, 23-43-24-00-00001.1020, 23-43-24-00-00001.1030, 23-43-24-00-00001.1040, 23-43-24-00-00001.1050 and 23-43-24-00-00001.105A

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; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,

- 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; and
 - 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.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Coy, seconded by Commissioner Judah and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of June 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Isa Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *John E. Albion*
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



CASE NO: DCI2003-00023

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DESCRIPTION:

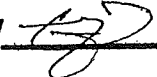
A tract or parcel of land lying in Section 23, Township 43 South, Range 24 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the aforesaid Section 23; thence run S.00°13'38"E. along the West line of said Section 23 for 100.00 feet to the South right-of-way line of Mellow Drive (100 feet wide per County right-of-way map for County Project # 4013) and the point of beginning; thence run N.89°59'07"E. (100 feet South of and parallel to the North line of the aforesaid Section 23) for 2671.98 feet; thence run N.89°54'44"E. for 110.03 feet to a point 75.00 feet West-erly of and parallel to the Westerly line of the former S.A.L. Railroad; thence run S.11°11'47"E. (75.00 feet West-erly of and parallel to the former S.A.L. Railroad) for 5331.57 feet to a point on the South line of the aforesaid Section 23; thence run N.88°39'56"W. along the South line of said Section 23 for 1149.28 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of said Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 634.40 feet to the East right-of-way line of Garden Street (60.00 feet wide); thence run N.00°01'02"E. along said East right-of-way line for 568.00 feet; thence run S.89°49'54"W. for 505.00 feet; thence run S.00°01'02"W. for 568.00 feet to the South line of the aforesaid Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 1519.91 feet to the Southwest corner of said Section 23; thence run N.00°01'31"E. along the West line of said Section 23 for 2650.26 feet to a point of curvature; thence run Northeasterly for 122.07 feet along the arc of a curve concave Southeasterly, with a radius of 1175.00 feet, a delta of 05°57'08", a chord bearing of N.03°00'16"E. and a chord distance of 122.01 feet to a point of tangency; thence run N.05°58'50"E. for 435.69 feet to a point of curvature; thence run Northeasterly for 111.05 feet along the arc of a curve concave Northwesterly, with a radius of 1025.00 feet, a delta of 06°12'28", a chord bear- ing of N.02°52'36"E. and a chord distance of 111.00 feet to a point of tangency; thence run N.00°13'38"W. for 882.73 feet to a point of curvature; thence run Northwesterly for 222.67 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 222.23 feet to a point of tan- gency; thence run N.12°40'27"W. for 386.43 feet to a point of curvature; thence run Northwest- erly for 255.26 feet along the arc of a curve concave Northeasterly, with a radius of 1175.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 254.76 feet to a point of tangency; thence run N.00°13'38"W. for 160.33 feet to the South right-of-way line of the aforesaid Mellow Drive; thence run S.89°58'21"E. along the South line of said Mellow Drive for 75.00 feet to the point of beginning.

Said tract contains 385.697 acres, more or less and is subject to easements, restrictions and reservations of record.

Bearings are based on the West line of the Northwest Quarter (N.W.1/4) of the aforesaid Section 23 as being N.00°13'38"W.

Applicant's Legal Checked

by  August 03, 2004.


John B. Harris

P.S.M. #4631

October 13, 2003

Southeasterly, with a radius of 1175.00 feet, a delta of $05^{\circ}57'08''$, a chord bearing of $S.03^{\circ}01'36''W.$ and a chord distance of 122.01 feet; thence run $N.89^{\circ}51'07''W.$ (not radial to the previously described line) for 394.92 feet (per Plat) - (392.06 feet as computed) to the Southeast corner of Tract "A", Sabal Springs Golf & Racquet Club, Unit Four - B as recorded in Plat Book 65, Pages 81 and 82, Public Records of Lee County, Florida; thence continue $N.89^{\circ}51'07''W.$ for 906.26 feet to the Southeast corner of Tract "D", of the aforesaid Sabal Springs Golf & Racquet Club, Unit Three; thence run $N.89^{\circ}51'01''W.$ for 1156.49 feet to the Southeast corner of Tract "D", of the aforesaid Sabal Springs Golf & Racquet Club, Unit One; thence run $N.89^{\circ}51'07''W.$ for 205.41 feet; thence run $N.89^{\circ}51'50''W.$ for 1065.66 feet; thence run $N.15^{\circ}38'10''W.$ for 55.27 feet; thence run $S.74^{\circ}21'50''W.$ for 195.69 feet; thence run $N.15^{\circ}38'10''W.$ for 54.87 feet; thence run $S.74^{\circ}21'50''W.$ for 201.47 feet to the point of beginning.

Said tract contains 220.642 acres, more or less, and is subject to easements, restrictions and reservations of record.

Bearings are based on the North line of the aforesaid Sabal Springs Golf & Racquet Club, Unit Three as being $S.89^{\circ}57'02''E.$

Applicant's Legal Checked

by *[Signature]* February 4, 2004.

[Signature]
John B. Harris
P.S.M. #4631
January 19, 2004

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COMMUNITY DEVELOPMENT

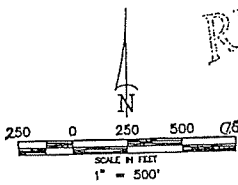
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SKETCH OF
SABAL SPRINGS GOLF & RACQUET CLUB
UNITS ONE, ONE-A, TWO, THREE,
FOUR-A, FOUR-B & FOUR-C
A SUBDIVISION LYING IN

SECTION 22 & 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

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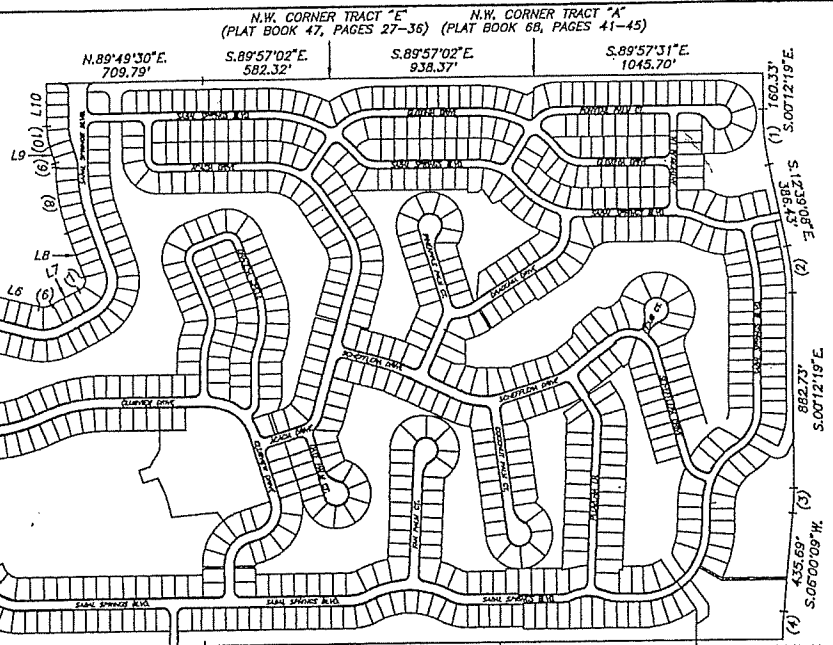


LINE	BEARING	DISTANCE
L1	N.15°38'10"W	375.37'
L2	N.7°42'15"E	246.61'
L3	N.00°48'55"E	60.00'
L4	S.89°11'05"E	67.50'
L5	N.00°48'55"E	25.22'
L6	S.75°31'32"E	250.64'
L7	N.62°44'28"E	143.04'
L8	N.19°43'40"W	218.49'
L9	N.17°17'16"W	78.01'
L10	N.00°10'30"W	190.12'
L11	N.89°51'07"W	205.41'
L12	N.15°38'10"W	55.27'
L13	S.74°21'50"W	195.69'
L14	N.15°38'10"W	54.87'
L15	S.74°21'50"W	201.47'

S.W. CORNER TRACT "C" (PLAT BOOK 43, PAGES 74-82)

S.E. L/R/W LINE S.R. 45

POINT OF BEGINNING S.W. CORNER TRACT "H" (PLAT BOOK 41, PAGES 14-22)



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1175.00'	12°26'49"	255.26'	254.78'	S.06°25'43"E
2	1025.00'	12°26'49"	222.67'	222.23'	S.06°25'43"E
3	1025.00'	06°12'28"	111.05'	111.00'	S.02°53'55"W
4	1175.00'	05°57'08"	122.07'	122.01'	S.03°01'36"W
5	222.50'	103°39'32"	402.55'	349.85'	N.52°38'42"E
6	77.50'	41°44'00"	56.45'	55.21'	N.83°36'28"E
7	52.50'	82°28'08"	75.57'	69.21'	N.21°30'24"E
8	902.50'	19°33'10"	307.99'	306.50'	N.09°57'05"W
9	62.50'	17°06'46"	18.67'	18.60'	N.08°43'54"W
10	322.50'	17°06'46"	96.32'	95.97'	N.08°43'53"W

Sketch of S.E. CORNER TRACT "D" (PLAT BOOK 41, PAGES 14-22)

Applicant's Survey checked By *J. Harris* January 4, 2004

HARRIS - JORGENSEN, INC.
2708 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (941) 772-9939
FAX: (941) 772-1315

220.642 ACRES ±
JOB #: SSGRC-4324
SKETCH DATE: 1/16/04

John B. Harris
JANUARY 22, 2004
JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8921

DCI 2003-00023

82 12 84

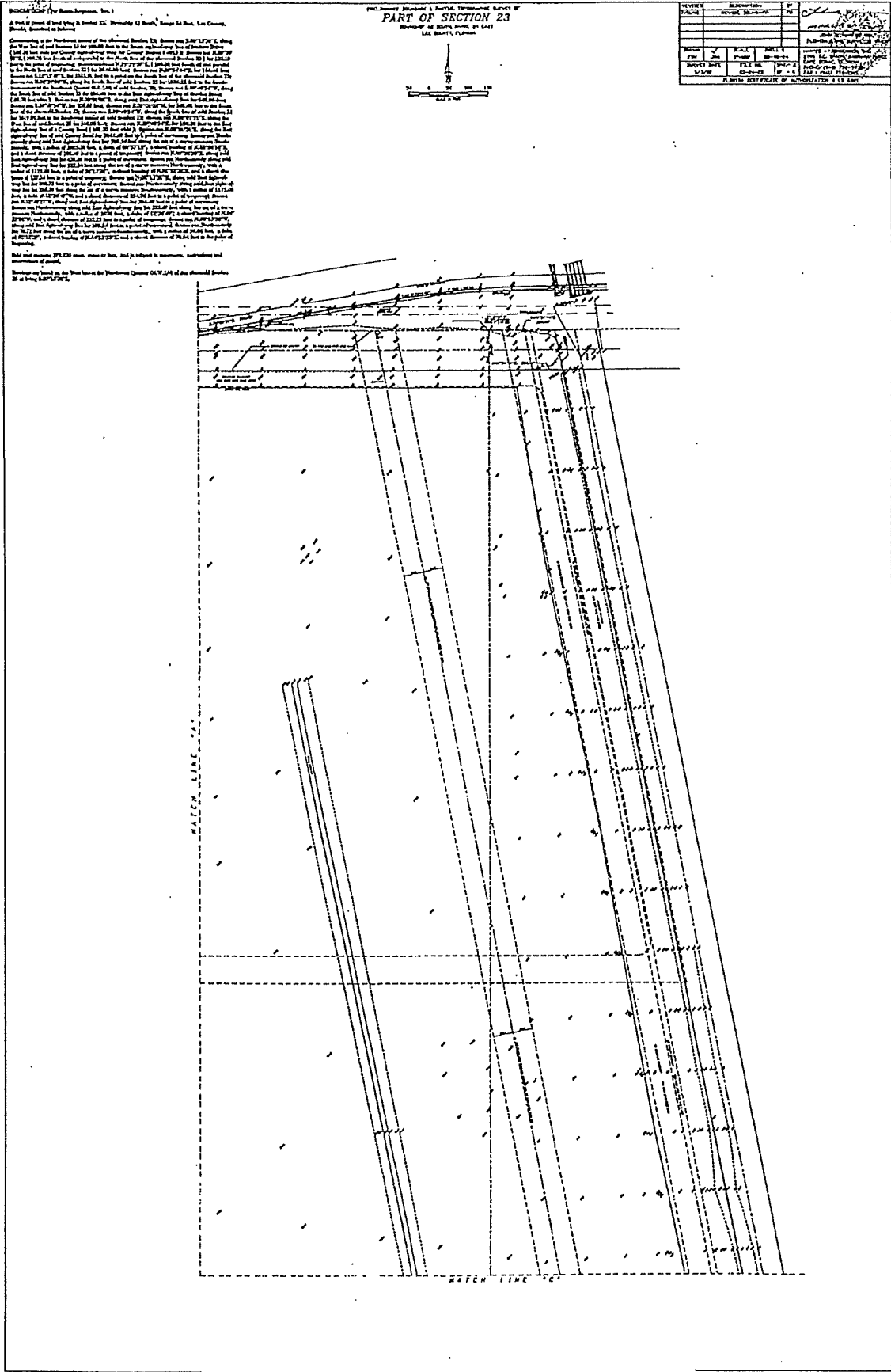


EXHIBIT A
(Page 7 of 9)

2023-0027

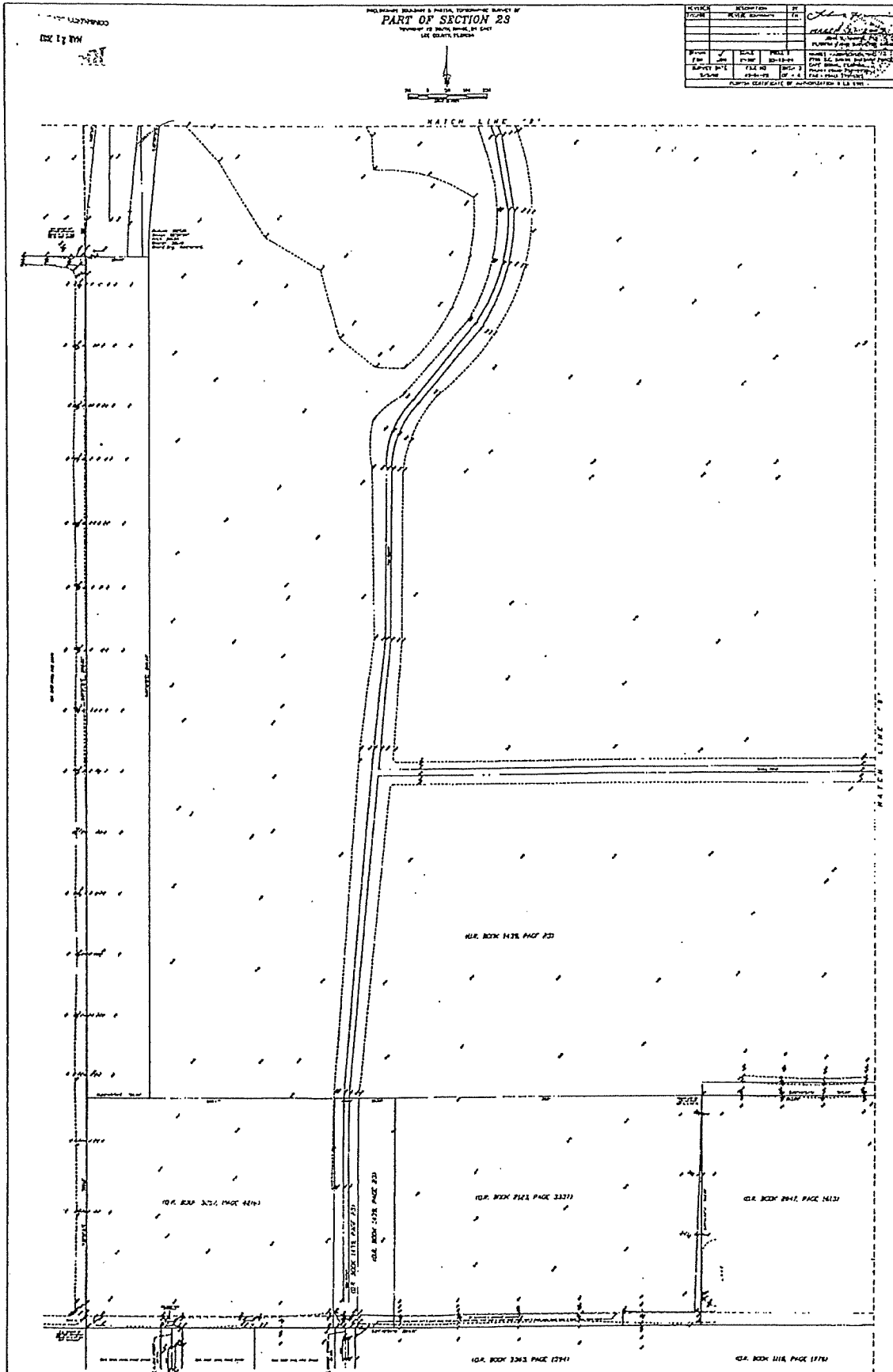


EXHIBIT A
(Page 8 of 9)

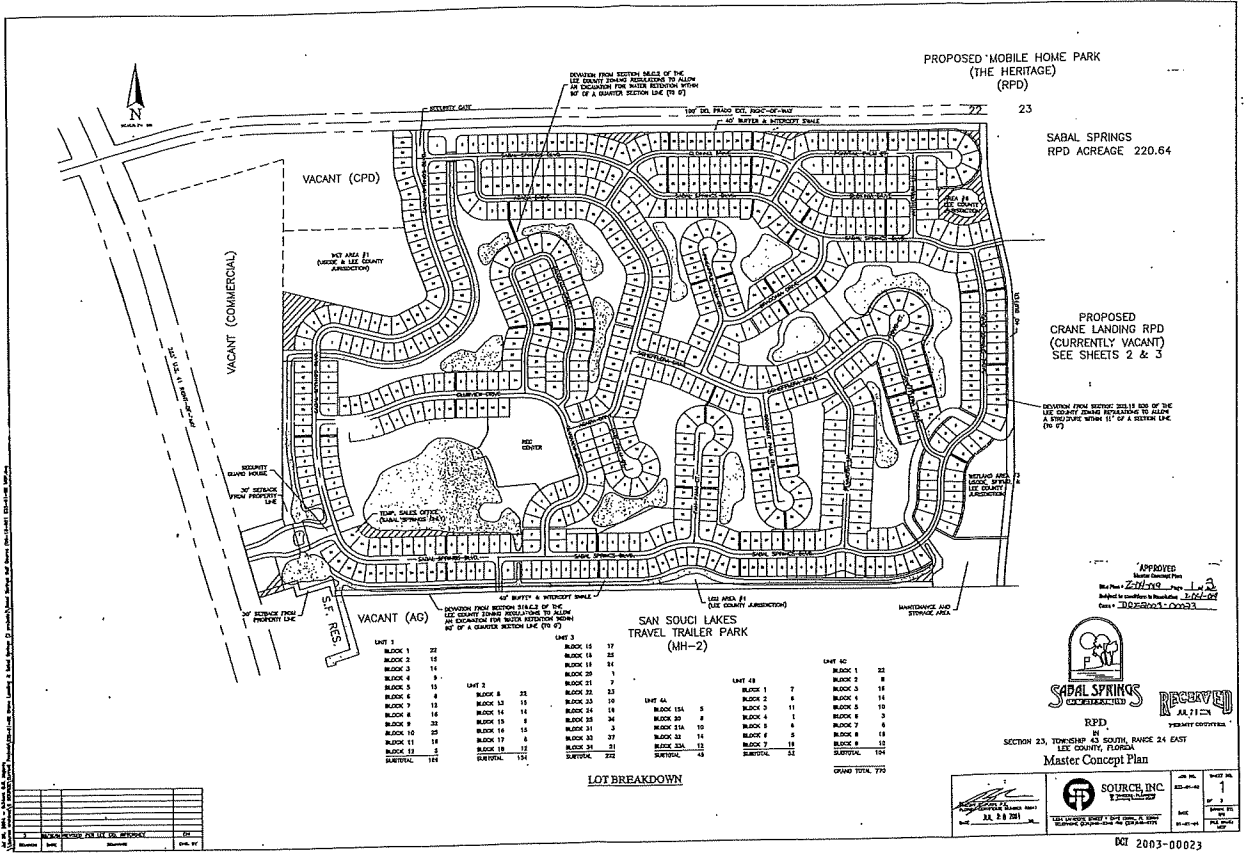


EXHIBIT C

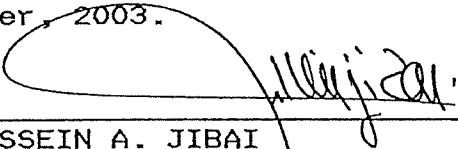
AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME this day appeared HUSSEIN A. JIBAI, who,
being first duly sworn, deposed and says:

1. He is a Director of Flash Holdings USA Corporation, which is a member of Hibiscus of Lee County, L.L.C., the owner of the property that is the subject of Application DCI2003-00023.
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 385.7 +/- acres.
3. The entire parcel described in Exhibit "A" has been cleared and is being used for grazing purposes.
4. Hibiscus of Lee County, L.L.C. intends to continue this use upon the approval of the rezoning to the extent permitted by Lee County regulations.

EXECUTED this 15th day of October, 2003.

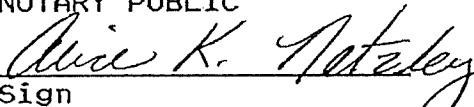


HUSSEIN A. JIBAI

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me this 15th day of
October, 2003 by Hussein A. Jibai, who is personally known
to me or has produced _____ as
identification and who did take an oath.

My Commission Expires:
8-26-2007

NOTARY PUBLIC


Sign
Alice K. NETZEY

Print

RECEIVED
OCT 29 2003

PERMIT COUNTER State of Florida at Large (Seal)

EXHIBIT D
(Page 1 of 3)

DCI 2003-00023



EXHIBIT "A"

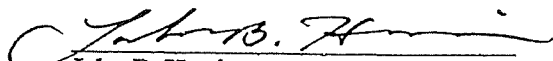
DESCRIPTION:

A tract or parcel of land lying in Section 23, Township 43 South, Range 24 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the aforesaid Section 23; thence run S.00°13'38"E. along the West line of said Section 23 for 100.00 feet to the South right-of-way line of Mellow Drive (100 feet wide per County right-of-way map for County Project # 4013) and the point of beginning; thence run N.89°59'07"E. (100 feet South of and parallel to the North line of the aforesaid Section 23) for 2671.98 feet; thence run N.89°54'44"E. for 110.03 feet to a point 75.00 feet West-erly of and parallel to the Westerly line of the former S.A.L. Railroad; thence run S.11°11'47"E. (75.00 feet West-erly of and parallel to the former S.A.L. Railroad) for 5331.57 feet to a point on the South line of the aforesaid Section 23; thence run N.88°39'56"W. along the South line of said Section 23 for 1149.28 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of said Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 634.40 feet to the East right-of-way line of Garden Street (60.00 feet wide); thence run N.00°01'02"E. along said East right-of-way line for 568.00 feet; thence run S.89°49'54"W. for 505.00 feet; thence run S.00°01'02"W. for 568.00 feet to the South line of the aforesaid Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 1519.91 feet to the Southwest corner of said Section 23; thence run N.00°01'31"E. along the West line of said Section 23 for 2650.26 feet to a point of curvature; thence run Northeasterly for 122.07 feet along the arc of a curve concave Southeasterly, with a radius of 1175.00 feet, a delta of 05°57'08", a chord bearing of N.03°00'16"E. and a chord distance of 122.01 feet to a point of tangency; thence run N.05°58'50"E. for 435.69 feet to a point of curvature; thence run Northeasterly for 111.05 feet along the arc of a curve concave Northwesterly, with a radius of 1025.00 feet, a delta of 06°12'28", a chord bearing of N.02°52'36"E. and a chord distance of 111.00 feet to a point of tangency; thence run N.00°13'38"W. for 882.73 feet to a point of curvature; thence run Northwesterly for 222.67 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 222.23 feet to a point of tangency; thence run N.12°40'27"W. for 386.43 feet to a point of curvature; thence run Northwesterly for 255.26 feet along the arc of a curve concave Northeasterly, with a radius of 1175.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 254.76 feet to a point of tangency; thence run N.00°13'38"W. for 160.33 feet to the South right-of-way line of the aforesaid Mellow Drive; thence run S.89°58'21"E. along the South line of said Mellow Drive for 75.00 feet to the point of beginning.

Said tract contains 385.697 acres, more or less and is subject to easements, restrictions and reservations of record.

Bearings are based on the West line of the Northwest Quarter (N.W.1/4) of the aforesaid Section 23 as being N.00°13'38"W.



John B. Harris
P.S.M. #4631
October 13, 2003

RECEIVED
OCT 29 2003

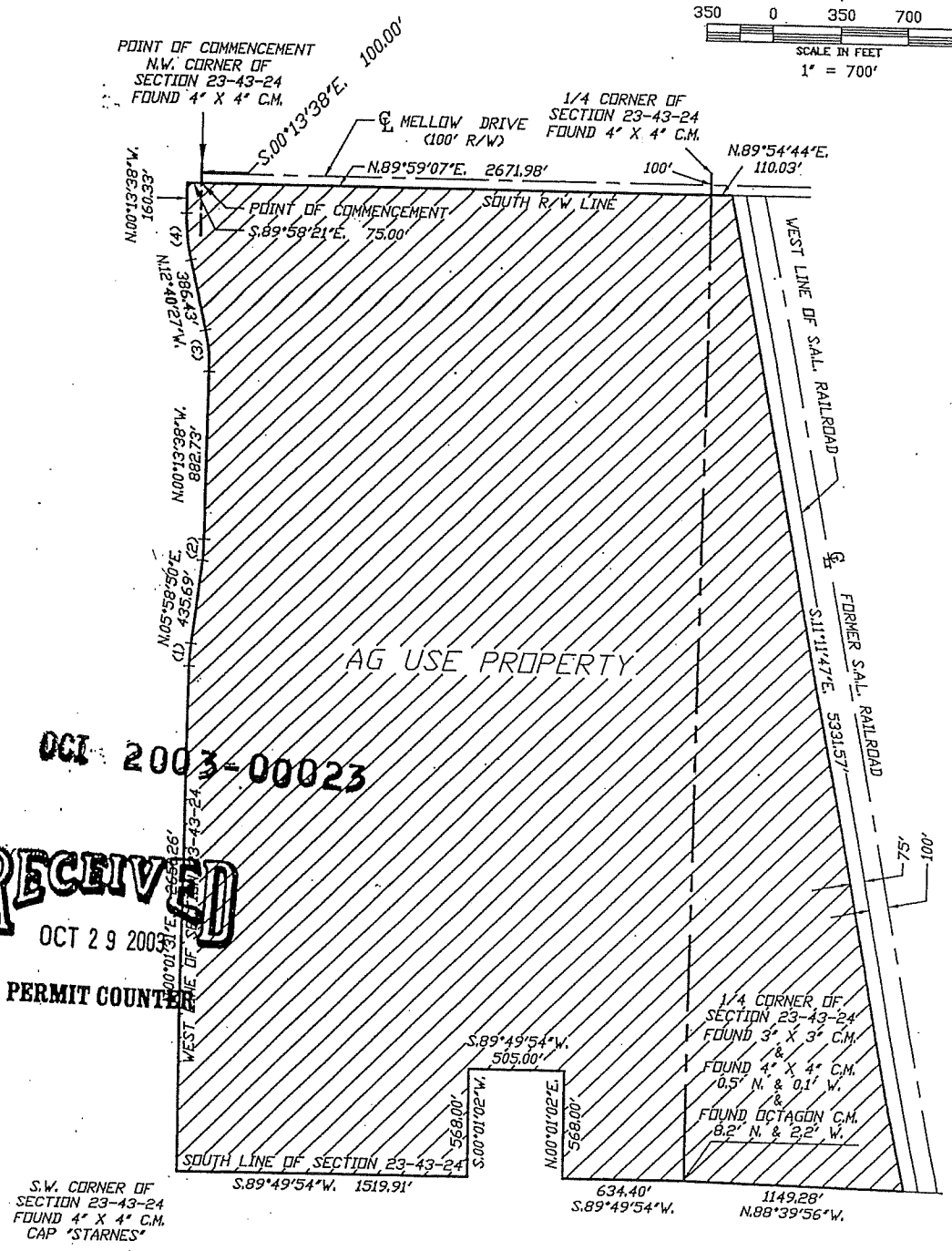
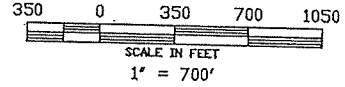
PERMIT COUNTER

DOI · 2003-00023

SKETCH OF
PART OF SECTION 23

TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION.



OCT 2003-00023

RECEIVED
OCT 29 2003

PERMIT COUNTER

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1175.00'	05°57'08"	122.07'	122.01'	N.03°00'16"E.
2	1025.00'	06°12'29"	111.05'	111.00'	N.02°52'36"E.
3	1025.00'	12°26'49"	222.67'	222.23'	N.06°27'02"W.
4	1175.00'	12°26'49"	255.26'	254.76'	N.06°27'02"W.

PROJECT # NSS-4	JOB # NSS-2
SKETCH DATE: 10/16/03	
<i>John B. Harris</i>	
OCTOBER 16, 2003	
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631	
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921	

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00033

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Banks Engineering, Inc., on behalf of CL Ventures, LLC, filed an application to amend the Master Concept Plan for the Palermo (aka Crane Landing) Residential Planned Development (RPD) to reconfigure Residential Tracts A through H, Lakes B1L3 and B1L4, and the adjacent golf course area, add an additional open space tract west of Residential Tracts G and H, remove references to vacated rights-of-way and easements, and adjust the eastern property line to reflect a drainage right-of-way on property located 4091 Del Prado Boulevard N; and

WHEREAS, the applicant has indicated that the property's current STRAP Number is 23-43-24-00-00001.0000 (see Exhibit "A"); and

WHEREAS, the subject property is zoned Residential Planned Development (RPD) and is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in case number Z-04-19 and was subsequently amended by ADD2005-00154, ADD2006-00122, ADD2007-00023, and ADD2019-00083; 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, ADD2019-00083 approved amendments to the property development regulations for Single-Family Tracts A through H as depicted on the Master Concept Plan approved by ADD2007-00023A (see Exhibit "B"); and

WHEREAS, the applicant has filed a request to amend the approved Master Concept Plan to reconfigure Residential Tracts A through H, Lakes B1L3 and B1L4, and the adjacent golf course area, add an additional open space tract west of Residential Tracts G and H to better align with the property development regulations approved by ADD2019-00083 (see Exhibit "C"); and

WHEREAS, the Master Concept Plan, as amended, updates annotations referencing now vacated drainage easements and rights-of-way and clarifies other annotations to better align with the conditions of approval (see Exhibit "C"); and

WHEREAS, the Master Concept Plan, as amended, adjusts the easterly property boundary consistent with the dedication of a 75-foot-wide drainage right-of-way along this property line (see Exhibit "C"); and

WHEREAS, the area dedicated to this drainage right-of-way was excluded from the acreage of the planned development at the time of original rezoning, and the adjustment of this property line does not result in an increase in density on the subject property; and

WHEREAS, the Master Concept Plan, as amended, designates additional locations for model homes within the development and depicts 37 potential model home locations within the development (see Exhibit "C"); and

WHEREAS, a maximum of 18 model homes are permitted within the planned development as approved by ADD2007-00023A, and the applicant does not propose to increase the maximum number of model homes currently approved for the subject property; and

WHEREAS, the subject property is located within the North Fort Myers Community Plan area; and

WHEREAS, LDC Section 33-1532 requires the applicant seeking administrative approval of a planned development zoning action to conduct one publicly-advertised information session within the North Fort Myers Community Plan area prior to approval of such a request; and

WHEREAS, the applicant conducted a publicly-advertised information session on June 3, 2020 and has provided the requisite meeting summary document in accordance with the LDC (see 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 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 the Palermo (aka Crane Landing) Residential Planned Development (RPD) is hereby **APPROVED subject to the following conditions:**

- 1. This approval codifies and supersedes previously approved ADD2005-00154, ADD2006-00122, ADD2007-00023A and ADD2019-00083. The terms and conditions of the Resolution Z-04-019 remain in full force and effect, except as amended herein.**
- 2. Development must be in compliance with the amended Master Concept Plan entitled Master Concept Plan, Palermo (fka Crane Landing) dated February 2007, last revised August 6, 2020, attached hereto as Exhibit "C."**

3. Property Development Regulations

a. Single-Family

Minimum lot size: 5,200 square feet
Minimum Lot Width: 40 feet
Minimum Lot Depth: 130 feet

Minimum Setbacks

Private Street: 20 feet
Public Street: 20 feet
Side: 5 feet
Rear: 20 feet (5 feet for accessory structure)
Waterbody: 20 feet (5 feet for accessory structure)
Preserve: 20 feet (10 feet for accessory structure)

Maximum Building Height: 35 feet or 2 stories
Maximum Lot Coverage: 45 percent

b. Two-Family Attached and Townhouse

Minimum lot size: 4,875 square feet
Minimum lot width: 37.5 feet
Minimum lot depth: 130 feet

Minimum Setbacks

Private Street: 20 feet
Public Street: 20 feet
Side: 5 feet (0 feet for common wall unit)
Rear: 10 feet (5 feet for accessory structure)
Waterbody: 20 feet (5 feet for accessory structure)
Preserve: 20 feet (10 feet for accessory structure)

Maximum Building Height: 35 feet or 2 stories
Maximum Lot Coverage: 55 percent

c. Multiple-Family Building

Minimum lot size: 6,500 square feet
Minimum lot width: 65 feet
Minimum lot depth: 100 feet

Minimum Setbacks

Private Street: 20 feet (0 feet for freestanding garages)
Public Street: 25 feet
Side: 25 feet (0 feet for common wall unit)

Rear: 25 feet (5 feet for accessory structure)
Waterbody: 20 feet (5 feet for accessory structure)
Preserve: 20 feet (10 feet for accessory structure)

Minimum Building Separation: 25 feet
Maximum Building Height: 45 feet or 3 stories
Maximum Lot Coverage: 50 percent

d. Recreation Area

Minimum lot size: N/A
Minimum lot width: N/A
Minimum lot depth: N/A

Minimum Setbacks

Private Street: 20 feet
Public Street: 20 feet
Side: 5 feet
Rear: 20 feet (5 feet for accessory structure)
Waterbody: 20 feet (5 feet for accessory structure)
Preserve: 20 feet (10 feet for accessory structure)

Maximum Building Height: 45 feet or 3 stories
Maximum Lot Coverage: 50 percent

4. The Minimum Open Space requirement is 154.48 acres.
5. Condition 6 of Resolution Z-04-019 is amended and superseded as follows:

All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the property development regulations codified herein.
6. Condition 2.a of Deviation 2 approved by Resolution Z-04-019 is eliminated. Condition 2.b of Deviation 2 approved by Resolution Z-04-019 remains in full force and effect.
7. Condition 9 is hereby amended and superseded as follows:

Model homes and real estate sales:

 - a. The number of model homes or model units will be limited to no more than eighteen within the development at any point in time.
 - b. Any model homes or units or real estate sales may be developed only

within any of the areas identified as “Models and Sales Office,” “Clubhouse/Amenity Tract,” and “Amenity Area” on the approved Master Concept Plan.

- c. Real estate sales will be limited to the sale of lots or units within the Palermo (f/k/a Crane Landing) development only.
- d. Models cannot be of the same floor plan and each must be a separate different design.
- e. Each application for a local development order including the placement of a model home within the planned development must include the following:
 - i. The number and location of model homes proposed by the local development order application;
 - ii. The cumulative number and locations of model homes permitted by prior local development order approvals;
 - iii. The remaining number of model homes permitted within the planned development; and
 - iv. Where the maximum number of model homes within the development have been approved by prior local development order approvals, the number and location of previously approved model homes to be extinguished to accommodate new model homes.

8. 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 8/6/2020

Audra Ennis, Zoning Manager

List of Exhibits

Exhibit A: Legal Description

Exhibit B: ADD2019-00083

Exhibit C: Master Concept Plan

Exhibit D: Public Information Session Summary

EXHIBIT A

CASE NUMBER: ADD2020-00033

STRAP NUMBER

23-43-24-00-00001.0000

REVIEWED
ADD2020-00033
Daniel Munt, Planner
Lee County DCD
4/1/2020

EXHIBIT B

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00083

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, CL Ventures, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Palermo RPD to amend the Property Development regulations for Tracts A through H of the ADD2007-00023A on property located 4091 Del Prado Blvd. N, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-86-193 (with subsequent amendments in resolution number Z-89-026, Z-04-019, ADD2005-00154, ADD2006-00122, ADD2007-00023A); and

WHEREAS, the subject property is located in the Suburban and Wetlands Future Land Use Category 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 applicant has requested an amendment to the Development Regulations, as amended by ADD2007-00023A to reduce the Lot area, Lot width and Street and Side setbacks for the Single-Family Tracts; and

WHEREAS, this amendment will only be applicable to Tracts A through H, as depicted on the Master Concept Plan; and

WHEREAS, no increase in the total number of the dwelling units are proposed with this amendment; and

WHEREAS, as required by the Land Development Code Section 33-1532, the applicant held an advertised public informational meeting in North Fort Myers Community on June 26, 2019; 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 Residential Planned Development to modify the Development Regulations for the Single-Family Tracts (Tracts A through H) is **APPROVED subject to the following conditions:**

1. The Development must be in compliance with the amended Master Concept Plan approved via ADD2007-00023A. A reduced copy is attached hereto as Exhibit "B".
2. The terms, conditions and Master Concept Plan of the original zoning resolutions remain in full force and effect, except as amended herein.
3. The Development Regulations for the Single-Family Tracts A-H are hereby amended as follows:

Single Family

Minimum lot size:	9,750 square feet <u>5,200 square feet</u>
Minimum Lot Width	75 feet <u>40 feet</u>
Minimum Lot Depth	130 feet

Minimum Setbacks:

Private Street	20 feet (35 feet for corner lots)
Public Street	20 feet
Side	7.5 feet <u>5 feet</u>
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

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 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 7/17/2019 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- Exhibit "A" Legal Description
- Exhibit "B" Master Concept Plan

EXHIBIT A

CASE NUMBER: ADD2019-00083

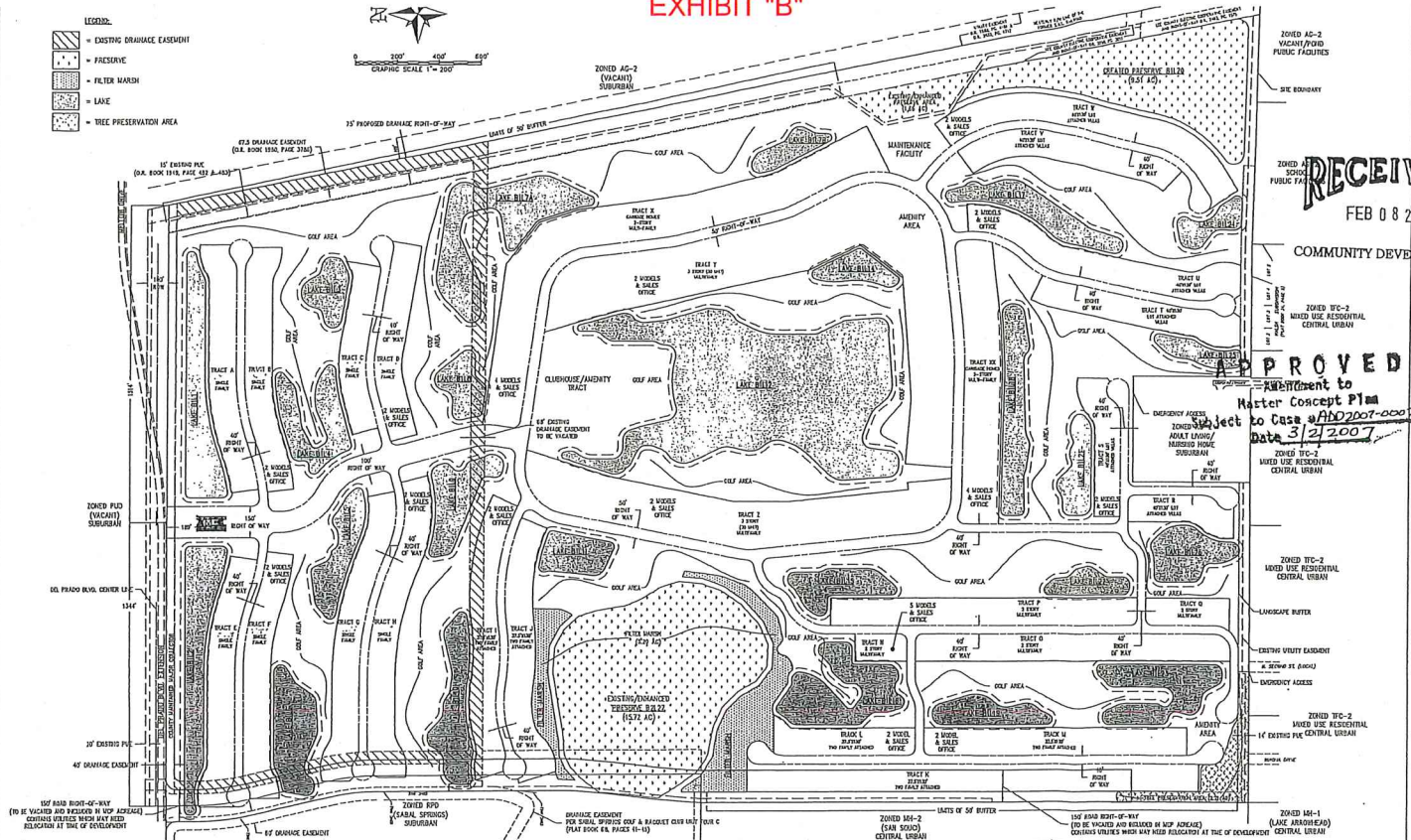
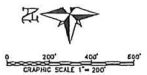
STRAP NUMBER

23-43-24-00-00001.0000

REVIEWED
ADD2019-00083
Daniel Munt, Planner
Lee County DCD
6/18/2019

EXHIBIT "B"

- LEGEND**
- = EXISTING DRAINAGE EASEMENT
 - = PRESERVE
 - = FILTER HARD
 - = LAKE
 - = TREE PRESERVATION AREA



RECEIVED
FEB 08 2007
COMMUNITY DEVELOPM

APPROVED
Amendment to
Master Concept Plan
to Case #AD2007-00023
Date 3/2/2007

ADD 2007-00023

CL VENTURES LLC
13180 WINDMILLS TERRACE
FORT MYERS, FLORIDA 33913

Banks Engineering
Professional Engineers, Planners & Land Surveyors
16311 HWY 90, SUITE 101
FORT MYERS, FLORIDA 33907
PHONE: (888) 888-2828 FAX: (888) 888-2828
WWW.BANKSENG.COM

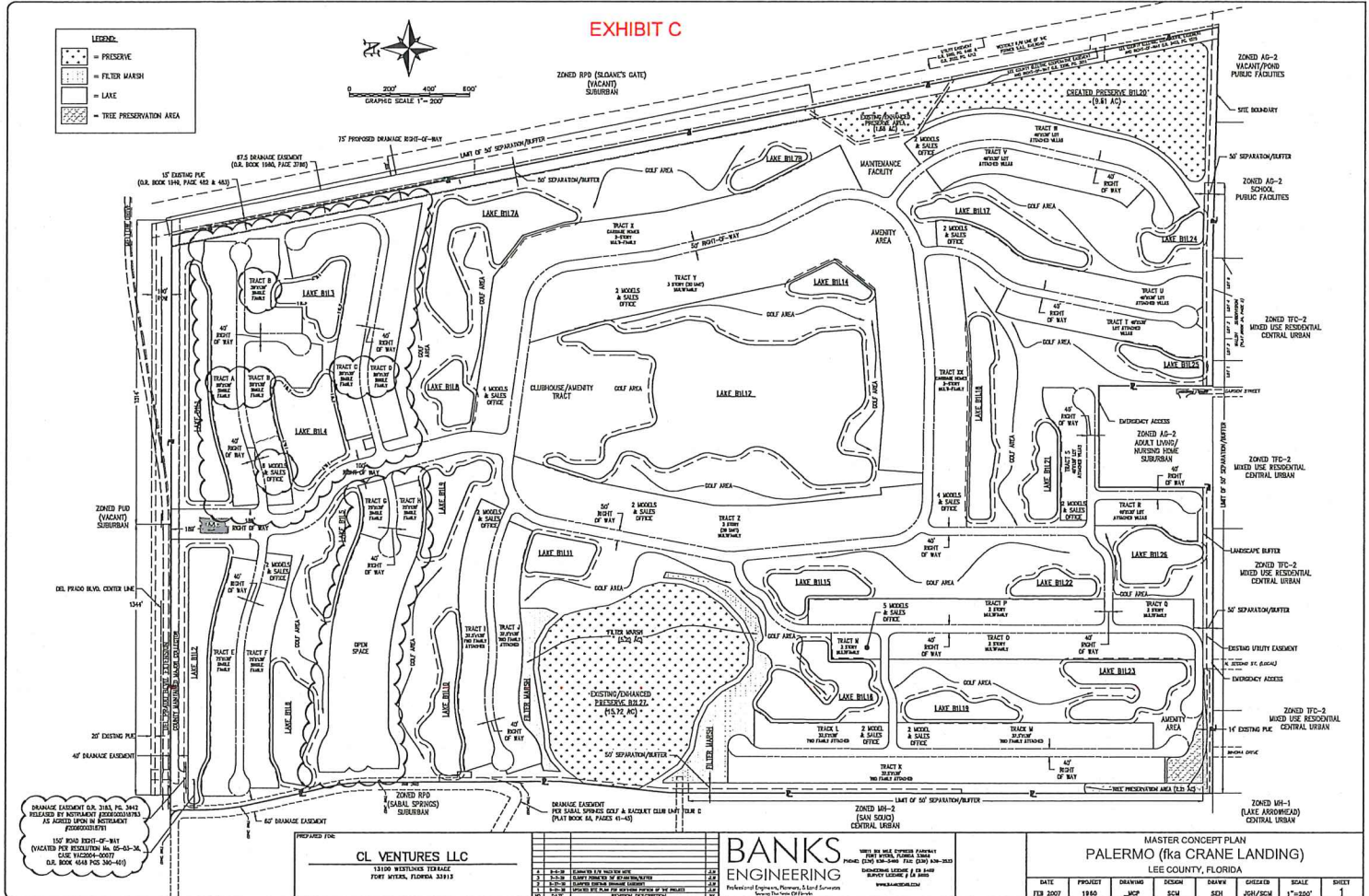
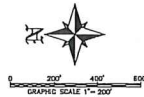
MASTER CONCEPT PLAN									
PALERMO (fka CRANE LANDING)									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	SCALE	SHEET	OF	FILE NO.	DATE	BY
FEB 2007	1960	MAP	SCH	1/8"=1'-0"	1	2	03-13-03-03		

/S:\PROJECTS\2007\ADD_01-29-07.dwg, 2/28/2007 7:52:23 AM, Steven Frazier

EXHIBIT C

LEGEND

- = PRESERVE
- = FILTER MARSH
- = LAKE
- = TREE PRESERVATION AREA



PREPARED FOR:
CL VENTURES LLC
 13100 WESTLINGS TERRACE
 7071 WINTER, FLEMING 32815

BANKS ENGINEERING
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SCIENTISTS
 10000 UNIVERSITY BLVD., SUITE 200
 TAMPA, FL 33613
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN PALERMO (fka CRANE LANDING) LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
FEB 2007	1960	_MCP	SCM	SEN	JSH/SCM	1"=200'
						SHEET 1

157' ROAD RIGHT-OF-WAY (VACATED FOR PRESERVATION IN 05-05-06, CASE 162504-0007 (DA. BOOK 1648 PAGES 386-40))

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/20/07
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

CRANE LANDING PARCEL AND ADDRESS EXHIBIT

Application - Part 3A

Application - Part 3B

Application - Part 2

STRAP	PROJECT ADDRESSES	PROJECT CITY	ZIP	OWNER NAME	OWNER ADDRESS	CITY	ST	ZIP
234324L1040000350	4240 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000360	4244 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000370	4248 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000380	4252 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000390	4256 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000400	4260 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000410	4268 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000420	4272 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000430	4276 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000440	4280 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000450	4284 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000460	4288 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000470	4292 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000500	17101 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000510	17111 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000520	17121 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000530	17131 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000540	17141 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000550	17100 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000560	17110 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000570	17120 PARMA CT	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000580	4203 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000590	4207 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000600	4211 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000610	4215 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000620	4219 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000630	4223 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000640	4227 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000650	4231 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000660	4235 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000670	4239 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L1040000680	4243 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966

CRANE LANDING PARCEL AND ADDRESS EXHIBIT

Application - Part 3A	Application - Part 3B			Application - Part 2				
STRAP	PROJECT ADDRESSES	PROJECT CITY	ZIP	OWNER NAME	OWNER ADDRESS	CITY	ST	ZIP
234324L1040U10000	CRANE LANDING C/E	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000240	4295 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000250	4299 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000480	4296 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000490	4300 VILLA RAPALLO WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000750	4271 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000760	4275 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000770	4301 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000780	4305 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000790	4311 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040000800	4315 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040001000	4272 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040001010	4276 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040001020	4280 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L2040001030	4284 PALATINA WAY	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234324L4040F10000	CRANE LANDING C/E	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234424L1040B100CE	CRANE LANDING C/E	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234424L1040B300CE	CRANE LANDING C/E	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966
234424L1040B400CE	CRANE LANDING C/E	NORTH FORT MYERS	33917	CL VENTURES LLC	10481 SIX MILE CYPRESS PKWY	FORT MYERS	FL	33966



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Crane Landing

Request: Rezone from: RPD To: RPD

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

Bonus Density included? NO YES¹ for: _____ Bonus Units

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

Summary of Project:

Amend Crane Landing (Palermo RPD) to eliminate the golf course, revise development tracts, modify the roadway network, revise the schedule of uses and modify the property development regulations.

.....

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: CL Ventures, LLC
Address: 10481 Six Mile Cypress Pkwy
City, State, Zip: Ft. Myers, FL 33966
Phone Number: 239-278-1177
E-mail Address: Darin.mcmurray@lennar.com

- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:
- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
 - Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
 - Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Morris-Depew Associates, Inc.
Contact Person: Tina M. Ekblad, MPA, AICP, LEED AP
Address: 2914 Cleveland Avenue
City, State, Zip: Ft. Myers, FL 33901
Phone Number: 239-337-3993 Email: tekblad@m-da.com

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: CL Ventures, LLC

Address: 10481 Six Mile Cypress Pkwy

City, State, Zip: Ft. Myers, FL 33966

Phone Number: 239-278-1177

Email: Darin.mcmurray@lennar.com

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

Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

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

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

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

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

2. Date property was acquired by present owner(s): 04/15/2005

**PART 3
PROPERTY INFORMATION**

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

See attached "Parcel and Address Exhibit"

B. Street Address of Property: See attached "Parcel and Address Exhibit"

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: RPD

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

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

Suburban	<u>365.59</u>	Acres	<u>95</u>	% of Total
Wetlands	<u>20.05</u>	Acres	<u>5</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>3,809.87</u>	Feet		
2. Depth (average if irregular parcel):	<u>5,355.04</u>	Feet		
3. Total area:	<u>385.64</u>	Acres or square feet		
4. Frontage on road or street:	<u>2,671.79</u>	Feet on	<u>Del Prado Blvd North</u>	Street
2 nd Frontage on road or street:		Feet on		Street

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

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

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

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)		<u>385.64</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>20.05</u>	Acres	
b. Impacted wetlands		Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>20.05</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>20.05</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>365.59</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	365.59	Acres
	b.	Suburban – preserved freshwater wetlands	20.05	Acres
	c.	Suburban – impacted wetlands		Acres
5.	a.	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	a.	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	a.	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	a.	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	a.	Wetlands		Acres
11.	a.	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	a.	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	a.	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
TOTAL (should equal "C" above)			385.64	Acres

Notes:

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

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

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

A. Future Land Use Category: Suburban

		Lee Plan Table 1(a)	
		Max. standard density	Units
1. Standard Units			
a.	Total upland acres (from Part 4, D.)	365.59 x 6 equals	2,194
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	20.05 x 6 equals	120
c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
d.	Total Allowed Standard Units ⁽¹⁾		2,314
2. Bonus Units [2-143]			
a.	Site-built Affordable Housing		0
b.	Transferrable Dwelling Units		0
c.	Sub-total		0
3. Total Permitted Units ⁽¹⁾			2,314

Note:

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

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

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

**PART 7
ACTION REQUESTED**

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

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

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

Not Applicable

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

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

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
See Attached Report By Boylan Environmental Consultants

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Attached Report By Boylan Environmental Consultants

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

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

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

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

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

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

A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

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

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

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

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

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

PART 10 ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

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

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

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

D. **Private Recreational Facility Planned Developments (PRFPDs):**

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

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

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Crane Landing
Residential Planned Development
Project Request Narrative

The property subject to this application request is located in North Fort Myers, approximately 1 mile east of the intersection of North Tamiami Trail and Del Prado Boulevard. Consisting of several parcels, totaling approximately 385.64-acres. The subject property takes access from Del Prado Blvd via Monte Isola Way. The property has a Suburban Future Land Use and is in the North Fort Myers Planning Community. The subject property is an existing Residential Planned Development, fka Crane Landing/Palermo.



Figure 1. Project Location

The subject property was initially approved as a residential planned development on June 21, 2004 by Zoning Resolution Z-04-019, which included two requests. The first, rezoning 385.7 acres from the Mobile Home Planned Development (MHPD), Agricultural (AG-2) and Two-Family Conservation (TFC-2) zoning districts to the Residential Planned Development (RPD) zoning district thus establishing the RPD approval for the subject property. For a maximum of 1,229 dwelling units. The second memorialized the existing 770 dwelling units of the Sabal Springs Residential Planned Development to the west.

The Sabal Springs RPD was originally approved by ZAB-86-63 and subsequently amended a few times prior to 2004. The north portion of the subject property was previously included as part of the Sabal Spring Planned Development prior to Zoning Resolution Z-04-019. After adoption of Z-04-019, Sabal Springs and Crane Landing/Palermo were considered two separate and distinct communities.

Development Order:

A previous development order DOS2005-00244 was approved to permit construction of Phase 1A, which included the northern portion of the property along Del Prado Blvd. The northeast corner of Phase 1A was recently platted and formally subdivided.

Administrative Amendments:

A series of administrative amendments were approved on the subject property. However, all administrative actions were superseded by the most recent application (ADD2020-00033), approved on August 6, 2020, to amend the approved Master Concept Plan to reconfigure residential tracts, lakes, and the adjacent golf course area, add an additional open space tract and align the property development regulations approved to the MCP. The terms and conditions of Resolution Z-04-019 remain in full force and effect, except as amended by ADD2020-00033. An additional administrative amendment was requested and is anticipated to be approved prior to submittal of this request.

Concurrent Applications

An additional DO is currently being prepared and submitted for review to approve construction of units on the northwest portion of the property. The entry point to the project, a portion of the main spine roadway, and utilities are included in the DO.

Project Request

The proposed RPD amendment includes the entirety of the Crane Landing property as recorded in instrument 202100002740. Consistent with the existing RPD, the maximum number of dwelling units is maintained at 1,229 dwelling units. The purpose of the requested RPD Amendment is to remove the previously approved golf course and amend the property development regulations associated with the existing permitted residential unit types, which include single family, twin villas, townhomes and multifamily buildings. The existing wetlands and indigenous uplands on-site are already under conservation easement and are maintained as part

of this request. The proposed Master Concept Plan demonstrates the design changes to the development tracts and roadway network, permitted by the elimination of the existing golf course. The required 40% open space is provided as demonstrated by the Master Concept Plan.

As part of the existing approval, enhanced separation of 50 feet is required along specific locations of the property boundary, along with an enhanced buffer where multi-family and townhome units are proposed. The proposed request and Master Concept Plan retain these conditions. Additionally, a 30-foot wide landscape buffer is provided along a portion of the south boundary to consistent with LDC Section 33-1543.

Wireless Communication Facility:

Wireless communication facilities are included in the schedule of uses and the location is designated on the Master Concept Plan at the WC Tract. Due to the residential zoning requested, the applicant desires to identify the location of where a wireless communication tower up to 150ft in height could be permitted if a separate Special Exception application is filed and approved by the Hearing Examiner consistent with LDC 34-1441 et al.

Future Land Use

The future land use categories of the property are Suburban and Wetlands. The 20.05 acres of Wetlands FLU on the subject property coincides with the location of the existing wetlands as demonstrated by the FLUCCS Map included in the Protected Species Survey Report provided by Boylan Environmental Consultants. The remaining approximately 365.59 acres are classified as Suburban FLU.

Suburban

Policy 1.1.5 describes the Suburban FLU, which consists of mostly residential areas outside the Central Urban and Urban Community Future Land Use Categories. The intention of the Suburban designation is to protect existing or emerging neighborhoods. Policy 1.1.5 states:

“the category provides housing near more urban areas generally at lower densities than adjacent urban areas. The maximum density permitted in the Suburban FLU is 6 dwelling units per acre.”

The subject property contains approximately 365.59 acres of designated Suburban FLU area. At a maximum of 6 units per acre, the maximum allowed number of dwelling units is 2,194. Zoning Resolution Z-04-019 allowed a maximum of 1,229 dwelling units which is proposed to be maintained as part of this request.

Wetlands

Policy 1.5.1 describes the Wetlands FLU and states, “permitted land uses in the Wetlands FLU includes very low-density residential uses that do not negatively affect the ecological function of the wetlands. A maximum density of 1 dwelling unit per 20 acres is permitted in the Wetlands

FLU by right.” As identified on the FLUCCS Map included in the Protected Species Survey there are 20.05 acres of wetlands on the subject property.

Wetland density may be transferred to adjacent upland areas, if the wetlands are preserved as stated in Note 8b of Table 1(a) of the Lee Plan:

“the number of dwelling units may be relocated to developable contiguous uplands at the same underlying density as permitted for those uplands”.

While the proposed Master Concept Plan maintains the existing wetlands under conservation easement, no dwelling units are proposed to be transferred to achieve the maximum 1,229 dwelling units approved by Zoning Resolution Z-04-019.

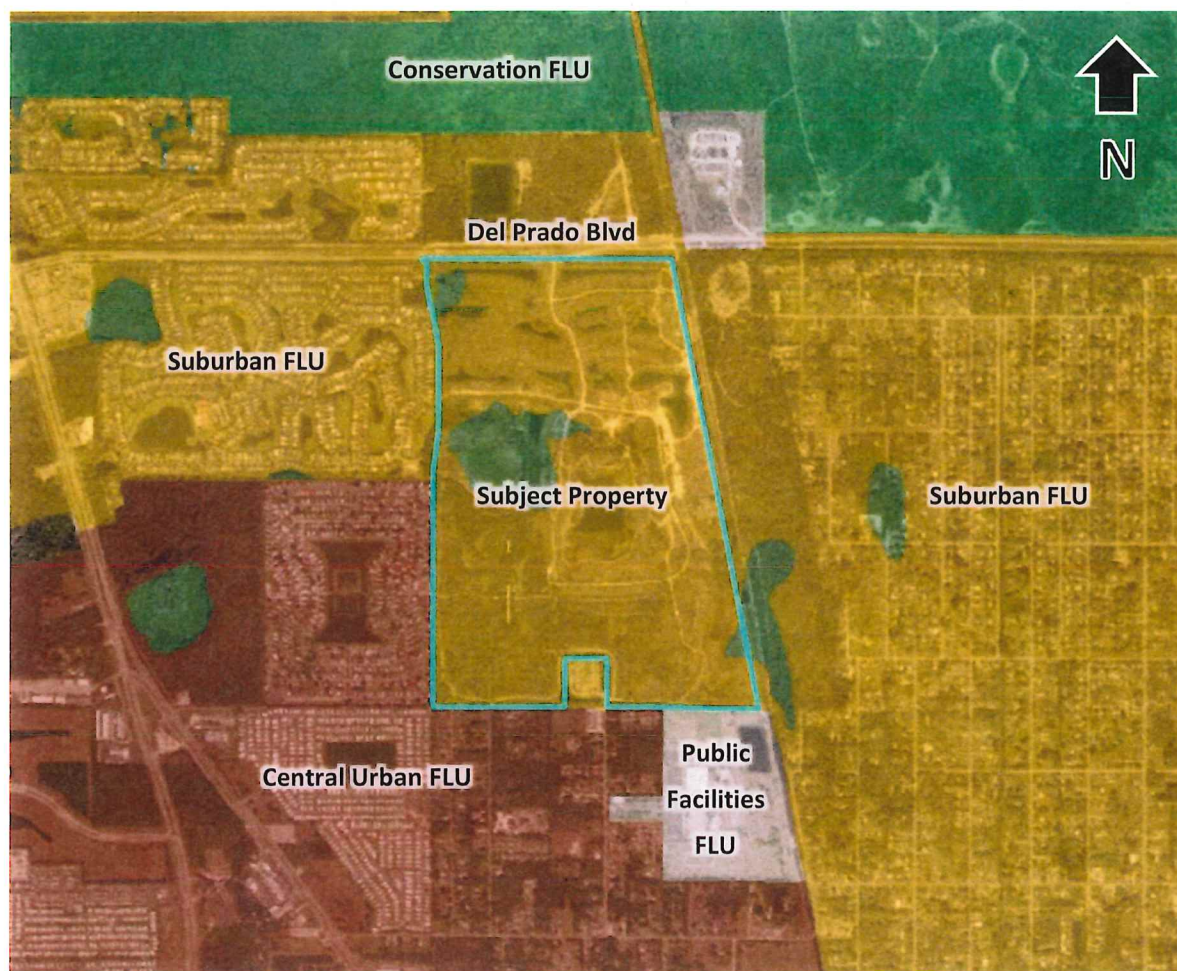


Figure 2. Existing Future Land Use Map

Future Land Use			
Future Land Use	Acreage	Dwelling Units/Acre	Dwelling Units permitted
Suburban	365.59	6 du/acre	2,193.54
Wetlands	20.05	6 du/acre	120.3
Total Acres	385.64	Total Dwelling Units	2,313.84
Rounded Density			2,314

Table 1: Maximum Density of the Subject Property

Planning Community

The subject property is located in the North Fort Myers Planning Community. Goal 30 of the Lee Plan establishes the North Fort Myers Planning Community. The vision of the planning community seeks to promote renewed interest in older neighborhoods with infill housing which provides, “attractive new buildings along with increasing access to recreational amenities.” The proposed amendment to the Palermo RPD is consistent with the vision of the North Fort Myers Planning Community. Portions of the subject property were rezoned nearly 20 years ago, and development is only just now being realized through the first development order, a companion to this requested RPD amendment. The Master Concept Plan demonstrates a larger residential amenity will be provided central to the proposed subdivision and construction will be consistent with the current Florida Building Code regulations.

Surrounding Land Uses

The surrounding uses in the area are a mix of predominately residential uses with some public facilities uses. Residential uses vary and include mobiles homes, single family detached units, two-family attached units, and congregate living facilities. Existing and approved residential communities are adjacent to the subject property with similar development patterns. Some commercial retail uses are available to the east along Del Prado Blvd to serve area residents.

Surrounding Land Uses			
	FLU Designation	Use	Notes
North	Suburban & Public Facilities	Residential & Utility	Heritage PUD, FGUA Treatment Facility
South	Central Urban, Suburban & Public Facilities	Public Facilities & Residential (single & multifamily)	Pinnacle Health, Florida Cares Property, & North Fort Myers Academy for the Arts
East	Suburban	Vacant & Residential	Sloane’s Gate RPD & Suncoast Estates
West	Suburban & Central Urban	Single Family Residential, Retail Commercial, Mobile Homes & Vacant	Sabal Springs, Win Del Prado, & Island Vista Estates MHP

Table 2. Surrounding Land Uses

North

North of the subject property is Del Prado Boulevard. The Heritage Planned Unit Development (PUD) residential subdivision is across Del Prado Blvd. The Heritage PUD includes both an existing phase and a planned phase, allowing 950 units of manufactured housing on ±213.90 acres along with associated amenities. The density of the Heritage PUD is approximately 4.5 units per acre. East of the Heritage PUD is a treatment facility owned and operated by Florida Governmental Utility Authority (FGUA).

East

To the east of the subject property is the planned community of Sloane's Gate. A 561-dwelling unit RPD, two-family attached units, townhomes, and multi-family buildings are permitted on 112 acres a density of approximately 5 units per acre. Further east of Sloane's Gate RPD is the Unrecorded Suncoast Acres subdivision. The parcels in this subdivision are generally one acre in size and developed with a mix of conventional single-family homes and manufactured homes. Some lots in Suncoast Acres were historically subdivided into less than one-acre lot and scattered vacant lots are still available.

South

South of the subject property the primary uses are single family and two family attached residential. However, three of the parcels south of the subject property are developed with public facilities or group living facilities. The future land use categories to the South are Central Urban and Public Facilities. The Central Urban FLU allows a density significantly higher than the Suburban FLU with a base range of 4 to 10 dwelling units per acre and permitted a maximum total density of 15 dwelling units per acre. The majority of the residential uses to the South are developed at a significantly lower density than the density permitted on the three parcels within the Central Urban FLU.

The Pinnacle Health parcel, which is surrounded by the subject property on three sides, is developed with a 64-unit multifamily complex on approximately 5.8 acres with a density of ± 11 units per acre. The parcel is zoned AG-2, which permits development of temporary housing and group living arrangements for the elderly, disabled or children. The property is developed with several multi-family buildings surrounding a central courtyard. The site is self-contained and accessed from Garden Street. South of the Pinnacle Health parcel is a property owned by Florida Cares Properties, zoned TFC-2, and developed with a single building used as a group home for children. The building was previously used as an adult daycare facility. Southeast of the subject property is the North Fort Myers Academy for the Arts, owned and operated by Lee County Schools and zoned AG-2. The school serves K-8 students.

West of the school is the Walsh Subdivision, zoned TFC-2. The subdivision consists of two family attached homes with lot sizes of approximately 1/3 of an acre with a density of 2.3 dwelling units per acre. West of the Florida Cares property is a mix of conventional single-family homes and

mobile homes zoned TFC-2 with varying lot sizes. The homes are in the Collier Rupert Unrecorded Subdivision.

The existing single family and multifamily uses along the southern boundary of Crane Landing will complement the proposed homes planned along the southern boundary. A 30-foot landscape buffer is planned along the southern boundary consistent with the landscape buffer requirements of the North Fort Myers Community Plan. A landscape buffer is required when a high-density development abuts an existing large lot residential subdivision. The Collier Rupert Unrecorded Subdivision southeast of the subject property has minimum lots sizes above 14,520 square feet and is classified as a large lot residential subdivision.

West

To the west the subject property abuts the Sabal Springs community, fka Sabal Springs Golf and Racquet Club. The Sabal Springs Golf and Racquet Club Residential Planned Development allows a maximum of 770 dwelling units along with a golf course and other recreational amenities on 220.64 acres with a density of 3.5 dwelling units per acre. The property is built out with the golf course and other amenities are fully constructed. Sabal Springs is included in the same 2004 Zoning Resolution as Crane Landing.

West of the Sabal Springs community is the Win Del Prado CPD which allows 153,000 square feet of commercial retail space. A Publix supermarket and assorted retail uses are developed in the CPD. Southwest of the subject parcel is the built-out Island Villa Estates Mobile Home Park of approximately 122.10 acres, zoned MHP-2. Island Villa Estates MHP is in the Central Urban FLU and the density is approximately 4 dwelling units per acre.

The existing densities in the area range from approximately 1 dwelling unit per acre to 11 dwelling units. No additional units beyond the approved 1,229 dwelling units per acre are requested as part of the RPD amendment request. The Crane Landing RPD has an approved density of approximately 3.1 units per acre. As demonstrated by the Master Concept Plan, the Crane Landing RPD will provide a variety of housing types in an area of the County with existing and anticipated residential development of similar density and design. By eliminating the golf course, the design is modified to provide a more traditional clustered infill development pattern. The RPD amendment and currently approved dwelling unit types are consistent and compatible with the surrounding uses which include single family, two-family attached unit, and multi-family buildings as well as mobile and manufactured housing. Existing commercial uses west of the Sabal Springs community are available to serve the retail convenience needs of future residents.

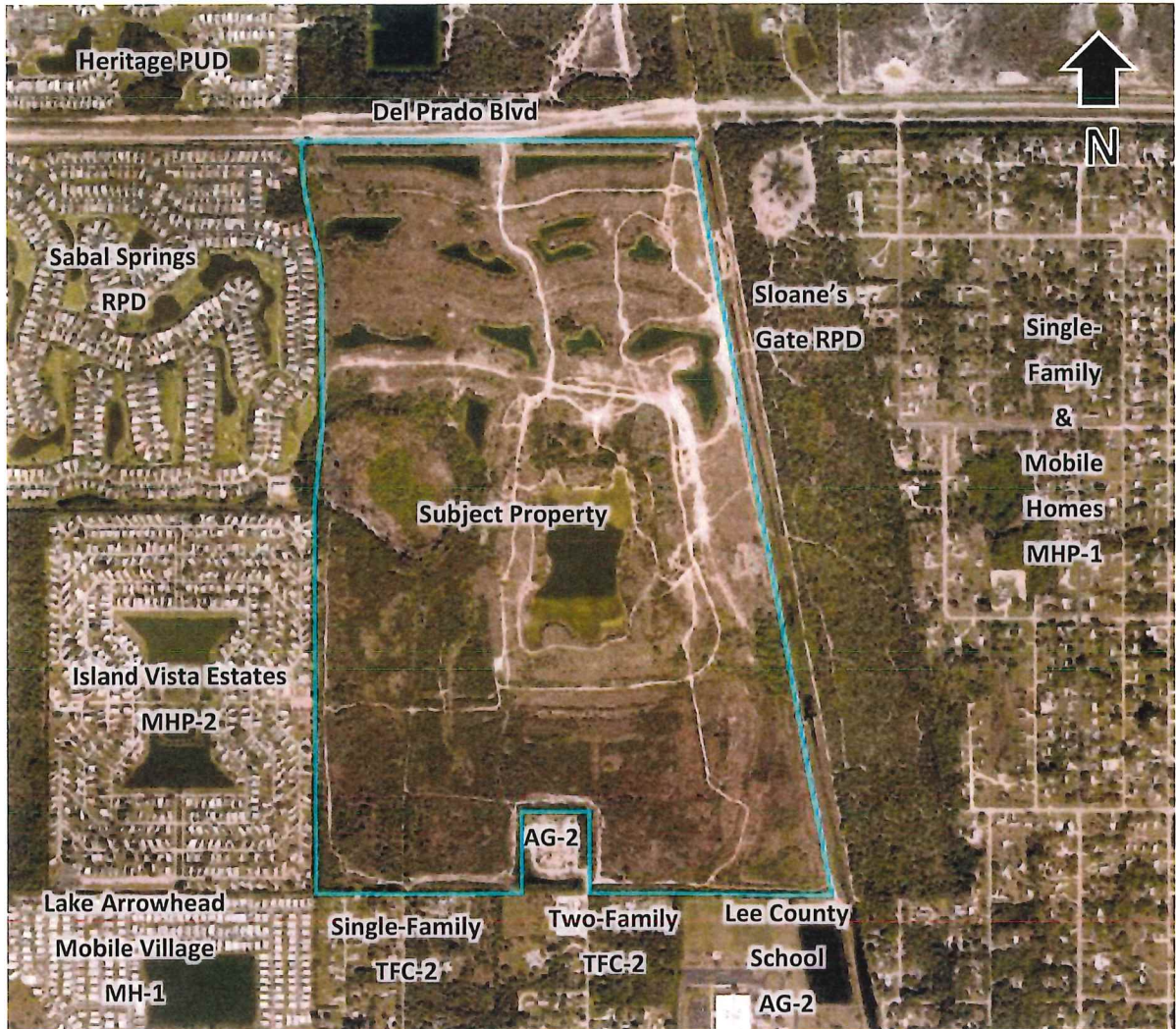


Figure 3. Surrounding Land Uses

Urban Services & Accessibility

The subject property is in an area of the County which has existing urban services. A DO for a portion of the subject property will be submitted, which will construct any necessary improvements to establish utility connections and other urban services for the subject property.

Utilities

Potable water service is provided by Lee County Utilities. Sewer service is provided by Florida Governmental Utility Authority (FGUA). Potable water and sewer infrastructure are available adjacent to the Crane Landing Planned Development on Del Prado Blvd. Lee County Utilities and FGUA have adequate capacity to serve project. Letters of Availability from Lee County Utilities

and FGUA are included in the application materials to demonstrate that adequate capacity is available to serve the proposed community.

Public Safety

Lee County Emergency Medical Service is the primary EMS transport for the subject property. The primary ambulance for the subject property is Medic Station #31, located at 2860 Garden Street approximately .36 miles south of the subject property.

Fire protection service is provided by North Fort Myers Fire District, from Station #3 located at 16290 Slater Rd. approximately 2.20 miles southeast from the subject property.

Policing service is provided by Lee County Sheriff's Office North District located at 121 Pondella Rd. approximately 3.25 miles south from the subject property.

Schools

The subject property is within the Lee County School District West Zone, W1. Based on the 2020 Concurrency Report, 2,114 seats are available at the elementary level, 675 seats are available at the middle school level and 429 seats are available at the high school level. Since the number of approved dwelling units is not increasing from the 1,229 dwelling units approved by Zoning Resolution Z-04-019 school capacity is available to serve the proposed community.

Solid Waste

The property is within the Lee County Solid Waste Franchise area 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 area.

CRANE LANDING REZONING
TRAFFIC IMPACT STATEMENT

Overview

The Crane Landing RPD (F.K.A Palermo) is an approved development located along the south side of Del Prado Boulevard North and east of the North Tamiami Trail in Lee County, Florida (Exhibit 1).

This Traffic Impact Statement (ZTIS) was prepared in support of the proposed rezoning of the Crane Landing RPD, and consistent with Lee County AC-13-17, Traffic Study Guidelines for Planned Development Rezonings (Appendix A). The purpose of this ZTIS is to provide a trip generation study comparing the approved residential development to the proposed residential development.

Executive Summary

The conclusions of this traffic study are as follows.

1. The proposed rezoning will eliminate 250 multifamily residential units and 80 assisted living dwelling units from the approved development program and replaced with 250 single-family residential units. The 1,229 total residential units approved for the Project remain unchanged.
2. The trip generation of the proposed Project is expected add 57 external trips in the AM peak hour and 89 trips in the PM peak hour. At the same time, the overall daily trip generation will decrease by 80 trips.
3. The peak hour trips when assigned to the Crane Landing entrance on Del Prado Boulevard North is anticipated to increase by less than 1 vehicle per minute for any of the ingress or egress turn movement.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future widening of Del Prado Boulevard.

Development Parameters

For purposes of the rezoning request, the trip generation analysis compares two development scenarios of the subject property as discussed below.

- Project Development with Approved Zoning
- Project Development with Proposed Zoning

The overall number of residential units (1,229 d.u.) will not change with the proposed rezoning.



The proposed rezoning will be to increase the single-family housing by 250 units, while decreasing the multi-family units by 250.

The development parameters summary by land use and size associated with the two development scenarios are as follows.

Approved and Proposed Development Parameters Crane Landing RPD				
Land Use	Units	Approved ⁽¹⁾ Development	Proposed Development	Change
Single-Family Residential (LUC 210)	Dwelling Units	715 ⁽²⁾	965 ⁽²⁾	+250 d.u.
Multifamily Housing (Low-Rise) (LUC 220)	Dwelling Units	514 ⁽³⁾	264 ⁽³⁾	-250 d.u.
Total Residential	Dwelling Units	1,229	1,229	No Change
Assisted Living Facility (LUC 254)	Beds	80	0	-80 beds

Footnote:

- (1) Per approved zoning resolution number Z-04-19 (Appendix A).
- (2) Includes Single-Family Detached Housing, and Two-Unit Attached Housing.
- (3) Includes all residential types greater than Two-Units per structure.

Trip Generation Study

The trip generation estimate reflective of the Institute of Transportation (ITE), Trip Generation 10th Edition (Appendix B) were calculated for the approved and proposed development parameters for purpose of comparison.

Approved Development Program

Crane Landing has been approved under resolution number Z-04-19. ITE Land Use Code (LUC) 210, General Urban/Suburban, was used to represent the Project’s approved single-family housing as well as the duplexes (two-family Attached) units. ITE LUC 220, General Urban/Suburban, was utilized to represent the Project’s multifamily units, along with the Townhomes (4-Plexes/ Patio Homes). Finally, the LUC 254 was utilized to represent the Assisted Living Facility (ALF) units.

The estimated net new external trip generation associated with the approved RPD is detailed in Exhibits 2a, 2b, 2c, and summarized below.

Crane Landing (Palermo) - Approved RPD				
Land Use	Size	AM	PM	Daily
Single Family Detached	715 d.u.	512	671	6,352
Multifamily Housing (Low-Rise)	514 d.u.	226	254	3,845
Assisted Living Facility	80 beds	15	21	208
Total Trips		753	946	10,405



As an approved RPD, the updated trip generation is considered to be vested for zoning purposes.
Proposed Development Program

The trip generation for the proposed rezoning was calculated based on the trip rates and equations of the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition. The estimated net new external trip generation associated with the approved RPD is detailed in Exhibits 3a, 3b, 3c, and summarized below.

Crane Landing (Palermo) - Proposed RPD				
Land Use	Size	AM	PM	Daily
Single Family Detached	965 d.u.	690	895	8,370
Multifamily Housing (Low-Rise)	264 d.u.	120	140	1,955
Assisted Living Facility	0 beds	0	0	0
Total Trips		810	1,035	10,325

Approved vs Proposed Comparison

The approved vs. the proposed trip generation difference are summarized below.

Proposed Vs. Approved Trip Generation Difference			
Land Use	AM	PM	Daily
Single Family Detached	+178 (35%)	+224 (33%)	+2018 (32%)
Multifamily Housing (Low-Rise)	-106 (-47%)	-114 (-45%)	-1890 (-49%)
Assisted Living Facility	-15 (-100%)	-21 (-100%)	-208 (-100%)
Total Trips	57 (8%)	89 (9%)	-80 (-0.8%)

Comparing the approved to the proposed trip generation the overall daily trip generation has decreased by 80 trips (0.8%). Due to the change in unit types, the AM peak hour will increase by 57 trips (8%), and the PM peak hour will increase by 89 trips (9%).

Project Access

The Project is accessible to the external roadway network via Del Prado Boulevard North as shown in Exhibit 1. An emergency vehicle access will also be provided, connecting to Garden Street at the southern boundary to the property.

Background Traffic

Existing and future background traffic volumes for Del Prado Boulevard North are provided in Exhibit 4 and discussed below.



Existing Roadway Volumes

For consistency with the Lee County Concurrency Management System, the peak season, peak hour, peak direction (K₁₀₀) segment volumes and roadway service volumes from the 2020 Lee County Concurrency Report (Appendix C) were relied on to establish existing traffic conditions on the adjacent roadways.

Future Roadway Volumes

The projection of future traffic volumes coincident with the buildout of the Project at year 2028 (Project buildout of 2027 plus 1 year) was developed based on historic growth trends.

An annual traffic growth of 4.2% was applied to the existing traffic volumes as shown in the roadway segment analysis. These assumed growth rates are based on growth trends reflective of historic AADT volumes (Appendix D).

Project Trip Distribution / Assignment

Project trips were distributed to the external road network as depicted in Exhibit 5. The resultant AM and PM peak hour trip assignment at the Project entrance is summarized in Exhibit 6.

Del Prado Boulevard

Del Prado Boulevard serves as the northern gateway to the City of Cape Coral. The 2004-05 extension of Del Prado Boulevard east of US 41 provides enhanced traffic connectivity between Cape Coral and North Fort Myers/Lee County. This segment of Del Prado Boulevard is identified in the MPO 2045 Long Range Transportation Plan to be widened from two (2) lanes to four (4) lanes adjacent to Crane Landing. Furthermore, Del Prado Boulevard extension is planned to potentially connect Cape Coral to I-75 and further east to SR 31.

Since the opening of Del Prado Boulevard east, traffic has been increasing along the corridor while no development has occurred at Palermo/Crane Landing. In fact, the Lee County 2020 Public Facilities Level of Service and Concurrency Report forecasts that future Del Prado Boulevard traffic is expected to exceed the existing two (2) lane capacity with future area growth, inclusive of Crane Landing. It should be recognized that Lee Plan Policy 95.1.3. establishes non-regulatory level of service (LOS) standards for transportation. Compliance with non-regulatory LOS standards will not be required for continuing development permitting, but will be used for facility planning purposes.

Consistent with Chapter 163.3180, F.S., the premise of concurrency is for the local government to provide the necessary public facilities in order to achieve and maintain the adopted level of service standard. Local governments shall demonstrate the levels of service adopted can be reasonably met by providing the principles, guidelines, standards and strategies to achieve concurrency.

Despite that Lee County does not apply transportation concurrency for regulatory purposes, it has continued to satisfy concurrency including but not limited to the following provisions.

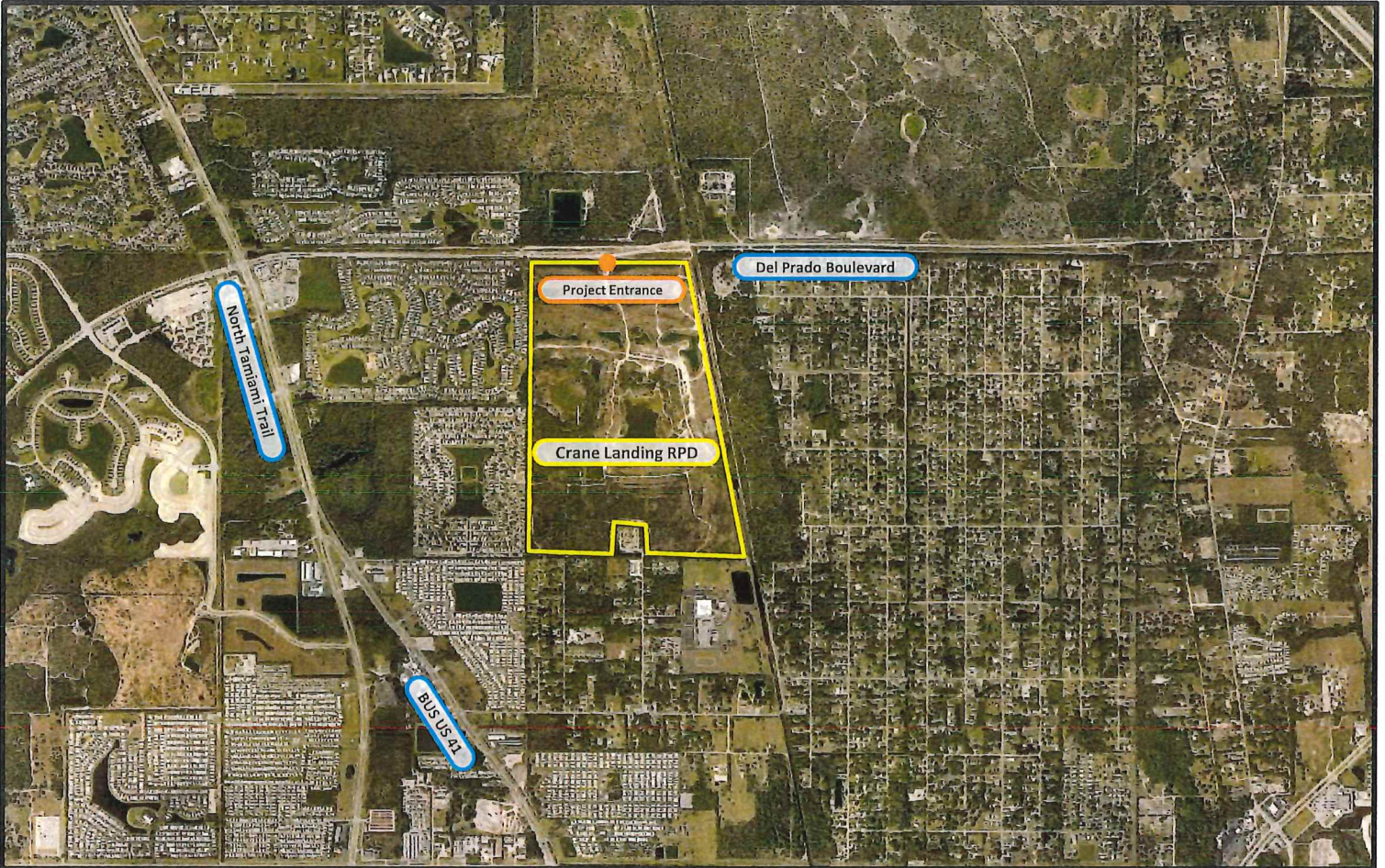
- Adoption of Long-Range Transportation Plan (MPO 2045 LRTP)
- Adoption of Short-Range Transportation Plan (Capital Improvement Program)
- Annual inventory of roads and LOS monitoring (Concurrency Report)
- Collection of Road Impact Fees to fund CIP improvements
- Optional proportionate share assessment at time of building permit (AC-13-16)

The collected road impact fees from new developments along the Del Prado Boulevard corridor should be directed towards the planned improvements of the Del Prado Boulevard extension consistent with the Lee County MPO Long-Range Transportation Plan and the Lee County CIP.

Summary of Conclusions

The conclusions of this traffic study are as follows.

1. The proposed rezoning will eliminate 250 multifamily residential units and 80 assisted living dwelling units from the approved development program and replaced with 250 single-family residential units. The 1,229 total residential units approved for the Project remain unchanged.
2. The trip generation of the proposed Project is expected add 57 external trips in the AM peak hour and 89 trips in the PM peak hour. At the same time, the overall daily trip generation will decrease by 80 trips.
3. The peak hour trips when assigned to the Crane Landing entrance on Del Prado Boulevard North is anticipated to increase by less than 1 vehicle per minute for any of the ingress or egress turn movement.
4. The Project will fully mitigate its transportation impacts through the payment of Lee County Road Impact Fees and provide for site-related improvements at the Project's external access point. The collected road impact fees by the County should be utilized to fund the future widening of Del Prado Boulevard.



Crane Landing RPD

Project Location

19505/0121

Exhibit 1

Exhibit 2a
Approved Crane Landing
Trip Generation - AM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		AM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$T = 0.71(X) + 4.80$	0.25	0.75	128	384	512	55	
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.95 Ln(X) - 0.51$	0.23	0.77	52	174	226	56	
Assisted Living Facility	254	<u>80</u> 1,229	Beds	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$T = .19(X)$	0.63	0.37	<u>9</u> 189	<u>6</u> 564	<u>15</u> 753	58 59 60	
Residential Total								189	564	753	61	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	62	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	65	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	67	
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	68	
External Auto						100%		<u>189</u>	<u>564</u>	<u>753</u>	69	
Net New						100%		<u>189</u>	<u>564</u>	<u>753</u>	70	
TOTAL											109	
Development Total								189	564	753	110	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	111	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	112	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	116	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117	
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	118	
External Auto						100%		<u>189</u>	<u>564</u>	<u>753</u>	119	
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	120	
Net New						100%		<u>189</u>	<u>564</u>	<u>753</u>	121	
								<u>0</u>	<u>0</u>	<u>0</u>	122	
								<u>189</u>	<u>564</u>	<u>753</u>	123	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 2b
Approved Crane Landing
Trip Generation - PM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		PM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.96 Ln(X) + 0.20$	0.63	0.37	423	248	671	56	
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.89 Ln(X) - 0.02$	0.63	0.37	160	94	254	57	
Assisted Living Facility	254	<u>80</u> 1,309	Beds	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$T = .26(X)$	0.38	0.62	<u>8</u> 591	<u>13</u> 355	<u>21</u> 946	59	
Residential Total								591	355	946	60	
Mixed-Use Internal								0	0	0	61	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	65	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66	
External Non-Auto				Passenger Car Equiv.		0%		0	0	0	67	
External Auto						100%		591	355	946	68	
Net New						100%		591	355	946	69	
TOTAL											70	
											109	
											110	
Development Total								591	355	946	111	
Mixed-Use Internal								0	0	0	112	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	116	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	118	
External Non-Auto				Passenger Car Equiv.		0%		0	0	0	119	
External Auto						100%		591	355	946	120	
Retail Pass-by				Retail				0	0	0	121	
Net New						100%		591	355	946	122	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 2c
Approved Crane Landing
Trip Generation - Daily

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		DAILY		TOTAL	Ref.	
					Trip Rate	Enter	Exit	IN			OUT
RESIDENTIAL											
Single-Family Detached	210	<u>715</u>	D.U.s	Weekday Equation per D.U.	$Ln(T) = 0.92 Ln(X) + 2.71$	0.5	0.5	3176	3,176	6,352	54
Multifamily Housing (Low-Rise)	220	<u>514</u>	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.89 Ln(X) - 0.02$	0.5	0.5	<u>1923</u>	<u>1,922</u>	<u>3,845</u>	57
Assisted Living Facility	254	80	Beds	Weekday Equation per Bed	$T = 2.6(X)$	0.5	0.5	<u>104</u>	<u>104</u>	<u>208</u>	57
		1,309						5,203	5,202	10,405	58
Residential Total								5,203	5,202	10,405	59
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	60
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	61
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	64
Baseball Fields - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	65
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	66
External Auto						100%		<u>5,203</u>	<u>5,202</u>	<u>10,405</u>	67
Net New						100%		5,203	5,202	10,405	68
TOTAL											107
Development Total								5,203	5,202	10,405	108
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	109
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	110
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	111
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	112
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	114
Baseball Fields - Internal				Estimate Perfect Game	Balanced ICR	0%	0%	0	0	0	115
External Non-Auto				Estimate Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	116
External Auto						100%		<u>5,203</u>	<u>5,202</u>	<u>10,405</u>	117
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	118
Net New						100%		5,203	5,202	10,405	119
											120
											121

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 3a
Proposed Crane Landing
Trip Generation - AM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		AM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	965	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$T = 0.71(X) + 4.80$	0.25	0.75	173	517	690	53	55
Multifamily Housing (Low-Rise)	220	264 1,229	D.U.s	Weekday, AM Pk.Hr. of Adjacent St. Equation per D.U.	$Ln(T) = 0.95 Ln(X) - 0.51$	0.23	0.77	28 201	92 609	120 810	56 59 60	56
Residential Total								201	609	810	61	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	62	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	65	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	67	
External Non-Auto				Passenger Car Equiv.			0%	<u>0</u>	<u>0</u>	<u>0</u>	68	
External Auto							100%	<u>201</u>	<u>609</u>	<u>810</u>	69	
Net New							100%	201	609	810	70	
TOTAL											109	
Development Total								201	609	810	111	
Mixed-Use Internal							0%	<u>0</u>	<u>0</u>	<u>0</u>	112	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	116	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	118	
External Non-Auto				Passenger Car Equiv.			0%	<u>0</u>	<u>0</u>	<u>0</u>	119	
External Auto							100%	<u>201</u>	<u>609</u>	<u>810</u>	120	
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	121	
Net New							100%	201	609	810	122	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



Exhibit 3b
Proposed Crane Landing
Trip Generation - PM Peak Hour

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		PM		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	965	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln(T)} = 0.96 \text{ Ln(X)} + 0.20$	0.63	0.37	564	331	895	56	
Multifamily Housing (Low-Rise)	220	264	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\text{Ln(T)} = 0.89 \text{ Ln(X)} - 0.02$	0.63	0.37	88	52	140	57	
		1,229						652	383	1,035	59	
Residential Total								652	383	1,035	60	
Mixed-Use Internal							0%	0	0	0	61	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	63	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	64	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	65	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	66	
External Non-Auto				Passenger Car Equiv.			0%	0	0	0	67	
External Auto							100%	652	383	1,035	68	
Net New							100%	652	383	1,035	69	
TOTAL											70	
											109	
											110	
Development Total								652	383	1,035	111	
Mixed-Use Internal							0%	0	0	0	112	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	115	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	116	
Community / Ancillary - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	117	
Other - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	118	
External Non-Auto				Passenger Car Equiv.			0%	0	0	0	119	
External Auto							100%	652	383	1,035	120	
Retail Pass-by				Retail				0	0	0	121	
Net New							100%	652	383	1,035	122	
											123	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



**Exhibit 3c
Proposed Crane Landing
Trip Generation - Daily**

Total Trips LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		DAILY		IN	OUT	TOTAL	Ref.
					Trip Rate	Enter	Exit					
RESIDENTIAL												
Single-Family Detached	210	<u>965</u>	D.U.s	Weekday Equation per D.U.	$\ln(T) = 0.92 \ln(X) + 2.71$	0.5	0.5	4185	4,185	8,370	55	
Multifamily Housing (Low-Rise)	220	<u>264</u> 1,229	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Equation per D.U.	$\ln(T) = 0.89 \ln(X) - 0.02$	0.5	0.5	978	977	1,955	57	
								5,163	5,162	10,325	57	
Residential Total								5,163	5,162	10,325	58	
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	59	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	60	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	61	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	62	
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	63	
Baseball Fields - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	64	
External Non-Auto				Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	65	
External Auto						100%		<u>5,163</u>	<u>5,162</u>	<u>10,325</u>	66	
Net New						100%		5,163	5,162	10,325	67	
											68	
TOTAL											107	
								5,163	5,162	10,325	108	
Development Total								5,163	5,162	10,325	109	
Mixed-Use Internal						0%		<u>0</u>	<u>0</u>	<u>0</u>	110	
Hotel - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	111	
Retail - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	112	
Office - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	113	
Residential - Internal				NCHRP-684	Balanced ICR	0%	0%	0	0	0	114	
Ancillary/Civic - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	115	
Baseball Fields - Internal				Estimate	Balanced ICR	0%	0%	0	0	0	116	
External Non-Auto				Perfect Game Estimate Passenger Car Equiv.		0%		<u>0</u>	<u>0</u>	<u>0</u>	117	
External Auto						100%		<u>5,163</u>	<u>5,162</u>	<u>10,325</u>	118	
Pass-by				Retail				<u>0</u>	<u>0</u>	<u>0</u>	119	
Net New						100%		5,163	5,162	10,325	120	
											121	

FOOTNOTES:

(1) ITE, Trip Generation (10th Edition). Land use location are General Urban / Suburban.



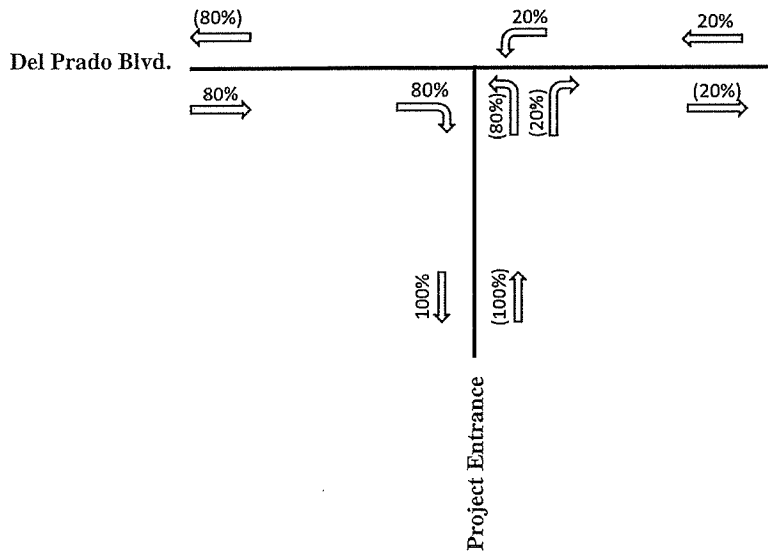
Exhibit 4

Crane Landing ZTIS
Del Prado Boulevard Background Traffic

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>2020 K₁₀₀</u> <u>Dir. Vol. ⁽¹⁾</u>	<u>Annual</u> <u>Growth Rate ⁽²⁾</u>	<u>2021 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2022 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2023 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2024 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2025 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2026 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2027 K₁₀₀</u> <u>Dir. Vol.</u>	<u>2028 K₁₀₀</u> <u>Dir. Vol.</u>
Del Prado Boulevard	East of US 41	Mellow Drive	386	4.20%	403	420	438	457	477	498	519	541

Footnotes:

- (1) Based on Lee County 2020 Public Facilities Level of Service and Concurrence Report
- (2) Linear growth rate. Growth rate developed from 2019 Lee County Traffic Count Report.



LEGEND
 00 INBOUND
 (00) OUTBOUND

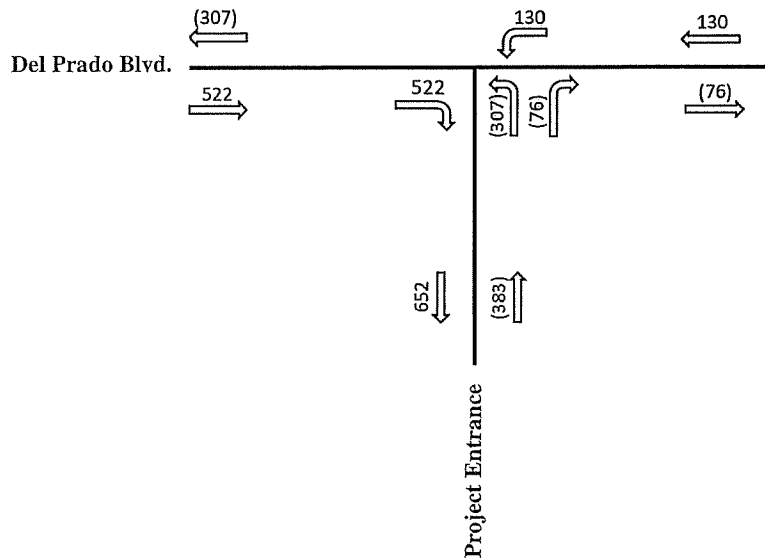


Crane Landing RPD

Project Trip Distribution Percentage

19505/0121

Exhibit 5



LEGEND
 00 INBOUND
 (00) OUTBOUND



Crane Landing RPD

Project Trip Assignment

19505/0121

Exhibit 6

APPENDIX A

LEE COUNTY ADMINISTRATIVE CODE AC-13-17

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY:

Development/Planning/Zoning

CODE NUMBER:

AC-13-17

TITLE:

Traffic Study Guidelines for
Planned Development Rezoning

ADOPTED:

4/15/92

AMENDED:

ORIGINATING DEPARTMENT:

Community Development/DOT

PURPOSE/SCOPE:

GUIDELINES FOR ZONING TRAFFIC STUDIES

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

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

POLICY/PROCEDURE:

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

Trip Generation

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

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

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

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

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

Analysis

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

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

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

- 1) Level of Service' (LOS) analysis shall be performed using methodology as listed below:
 - a) If the project generates between 100 and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through IX-7, -Traffic Circulation Element, Volume 1 of 3)

The site accesses and all intersections within one quarter of a mile area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.

 - b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links within the area of influence.
- 2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

AC-13-17 Continued

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

APPENDIX B
ITE TRIP GENERATION, 10th EDITION
DATA AND RATES

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

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

Source Numbers

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

Single-Family Detached Housing (210)

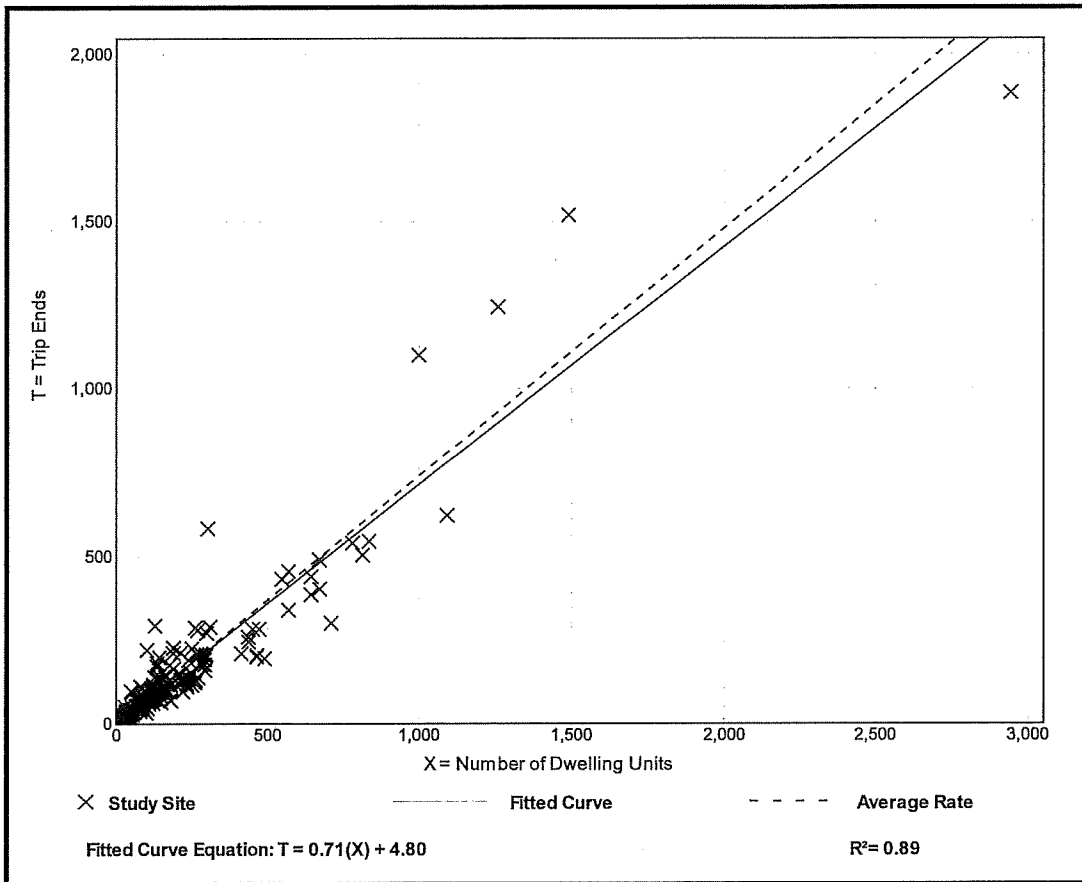
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



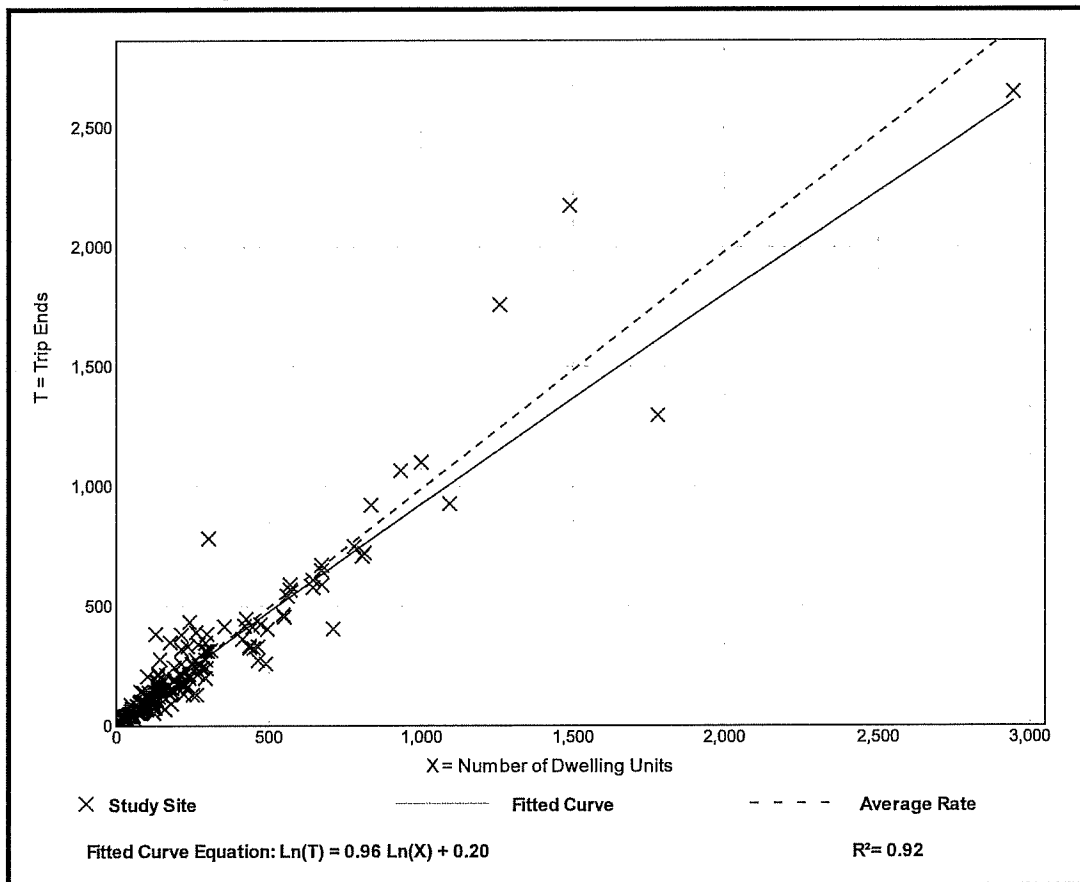
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

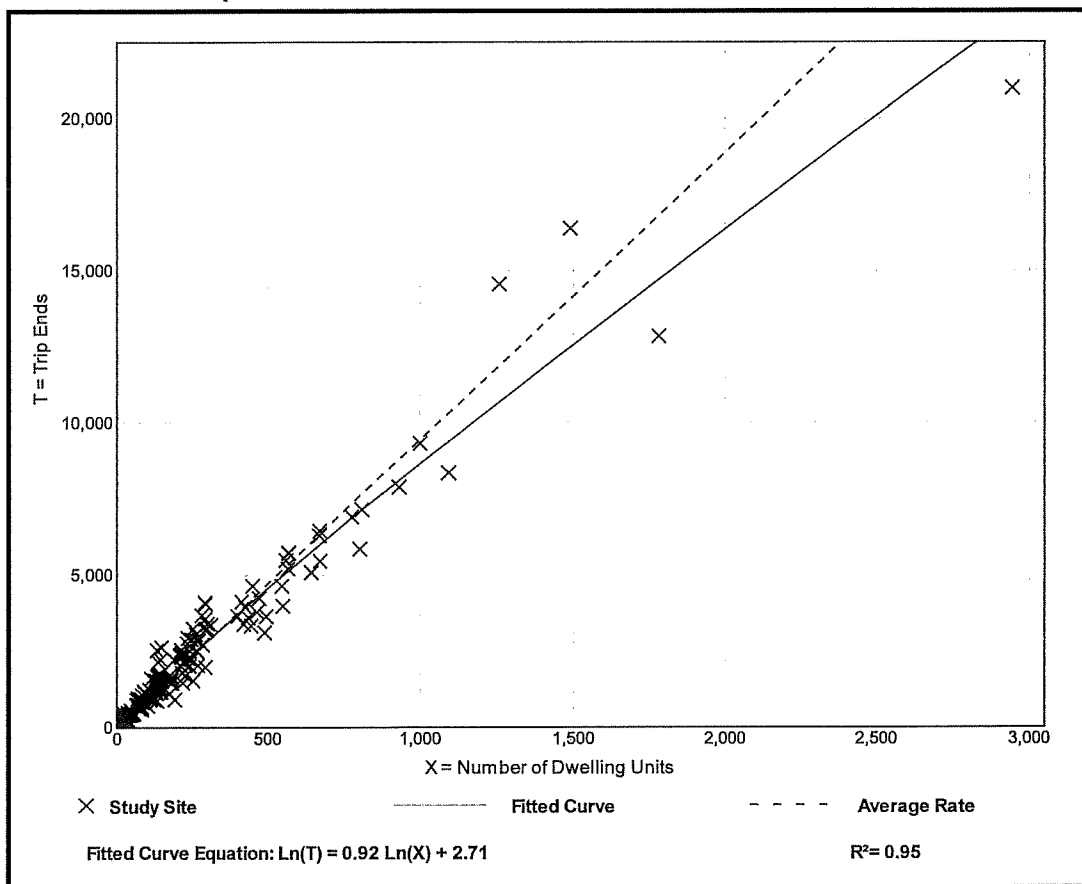
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

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

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

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

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

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

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

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

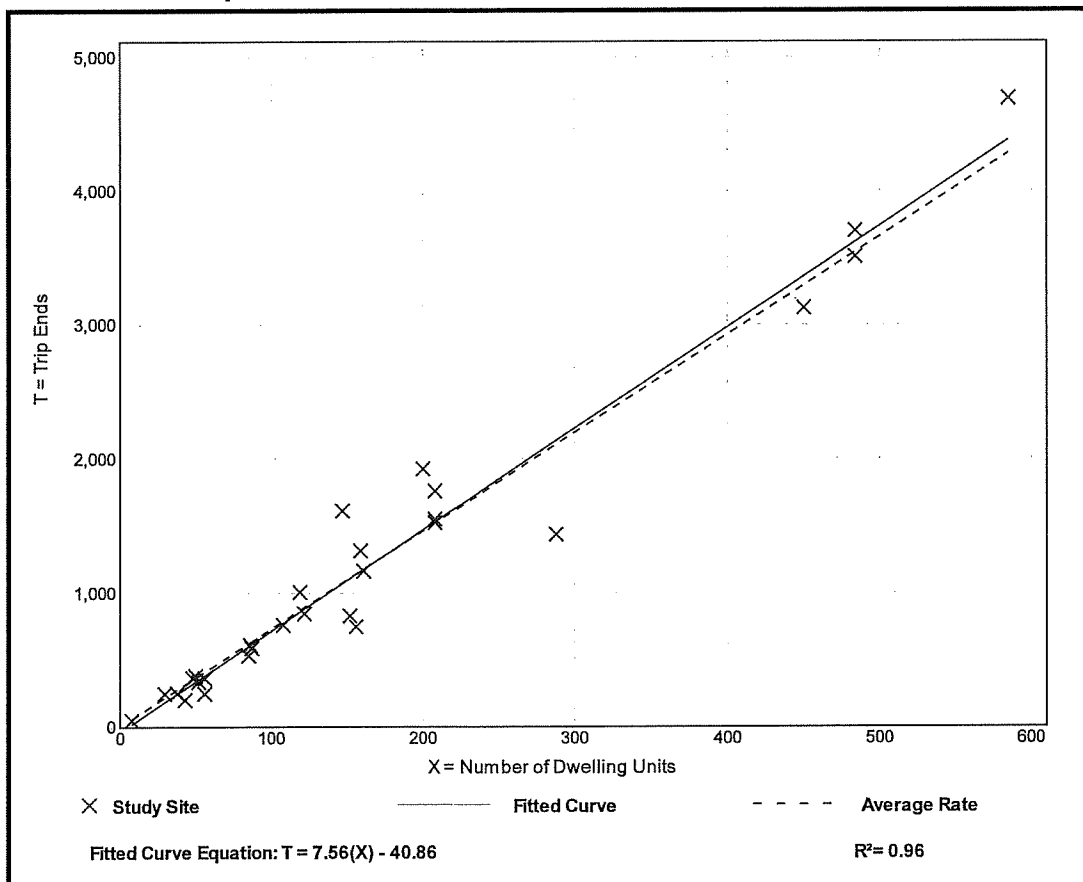
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

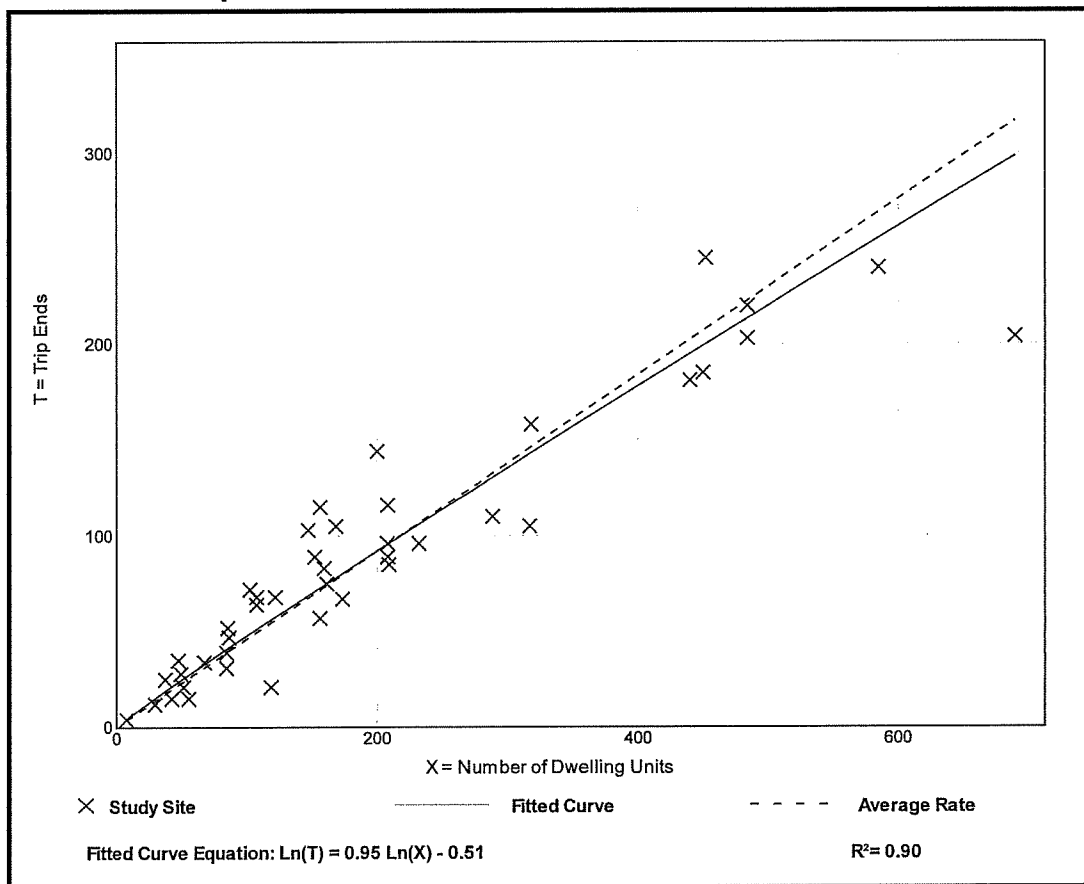
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

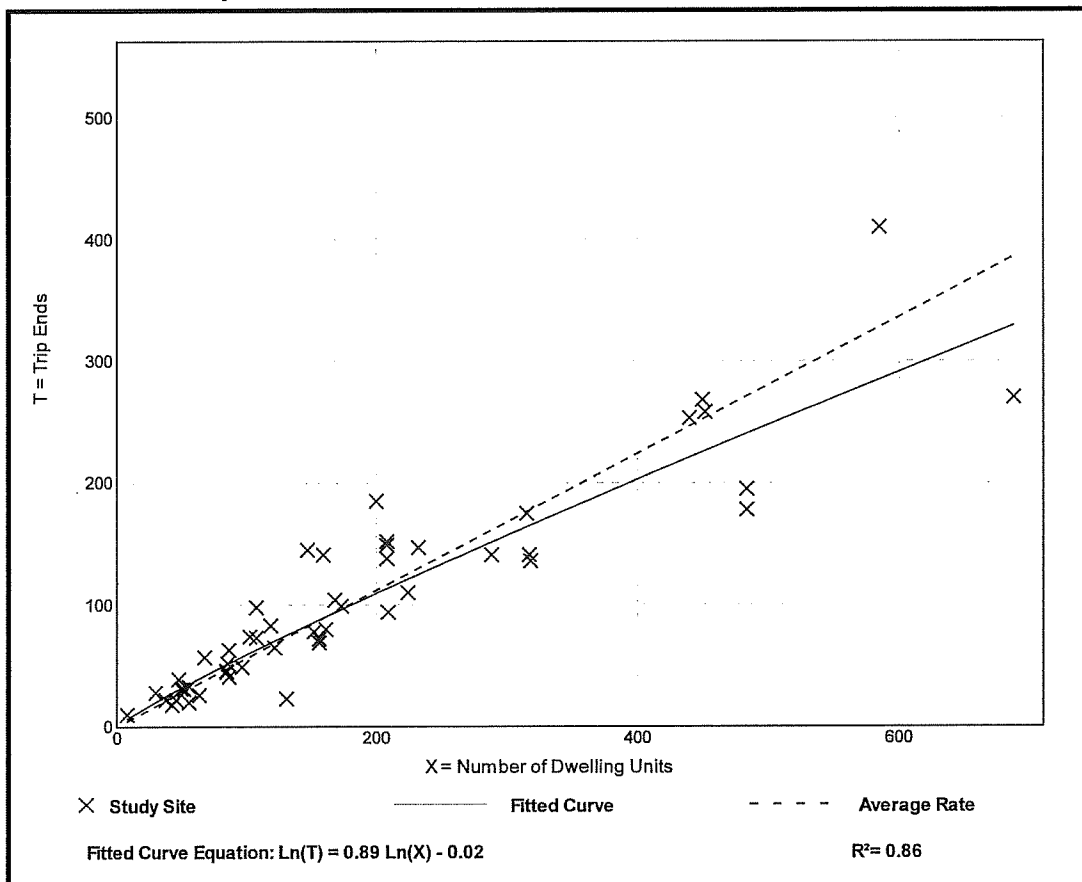
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 12:30 and 1:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in New Jersey, New York, Oregon, Pennsylvania, Tennessee, and Texas.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912

Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday

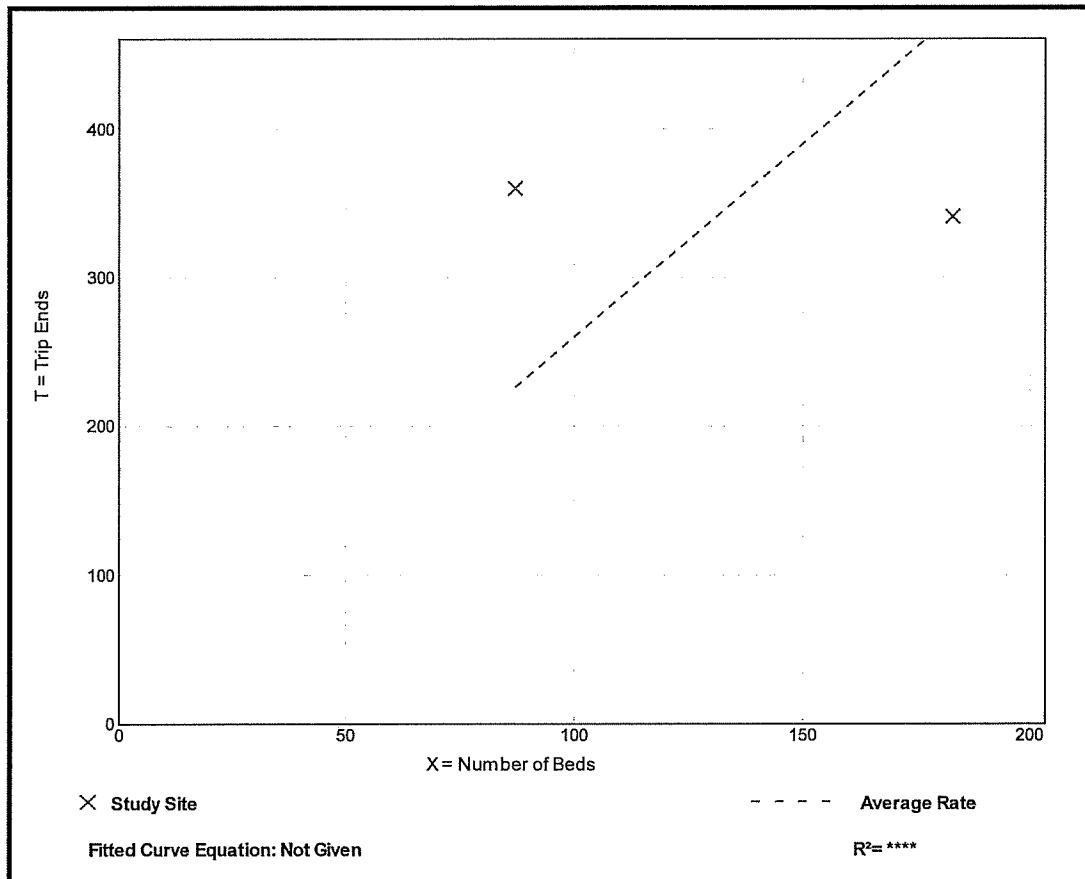
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



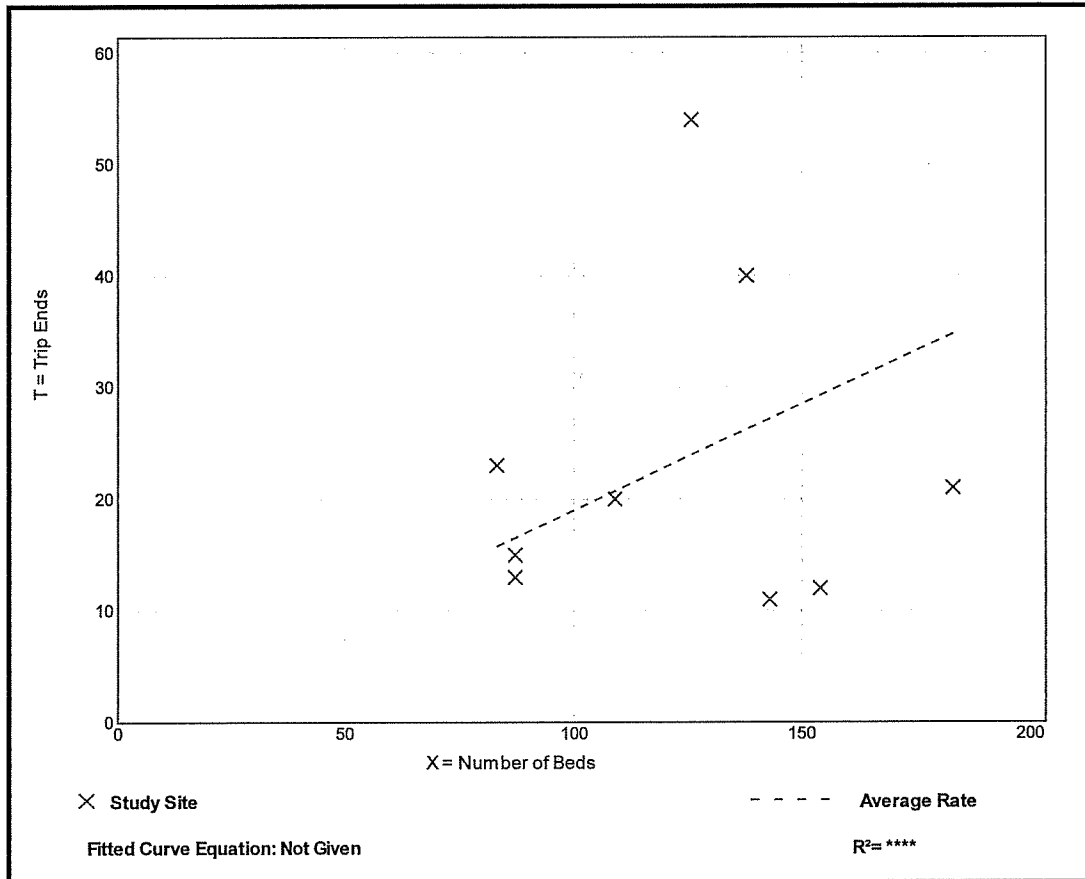
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



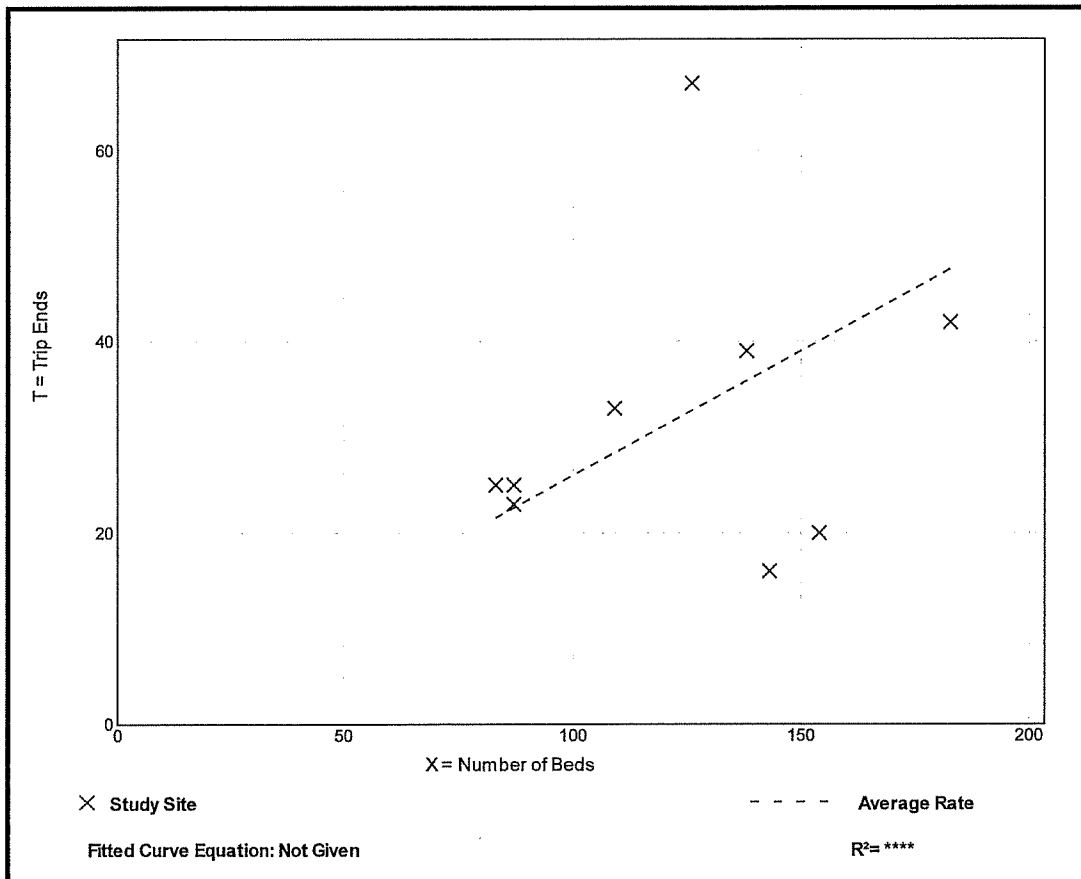
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

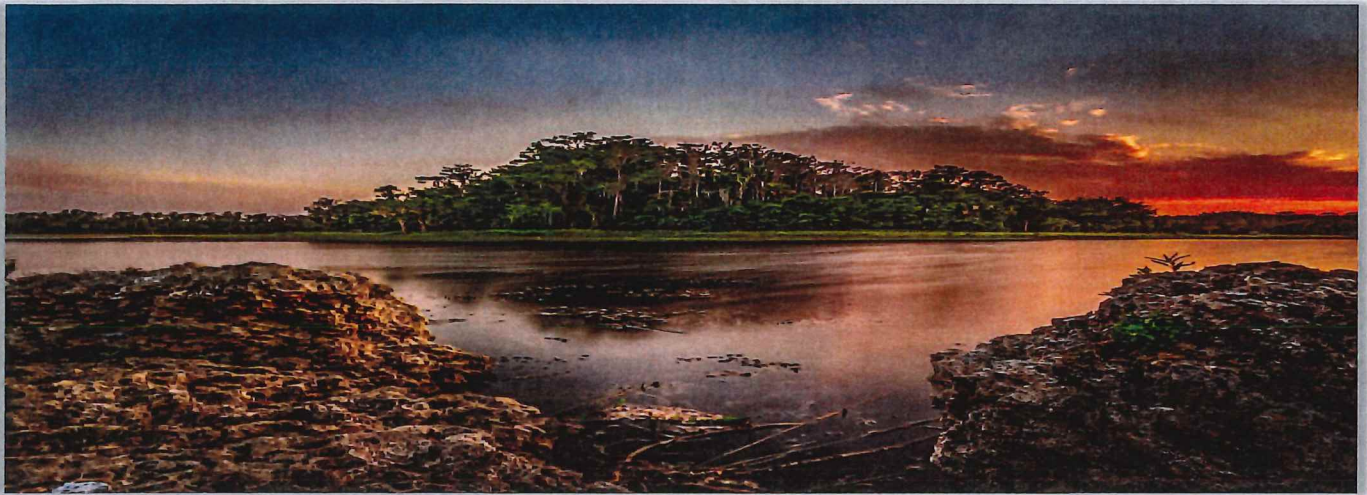
Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



APPENDIX C

LEE COUNTY 2020 CONCURRENCY REPORT
EXCERPT



*PUBLIC FACILITIES
LEVEL OF SERVICE
AND
CONCURRENCY REPORT*

2020

INVENTORY AND PROJECTIONS



5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2019 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
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	F	3,094	F	3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	F	3,094	F	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	F	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	F	716	F	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	

APPENDIX D

HISTORICAL AADT GROWTH TREND ANALYSIS

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4443 - DEL PRADO BLVD, EAST OF SR 45/US 41 LC 443

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9000 C	E 0	W 0	9.00	59.60	7.00
2018	8700 C	E 4300	W 4400	9.00	53.30	6.70
2017	7100 T			9.00	51.40	12.10
2016	6700 S	E 3400	W 3300	9.00	68.20	7.00
2015	6300 F	E 3200	W 3100	9.00	68.60	7.00
2014	5900 C	E 3000	W 2900	9.00	68.30	7.00
2013	5000 S	E 2500	W 2500	9.00	68.70	7.90
2012	5000 F	E 2500	W 2500	9.00	66.80	7.90
2011	5200 C	E 2600	W 2600	9.00	69.00	7.90
2010	5300 S	E 2600	W 2700	10.51	69.83	7.00
2009	5300 F	E 2600	W 2700	10.34	70.40	7.00
2008	5300 C	E 2600	W 2700	10.64	69.53	7.00

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

EXHIBIT A

LEGAL DESCRIPTION

TRACTS A-1, B-1, B-2, B-3, B4, F-1, L-1, L-3, L-4, P-1, P-2, U-1 AND RW OF LAND, CRANE LANDING, A SUBDIVISION, LOCATED IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED WITH INSTRUMENT NUMBER 2021000027470 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP NOS.

234324L1040000010	234324L1040000350	234324L1040000690	234324L1040U10000
234324L1040000020	234324L1040000360	234324L1040000700	234324L2040000240
234324L1040000030	234324L1040000370	234324L1040000710	234324L2040000250
234324L1040000040	234324L1040000380	234324L1040000720	234324L2040000480
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234324L1040000300	234324L1040000640	234324L1040L10000	
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234324L1040000340	234324L1040000680	234324L1040RW0000	

REVIEWED
DCI2021-00016
Hunter Searson, GIS
Planner
Lee County Government
8/30/2021