CPA2023-00009

Dante Commercial

Comprehensive Plan Map Amendments

September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

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DANTE COMMERCIAL
Comprehensive Plan Amendment
List of Exhibits by Application Section
September 2023

1. Exhibit M1 - Completed Application
2. Exhibit M2 - Disclosure of Interest
3. Exhibit M3 - Surrounding Property Owners List, Mailing Labels & Map of Parcels within 500 Feet
4. Exhibit M4
    a. Existing Future Land Use Map (Exhibit M4.a - Lee Plan Map 1-A)
    b. Existing Private Recreation Facilities Overlay (Exhibit M4.b - Lee Plan Map 1-F)
5. Exhibit M5 - Map & Description of Existing Land Uses
6. Exhibit M6 - Map & Description of Existing Zoning
7. Exhibit M7 - Signed/Sealed Legal Description & Sketch for each FLUC Proposed
    a. Legal Description of Overall Property - Wetlands and Commercial legal descriptions to be provided upon state approval of jurisdictional wetland line under concurrent review
8. Exhibit M8 - Deed of Subject Property
9. Exhibit M9 - Aerial Map Showing the Subject Property & Surrounding Properties
10. Exhibit M10 - Authorization Letter from the Property Owner
11. Exhibit M11 - Proposed Amendments
    a. Proposed Future Land Use Map (Exhibit M11.a - Lee Plan Map 1-A)
    b. Proposed Private Recreation Facilities Overlay (Exhibit M11.b - Lee Plan Map 1-F)
12. Exhibit M12, M19 & M20 - Lee Plan Consistency, State-Regional Plans & Justification of Proposed Amendments
    a. Characterization of Ground and Surface Water Resources
    b. Integrated Modeling Analysis
13. Exhibit M13 - Environmental Impacts Analysis
14. Exhibit M14 - Historical Resources Impact Analysis
    a. - Archaeological Sensitivity Map
15. Exhibit M15 & M17 - Public Facilities Impact Analysis & Existing & Future Conditions Analysis
    a. Letter of no objection from LCU for water and sewer connection to FGUA
    b. FGUA Letter of Availability
16. Exhibit M16 - Traffic Circulation Analysis
17. Exhibit M18 - Letters of Determination for Adequacy and copies of requests
    a. Lee County Solid Waste Department
    b. Division of Emergency Medical Services - Email deferring to Lehigh Acres Fire
    c. Lee County Utilities Letter of No Objection for Service By FGUA
    d. Lee County Transit
    e. Lehigh Acres Fire Control and Rescue District
    f. Lee County Utilities Water
    g. Lee County Sheriff's Office
    h. School District of Lee County - Not Applicable
    i. FGUA Wastewater
18. Exhibit M21 - Planning Community Requirements

Exhibit M1

Completed Application

Dante Commercial CPA
September 2023

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Professional Engineers, Planners & Land Surveyors

CPA 2023-00009

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Dante Commercial CPA

Project Description: Request to amend the Future Land Use Map (Map 1-A) on a 15.03± acre site to 1) redesignate 10.96± acres from Density Reduction/Groundwater Resources (DR/GR) to Commercial, 2) update the Wetlands map designation to reflect the 4.07± acres of jurisdictional wetlands, and 3) remove the site from Private Recreational Facilities Overlay.

Map(s) to Be Amended: Lee Plan Maps 1-A: Future Land Use Map & 1-F: Private Recreational Facilities Overlay Map

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

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1. **Name of Applicant:** Victor Dante Trust & Fena M. Dante
   Address: 1911 NE 164th St
   City, State, Zip: North Miami Beach, FL 33162
   Phone Number: c/o 239-770-2527/239-939-5490 E-mail: c/o shewitt@bankseng.com

2. **Name of Contact:** Stacy Ellis Hewitt, AICP, Banks Engineering
   Address: 10511 Six Mile Cypress Parkway
   City, State, Zip: Fort Myers, FL 33966
   Phone Number: 239-770-2527/239-939-5490 E-mail: shewitt@bankseng.com

3. **Owner(s) of Record:** Victor Dante Trust & Fena M. Dante
   Address: 1911 NE 164th St
   City, State, Zip: North Miami Beach, FL 33162
   Phone Number: c/o 239-770-2527/239-939-5490 E-mail: c/o shewitt@bankseng.com

RECEIVED
SEP 06 2023
COMMUNITY DEVELOPMENT

4. **Property Location:**
   1. Site Address: 17900 State Road 82, Fort Myers, FL 33913
   2. STRAP(s): 13-45-26-00-00001.0030

5. **Property Information:**
   Total Acreage of Property: 15.03± ac Total Acreage Included in Request: 15.03± ac
   Total Uplands: 10.96± ac Total Wetlands: 4.07± ac Current Zoning: AG-2
   Current Future Land Use Category(ies): Density Reduction/Groundwater Resources (DR/GR) & Wetlands
   Area in Each Future Land Use Category: DR/GR: 10.96± ac Wetlands: 4.07± ac
   Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 1 Commercial Intensity: 0 Industrial Intensity: 0

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 0 Commercial Intensity: 90,000±SF Industrial Intensity: 0

Public Facilities Impacts

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

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

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

I, Victor F. Dante, Trustee of the Victor Dante Trust Under Agreement Dated December 19, 2005, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Victor Dante 8/30/23

Signature of Applicant Date

Victor F. Dante, Trustee

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on August 30, 2023 (date) by Victor F. Dante (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Eveline Merone

Signature of Notary Public

Notary Public State of Florida
Eveline Marone
My Commission HH 376105
Expires 3/20/2027

(Name typed, printed or stamped)

AFFIDAVIT

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

Fena M. Dante 8-30-23

Signature of Applicant Date

Fena M. Dante

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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Eveline Merone

Signature of Notary Public

Notary Public State of Florida
Eveline Merone
My Commission HH 376105
Expires 3/20/2027

Eveline Merone

(Name typed, printed or stamped)

Exhibit M2

Disclosure of Interest

Dante Commercial
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Victor F. Dante, Trustee of the Victor Dante Trust Under Agreement Dated December 19, 2005, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 17900 State Road 82, Fort Myers, FL 33913 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	

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

Property Owner

Victor F. Dante, Trustee
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on August 30, 2023 (date) by Victor F. Dante (name of person providing oath or affirmation), who is (personally known) to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Eveline Merone
My Commission HH 376105
Expires 3/20/2027

Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

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Name and Address	Percentage of Ownership
N/A	

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

Fena M. Dante
Property Owner

Fena M. Dante
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on August 30th 2023 (date) by Fena M. Dante (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Eveline Marone
My Commission HH 376105
Expires 3/20/2027

Eveline Marone
Signature of Notary Public

Exhibit M3

Surrounding Property Owners List, Map & Labels

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Date of Report: July 17, 2023
Buffer Distance: 500 feet Rerun
Parcels Affected: 38
Subject Parcel: **13-45-26-00-00001.0030**

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

To change, add or remove subject parcels please change the parcel selection in GeoView

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FREEMAN BRIAN S TR 4245 FOWLER ST FORT MYERS FL 33901	**13-45-26-00-00001.0020** 17800 STATE ROAD 82 FORT MYERS FL 33913	THAT PART OF W 1/2 OF E 1/2 OF SEC 13 SOUTH OF SR 82 LESS PARL 1.002A	1
PAZMINO RENE ALEJANDRO 17880 JAYNE CT FORT MYERS FL 33913	**13-45-26-00-00001.003A** 17881 JAYNE CT FORT MYERS FL 33913	S1024FT OF E 1/2 OF SE 1/4 LESS PARLS 1.3B THRU 1.3D+ 1.300 + 1.301	2
LEE COUNTY ELECTRIC CO-OP INC PO BOX 3455 NORTH FORT MYERS FL 33918	**13-45-26-00-00001.003B** 1251 ALABAMA RD S FORT MYERS FL 33913	PARL IN E 1/2 OF SE 1/4 DESC IN OR 1881 PG 618	3
PAZMINO RENE ALEJANDRO 17880 JAYNE CT FORT MYERS FL 33913	**13-45-26-00-00001.003C** 17880 JAYNE CT FORT MYERS FL 33913	S512.5FT OF W425FT OF E850FT OF SE1/4 OF SE1/4	4
ADKINS ROBIN & SUZANNE 17900 JAYNE CT FORT MYERS FL 33913	**13-45-26-00-00001.003D** 17900 JAYNE CT FORT MYERS FL 33913	S512FT OF E425FT OF E1/2 OF SE1/4 AS DESC IN OR2204 PG3883 AKA PARCEL 44	5
CRUZ JOSE G PINEDA + 17800 JAYNE CT FORT MYERS FL 33913	**13-45-26-00-00001.3000** 17800 JAYNE CT FORT MYERS FL 33913	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1770 PG 3581 AKA PARL 42	6
BOBBS CHRISTOPHER C SR & 17801 JAYNE CT FORT MYERS FL 33913	**13-45-26-00-00001.3010** 17801 JAYNE CT FORT MYERS FL 33913	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1770 PG 3579 AKA PARL 41	7
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-00-00002.0000** RIGHT OF WAY LEHIGH ACRES FL	100' STRIP OF LAND LYING IN SEC 13 TWN 45 R 26 N OF SR 82 + S OF MEADOW RD + LYING BETWEEN LEHIGH ACRES REPLAT SEC 13 BLK 8 LT 1 + BLK 51 LT 11 + PT LT 12 PB 26 PGS 214 + 215	8
M + A PETRO INC 13056 VALE WOOD DR NAPLES FL 34119	**13-45-26-00-00002.0010** ACCESS UNDETERMINED FORT MYERS FL 33976	100 FT STRIP OF LAND LYING N OF SR 82 IN SECTION 13-45-26 AS DESC IN INST#2007000315230	9
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-00-00002.0020** RIGHT OF WAY LEHIGH ACRES FL	100' STRIP OF LAND IN 13-45-26 LYING N OF SR 82 + S OF LEHIGH ACRES REPLAT SEC 13 BLK 51 LTS 13 + 14 + PT OF 57TH ST SW PB 26 PG 215	10
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0050** 1908 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 6 BLK 51 LOT 5 PB 15 PG 99	11
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0060** 1910 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 6 BLK 51 LOT 6 PB 15 PG 99	12
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0070** 1912 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 6 BLK 51 LOT 7 PB 15 PG 99	13
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0080** 1914 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 6 BLK 51 LOT 8 PB 15 PG 99	14
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0090** 1916 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES REPLAT SEC 13 BLK 51 LOT 9 PB 26 PG 215	15

CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0100** 1918 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES REPLAT SEC 13 BLK 51 LOT 10 PB 26 PG 215	16
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0110** ACCESS UNDETERMINED LEHIGH ACRES FL	LEHIGH ACRES REPLAT SEC 13 BLK 51 LOT 11 + W 12' OF LOT 12 PB 26 PG 215	17
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0130** 1924 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES REPLAT SEC 13 BLK 51 LOT 13 PB 26 PG 215	18
CAPITAL INTERNATIONAL INC 395 ALHAMBRA CIR STE 200 CORAL GABLES FL 33134	**13-45-26-06-00051.0140** 1926 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES REPLAT SEC 13 BLK 51 LOT 14 PB 26 PG 215	19
CRUZ JOSE & RIOS DELIA E 2601 56TH ST SW LEHIGH ACRES FL 33976	**13-45-26-06-00052.0010** 2601 56TH ST SW LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 6 BLK 52 PB 15 PG 99 LOT 1	20
PENNINGTON WILLIAM RAY & 2512 57TH ST SW LEHIGH ACRES FL 33976	**13-45-26-09-00064.0170** 2512 57TH ST SW LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 9 BLK 64 PB 15 PG 99 LOTS 17 + 18	21
BAJRAKTAREVIC ZUFER 44 COLLEGE PL RIDGEFIELD PARK NJ 07660	**13-45-26-09-00064.0190** 1925 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 9 BLK 64 PB 15 PG 99 LOT 19	22
PEREZ MARCELINO 20460 SW 292 ST HOMESTEAD FL 33030	**13-45-26-09-00065.0010** 2509 57TH ST SW LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 9 PB 15 PG 99 BLK 65 LOT 1	23
BULOTA MARINA 2426 SUNRISE BLVD FORT MYERS FL 33907	**13-45-26-09-00065.0020** 2505 57TH ST SW LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 9 BLK 65 PB 15 PG 99 LOT 2	24
DEPAZ VANESSA 534 PACHMAN CIRCLE LEHIGH ACRES FL 33974	**13-45-26-09-00065.0050** 1941 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES UNIT 9 PB 15 PG 99 BLK 65 LOT 5	25
M + A PETRO INC 13056 VALE WOOD DR NAPLES FL 34119	**13-45-26-09-00066.0010** 1928 MEADOW RD LEHIGH ACRES FL 33976	LEHIGH ACRES REPLAT SEC 13 BLK 66 PB 26 PG 215 LOTS 1 THRU 8 + PORT OF 100FT STRIP OF LAND DESC IN OR 2444 PG 1785	26
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**13-45-26-L3-U3380.3800** RIGHT OF WAY LEHIGH ACRES FL	PAR IN SEC 13 TWN 45 R 26 TAKEN FOR R.O.W. PT DESC IN INST# 2016000191784	27
SPIRIT ENERGY LLC 7701 FORSYTH BLVD STE 325 CLAYTON MO 63105	**18-45-27-32-00033.0000** 1154 ALABAMA RD S LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 32 PB 27 PG 119 PARCEL 33	28
HML OF LEHIGH ACRES LLC 12995 S CLEVELAND AVE PBS 34 FORT MYERS FL 33907	**18-45-27-32-00034.0000** 17928-976 STATE ROAD 82 FORT MYERS FL 33913	MIRROR LAKES UNIT 32 PB 27 PG 119 PARCEL 34 LESS E 320 FT + PORT OF LCEC ROW DESC IN OR 475 PG 32	29
TORO RAYMOND 110 LINDEN LN HONESDALE PA 18431	**18-45-27-L4-17057.0060** 626 TARAPIN AVE LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 17 BLK 57 PB 27 PG 104 LOT 6	30
SIMMONS ANTHONY D + 624 TARAPIN AVE LEHIGH ACRES FL 33974	**18-45-27-L4-17057.0070** 624 TARAPIN AVE LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 17 BLK 57 PB 27 PG 104 LOT 7	31
MORADEL LUIS E & 1148 ALABAMA RD S LEHIGH ACRES FL 33974	**18-45-27-L4-17057.0140** 1148 ALABAMA RD S LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 17 BLK 57 PB 27 PG 104 LOT 14	32
VALLE LAZARO & 103 TEAKWOOD CT LEHIGH ACRES FL 33974	**18-45-27-L4-32096.0020** 103 TEAKWOOD CT LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 32 BLK 96 PB 27 PG 119 LOT 2	33
CHEN DANHUA + 105 TEAKWOOD CT LEHIGH ACRES FL 33974	**18-45-27-L4-32096.0030** 105 TEAKWOOD CT LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 32 BLK 96 PB 27 PG 119 LOT 3	34
PHAM LONG 10021 GULF CENTER DR ST# G200 FORT MYERS FL 33913	**18-45-27-L4-32096.0040** 107 TEAKWOOD CT LEHIGH ACRES FL 33974	MIRROR LAKES UNIT 32 BLK 96 PB 27 PG 119 LOT 4	35
FEASEL MARC & RHONDA 701 ZEMIL CT FORT MYERS FL 33913	**18-45-27-L4-45158.0110** 701 ZEMIL CT FORT MYERS FL 33913	MIRROR LAKES UNIT 45 BLK 158 PB 27 PG 132 LOTS 11 + 12	36
HML OF LEHIGH ACRES LLC 12995 S CLEVELAND AVE PBS #34 FORT MYERS FL 33907	**19-45-27-L1-U3412.00CE** EASEMENT FORT MYERS FL 33913	MIRROR LAKES PB 27 PG 83 PT OF LCEC EASMENT PAR 2 AS DESC IN INST 2017-237265	37
LEHIGH EASEMENT LLC 12995 S CLEVELAND AVE PBS #34 FORT MYERS FL 33907	**19-45-27-L1-U3473.00CE** ACCESS UNDETERMINED FORT MYERS FL 33913	MIRROR LAKES PB 27 PG 83 LCEC EASMENT AS DESC IN INST 2017-213589 LESS PAR 2 DESC IN INST 2017-237265 LESS INSTRUMENT 2020000136617 LESS INSTRUMENT 2020000163831 LESS INSTRUMENT 2021000300723	38

FREEMAN BRIAN S TR
4245 FOWLER ST
FORT MYERS FL 33901

LEE COUNTY ELECTRIC CO-OP INC
PO BOX 3455
NORTH FORT MYERS FL 33918

ADKINS ROBIN & SUZANNE
17900 JAYNE CT
FORT MYERS FL 33913

BOBBS CHRISTOPHER C SR &
17801 JAYNE CT
FORT MYERS FL 33913

M + A PETRO INC
13056 VALE WOOD DR
NAPLES FL 34119

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

Page Break

PAZMINO RENE ALEJANDRO
17880 JAYNE CT
FORT MYERS FL 33913

PAZMINO RENE ALEJANDRO
17880 JAYNE CT
FORT MYERS FL 33913

CRUZ JOSE G PINEDA +
17800 JAYNE CT
FORT MYERS FL 33913

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
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CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR STE 200
CORAL GABLES FL 33134

CRUZ JOSE & RIOS DELIA E
2601 56TH ST SW
LEHIGH ACRES FL 33976

Page Break

PageBreak

PENNINGTON WILLIAM RAY &
2512 57TH ST SW
LEHIGH ACRES FL 33976

PEREZ MARCELINO
20460 SW 292 ST
HOMESTEAD FL 33030

DEPAZ VANESSA
534 PACHMAN CIRCLE
LEHIGH ACRES FL 33974

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

HML OF LEHIGH ACRES LLC
12995 S CLEVELAND AVE PBS 34
FORT MYERS FL 33907

SIMMONS ANTHONY D +
624 TARAPIN AVE
LEHIGH ACRES FL 33974

VALLE LAZARO &
103 TEAKWOOD CT
LEHIGH ACRES FL 33974

PHAM LONG
10021 GULF CENTER DR ST# G200
FORT MYERS FL 33913

HML OF LEHIGH ACRES LLC
12995 S CLEVELAND AVE PBS #34
FORT MYERS FL 33907

PageBreak

BAJRAKTAREVIC ZUFER
44 COLLEGE PL
RIDGEFIELD PARK NJ 07660

BULOTA MARINA
2426 SUNRISE BLVD
FORT MYERS FL 33907

M + A PETRO INC
13056 VALE WOOD DR
NAPLES FL 34119

SPIRIT ENERGY LLC
7701 FORSYTH BLVD STE 325
CLAYTON MO 63105

TORO RAYMOND
110 LINDEN LN
HONESDALE PA 18431

MORADEL LUIS E &
1148 ALABAMA RD S
LEHIGH ACRES FL 33974

CHEN DANHUA +
105 TEAKWOOD CT
LEHIGH ACRES FL 33974

FEASEL MARC & RHONDA
701 ZEMIL CT
FORT MYERS FL 33913

LEHIGH EASEMENT LLC
12995 S CLEVELAND AVE PBS #34
FORT MYERS FL 33907

Exhibit M4

Future Land Use Map

Dante Commercial CPA
September 2023

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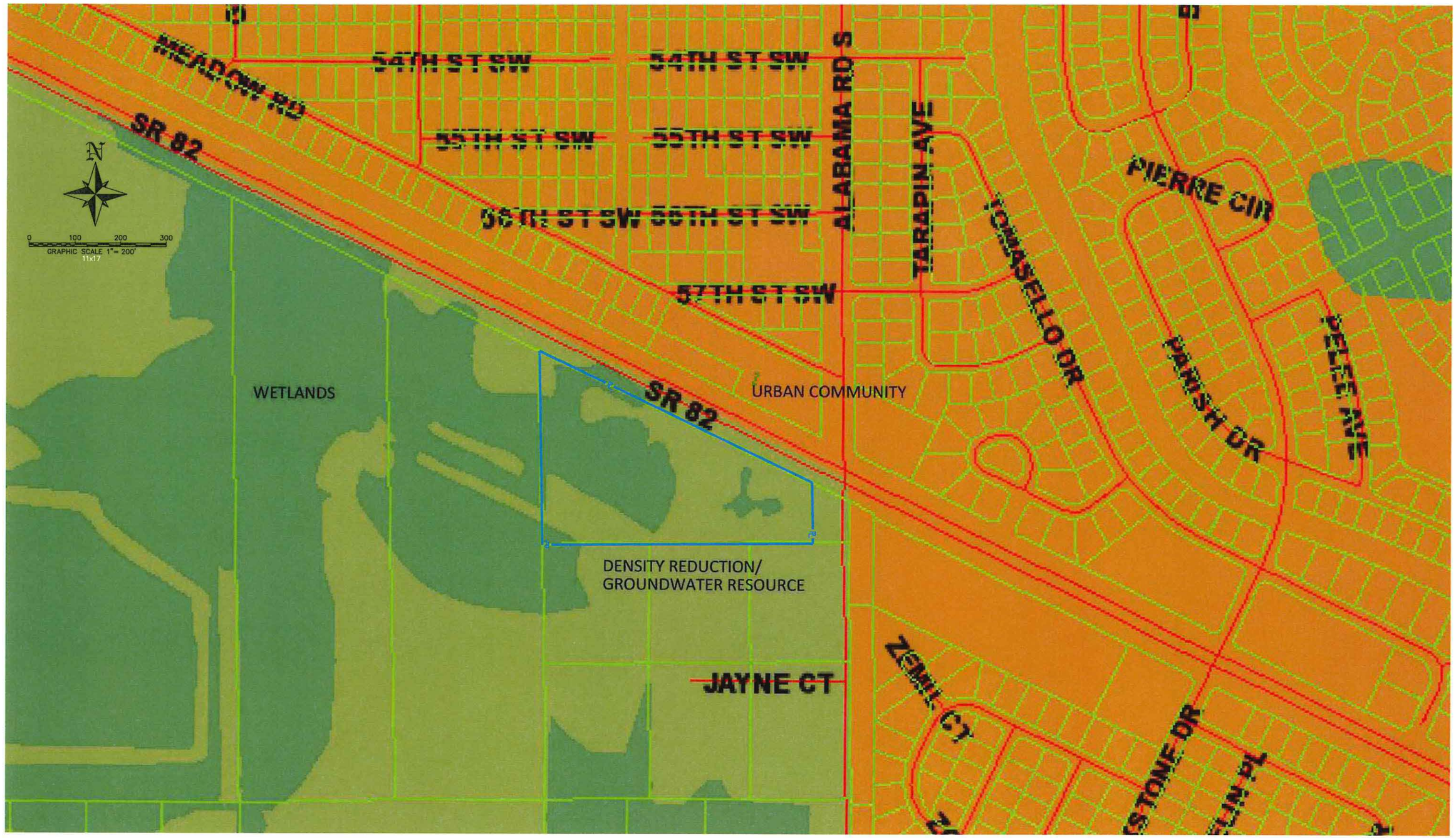

Non-Urban Areas
- Density Reduction/Groundwater Resource
- Wetlands

Road Centerlines

Parcel Lines

Future Urban Areas
- Urban Community

NO.	DATE	REVISION DESCRIPTION	BY

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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

EXISTING FUTURE LAND USE MAP (EXHIBIT M4.a - LEE PLAN MAP 1-A)

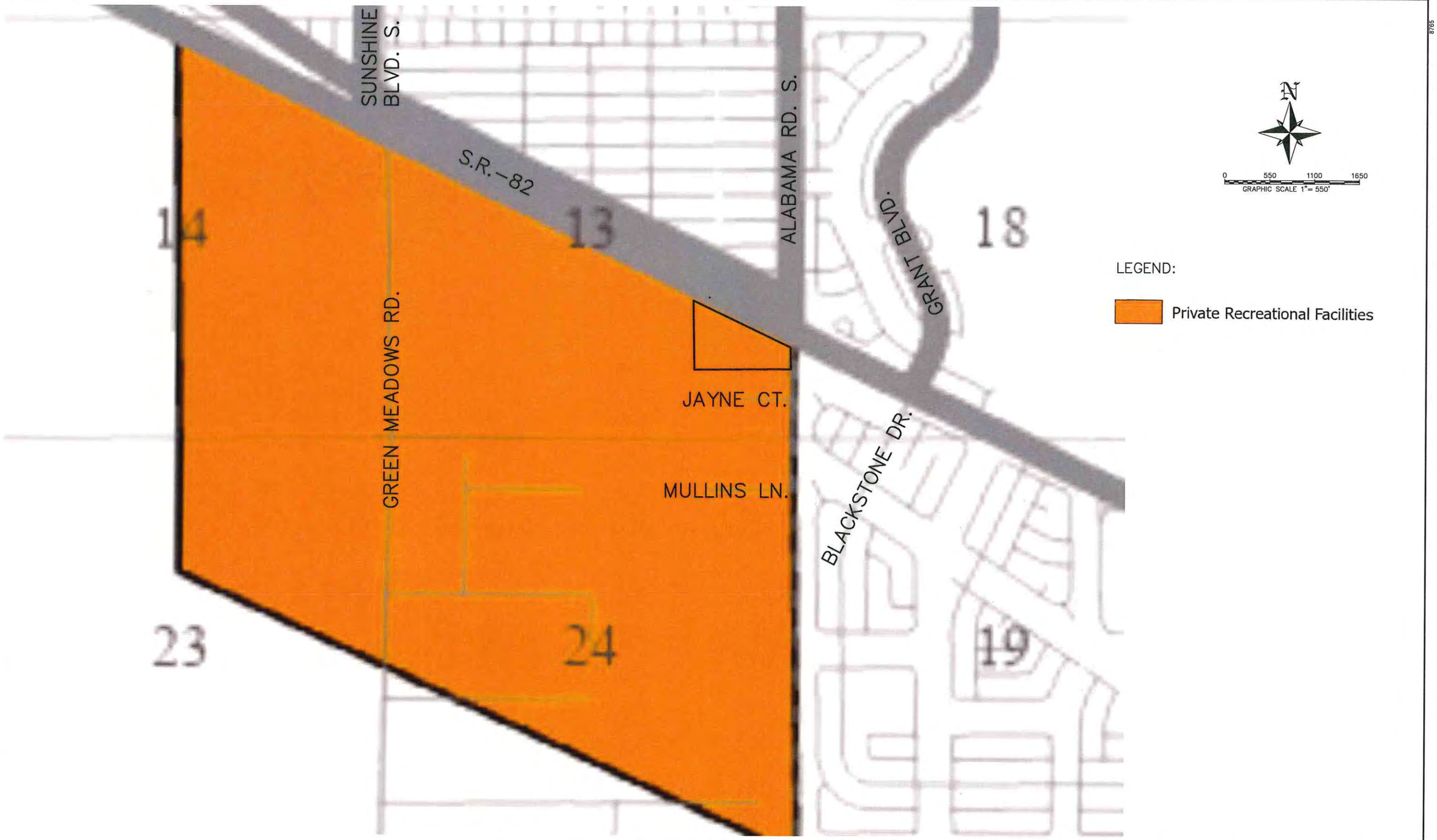
DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	EXHIBIT	SEH	JLS	SEH	1"=200'	1

S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 1-EXIST FUTURE LAND USE MAP.DWG 7/7/2023 10:12 AM JORGE SANCHEZ

8765



S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 3-EXIST PRIVATE RECREATION FACILITIES OVERLAY.DWG 7/7/2023 10:14 AM JORGE SANCHEZ

8765

NO.	DATE	REVISION DESCRIPTION	BY

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EXISTING PRIVATE RECREATION FACILITIES OVERLAY (EXHIBIT M4.b - LEE PLAN MAP 1-F)

DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	REC FACILITY	SEH	JLS	SEH	1"=550	3

Exhibit M5

Map & Description of Existing Land Uses

Dante Commercial CPA
September 2023

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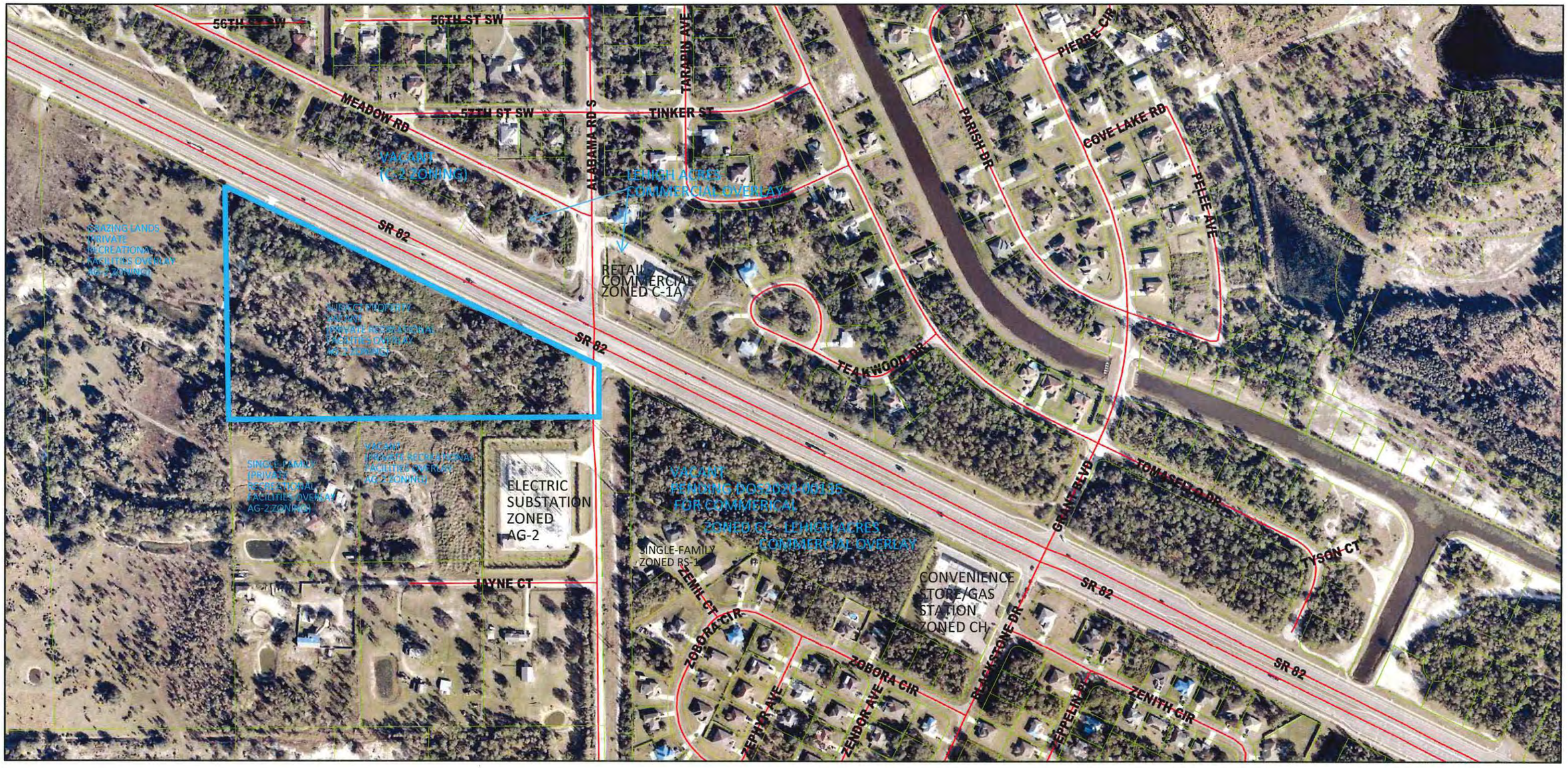
Professional Engineers, Planners & Land Surveyors



1:4,514

0 250 500 1,000 ft

0 75 150 300 m

Road Centerlines

2023 Aerial Photography

Parcel Lines

NO.	DATE	REVISION DESCRIPTION	BY

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SURVEY LICENSE # LB 6663
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MAP DESCRIPTION OF EXISTING LAND USE (EXHIBIT M5)

DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8760	EX. LAND USE	SEH	JLS	SEH	1"=150'	5

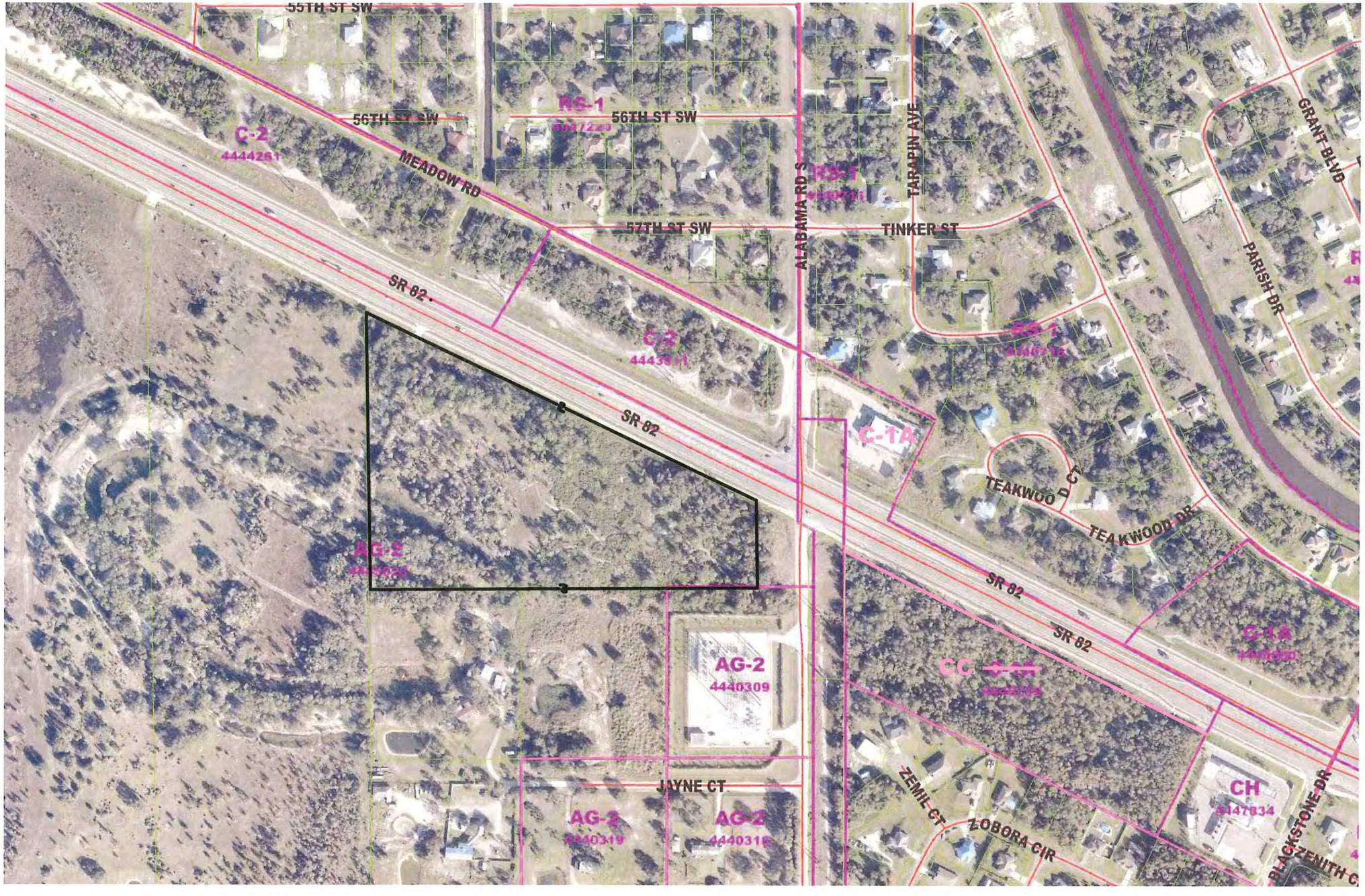
Exhibit M6

Map & Description of Existing Zoning

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors



N

0 150 300 450
GRAPHIC SCALE 1"= 150'

Zoning - County

Road Centerlines

Parcel Lines

NO.	DATE	REVISION DESCRIPTION	BY

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

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SURVEY LICENSE # LB 6690
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MAP AND DESCRIPTION OF EXISTING ZONING (EXHIBIT M6)

DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	EX. ZONING	SEH	JLS	SEH	1"=150'	6

S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 6-MAP & DESCRIPTION OF EXIST ZONING.DWG 7/19/2023 9:38 AM JORGE SANCHEZ

8765

Exhibit M7

Signed/Sealed Legal Description & Sketch & Boundary Survey

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 34 OF MIRROR LAKES, UNIT 32, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 78 THROUGH 160, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (IMMOKALEE ROAD – 200 FEET WIDE); THENCE N 64°21'14" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 111.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 13 AND THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 00°52'33" E ALONG SAID EAST LINE FOR 217.38 FEET TO AN INTERSECTION WITH A LINE LYING 1,025 FEET NORTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE SOUTH LINE OF SAID SECTION; THENCE S 89°41'04" W ALONG SAID PARALLEL LINE FOR 1,279.07 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF, OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE N 00°57'54" W ALONG SAID FRACTIONAL LINE FOR 843.83 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S 64°21'14" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,430.90 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS: 15.58 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (IMMOKALEE ROAD) BEARS S 64°21'14" E. THE SCALE FACTOR IS 0.999955371.

DESCRIPTION PREPARED: 07-07-2023.

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 07-07-2023
S:\Jobs\87xx\8765\Surveying\Descriptions\8765 DANTE BNDY LGL.doc
S:\Jobs\87xx\8765\Surveying\Descriptions\8765 DANTE BNDY SKT.dwg

• SERVING THE STATE OF FLORIDA •

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Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

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FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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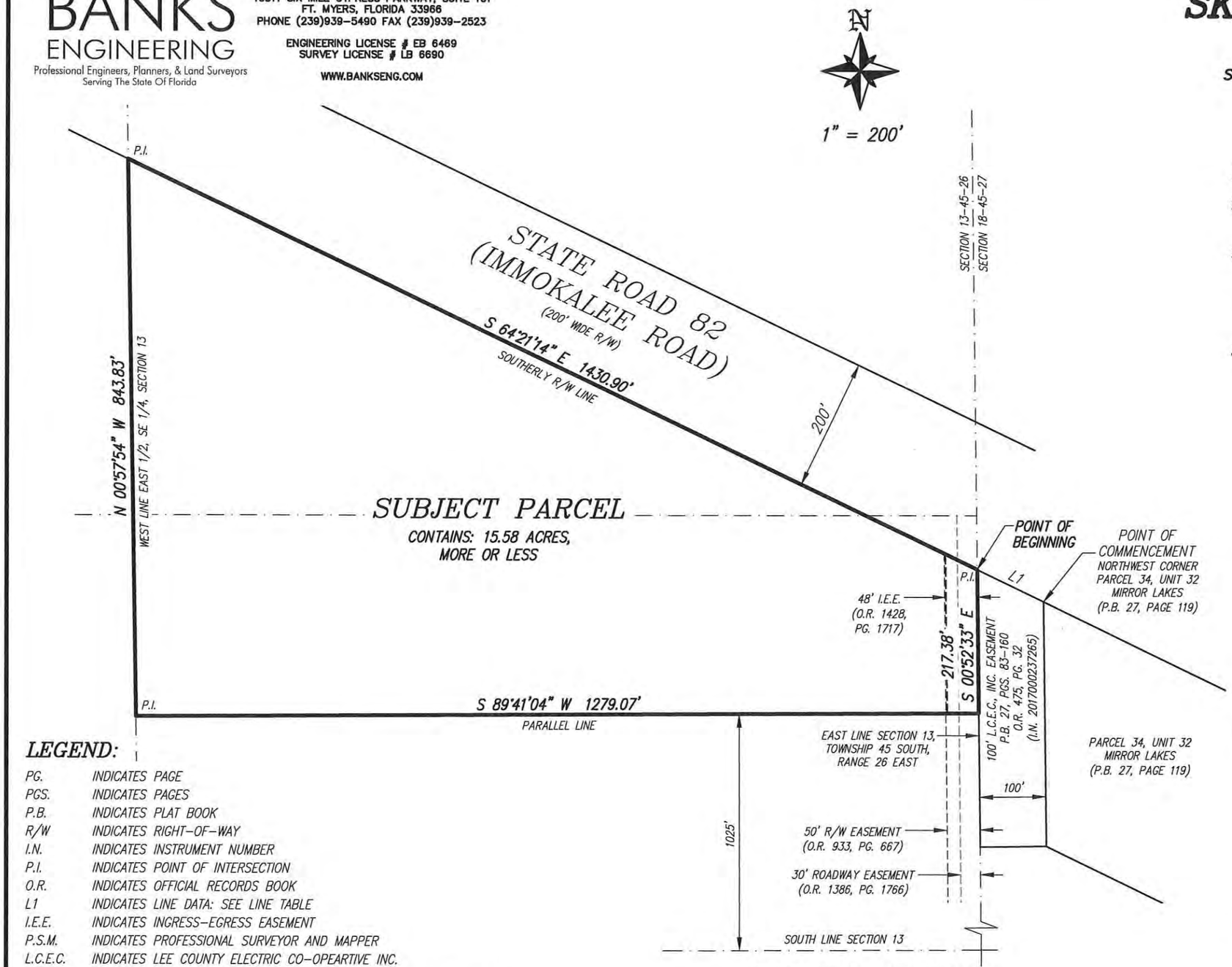
SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (IMMOKALEE ROAD) BEARS S 64°21'14" E. THE SCALE FACTOR IS 0.999955371.

3.) ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°21'14" W	111.76'

LEGEND:

PG.	INDICATES PAGE
PGS.	INDICATES PAGES
P.B.	INDICATES PLAT BOOK
R/W	INDICATES RIGHT-OF-WAY
I.N.	INDICATES INSTRUMENT NUMBER
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
L1	INDICATES LINE DATA: SEE LINE TABLE
I.E.E.	INDICATES INGRESS-EGRESS EASEMENT
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
L.C.E.C.	INDICATES LEE COUNTY ELECTRIC CO-OPEARTIVE INC.

S:\JOBS\87XX\8765\SURVEYING\DESCRIPTIONS\8765 DANTE BNDY LGL.DOC
S:\JOBS\87XX\8765\SURVEYING\DESCRIPTIONS\8765 DANTE BNDY SKT.DWG

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

ALLEN M. VOSE III * PROFESSIONAL SURVEYOR & MAPPER * LICENSE NUMBER 7191 STATE OF FLORIDA

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 7191

- DATE SIGNED: 07-07-2023
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 07-07-2023
SHEET 2 OF 2

Exhibit M8

Copy of the Deeds of the Subject Property

Dante Commercial CPA
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

Prepared by and return to:
Jennifer Levin, Esq.
Jennifer Levin, P.A.
19380 Collins Avenue Suite 1120
Sunny Isles Beach, FL 33160

Corrective Quit Claim Deed

This Corrective Quit Claim Deed made this 18th day of September, **2018**, among FENA M. DANTE, an unmarried woman, VICTOR F. DANTE, an unmarried man, and VICTOR F. DANTE, TRUSTEE OF THE VICTOR DANTE TRUST UNDER AGREEMENT DATED DECEMBER 19, 2005, whose post office address is 1911 NE 164th Street, North Miami Beach, FL 33162, grantor, and FENA M. DANTE, an unmarried woman, and VICTOR F. DANTE, TRUSTEE OF THE VICTOR DANTE TRUST UNDER AGREEMENT DATED DECEMBER 19, 2005, whose post office address is 1911 NE 164th Street, North Miami Beach, FL 33162, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Lee County, Florida,** to-wit:

All that portion of the east ½ of the southeast ¼ of Section 13, Township 45 S, Range 26 E, Lee County, Florida, lying southerly of the south right-of-way of State Road 82 and northerly of a line parallel with and 1,025 feet north of, as measured at right angles to, the south line of said Section 13.

STRAP: 13-45-26-00-00001.0030; Folio ID: 10349979

THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO CORRECT: (a) A PORTION OF THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED DATED NOVEMBER 25, 1991, RECORDED DECEMBER 11, 1991, IN OFFICIAL RECORDS BOOK 2263, PAGE 4298, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THAT PORTION OF THE PROPERTY DESCRIBED IN THE FOREGOING DEED, DESCRIBED AS FOLLOWS, WAS CONVEYED PRIOR TO THE DATE OF EXECUTION HEREOF, TO-WIT:

> **South One-half (S ½) of South One-half (S ½) plus East One-half (E ½) of the Northeast Quarter (NE ¼) of Section 25, Township 45 South, Range 26 East;**

AND (b) THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED DATED JUNE 7, 2007, RECORDED AUGUST 15, 2007, UNDER INSTRUMENT NO. 2007000254219, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered ~~in our~~ presence:

Witness Name: TONY PRADA

Witness Name: [illegible]

Witness Name: TONY PRADA

Witness Name: [illegible]

Fena M Dante (Seal)
FENA M. DANTE

Victor F. Dante (Seal)
VICTOR F. DANTE, individually, and VICTOR F. DANTE, TRUSTEE OF THE VICTOR DANTE TRUST UNDER AGREEMENT DATED DECEMBER 19, 2005

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 18 day of September, 2018, by FENA M. DANTE, VICTOR F. DANTE, individually, and VICTOR F. DANTE, TRUSTEE OF THE VICTOR DANTE TRUST UNDER AGREEMENT DATED DECEMBER 19, 2005, who [_] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal] Notary Public State of Florida
Neferteri C Holt
My Commission GG 224004
Expires 06/03/2022

Neferteri Holt
Notary Public

Printed Name: Neferteri Holt

My Commission Expires: 6/3/2022

Exhibit M9

Aerial Map

Dante Commercial CPA
September 2023

BANKS
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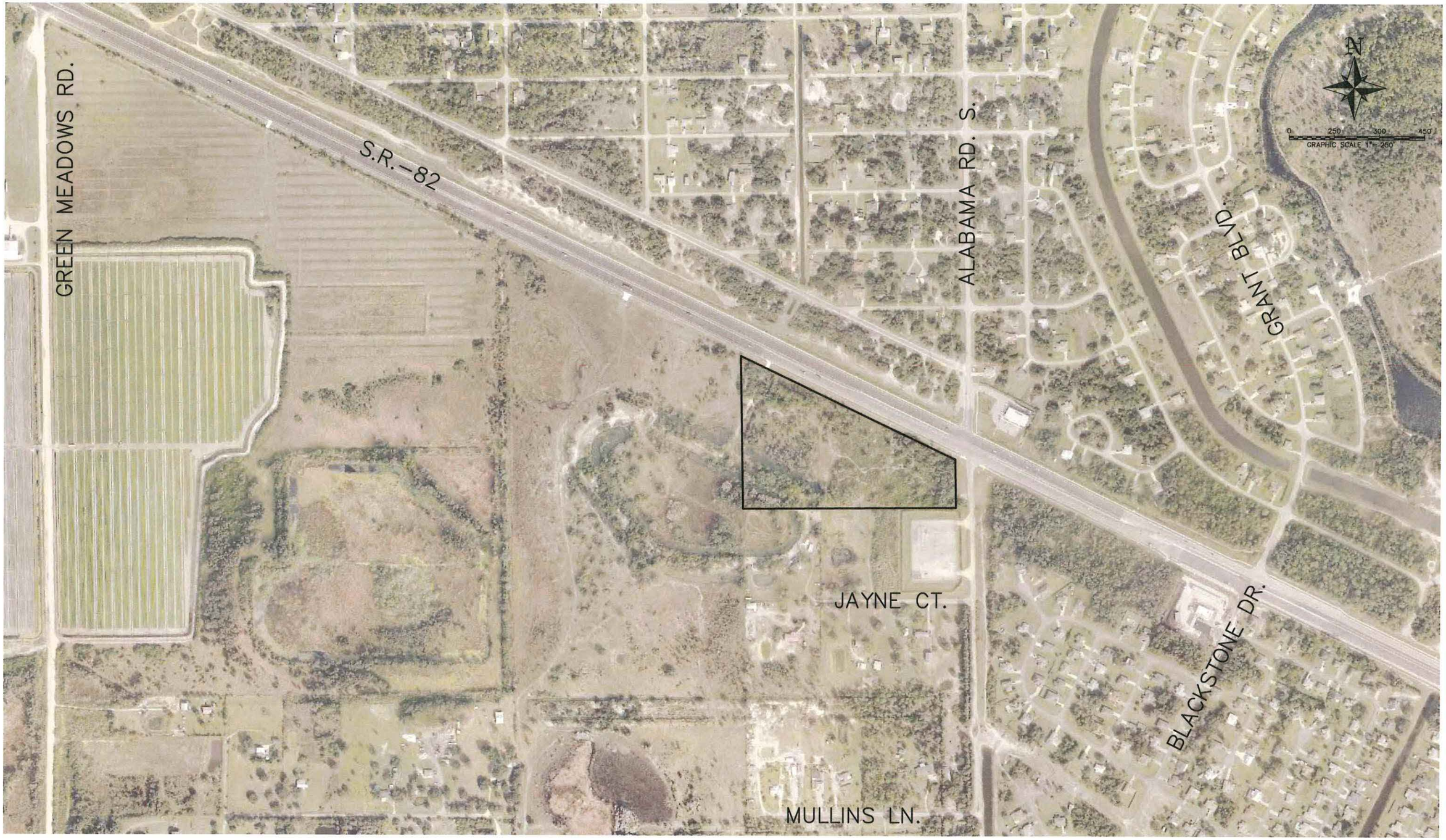
Professional Engineers, Planners & Land Surveyors



NO.	DATE	REVISION DESCRIPTION	BY

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

10511 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-5490 FAX: (239) 939-2523

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SURVEY LICENSE # LB 6690

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AERIAL MAP (EXHIBIT M9)

DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	AERIAL	SEH	JLS	SEH	1"=250'	7

S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 7-AERIAL MAP.DWG 7/7/2023 10:22 AM JORGE SANCHEZ

8765

Exhibit M10

Authorization Letter from Property Owner

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges to be the Owner of the real property described below and further authorizes **Banks Engineering** to act as agent in order to apply for all necessary permits for development of the subject property.

Property Address: 17900 State Road 82
Fort Myers, FL 33913

STRAP Number: 13-45-26-00-00001.0030

BY: Victor Dante Trust Under Agreement Dated December 19, 2005

Signature

8/30/23
Date

Victor F. Dante
Print Name

Trustee
Title

ATTEST/NOTARY

State of Florida
County of Broward

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 30th day of August, 20 23, by Victor F. Dante (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

(SEAL)

Notary Public State of Florida
Eveline Merone
My Commission HH 376105
Expires 3/20/2027

Signature of notary public

Eveline Merone
Printed name of notary public

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges to be the Owner of the real property described below and further authorizes **Banks Engineering** to act as agent in order to apply for all necessary permits for development of the subject property.

Property Address: 17900 State Road 82
Fort Myers, FL 33913

STRAP Number: 13-45-26-00-00001.0030

BY:

Fena M. Dante — Signature

8-30-23 — Date

Fena M. Dante — Print Name

Title

ATTEST/NOTARY

State of Florida
County of Brevard

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of August, 20 23, by Fena M. Dante (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

(SEAL)

Notary Public State of Florida
Eveline Merone
My Commission HH 378105
Expires 3/20/2027

Eveline Merone
Signature of notary public

Eveline Merone
Printed name of notary public

S:\Jobs\87xx\8765\Documents\Comprehensive Plan Amendment\Letter of Authorization - Fena M Dante.doc

Exhibit M11

Proposed Amendments

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Dante Commercial Comprehensive Plan Amendment

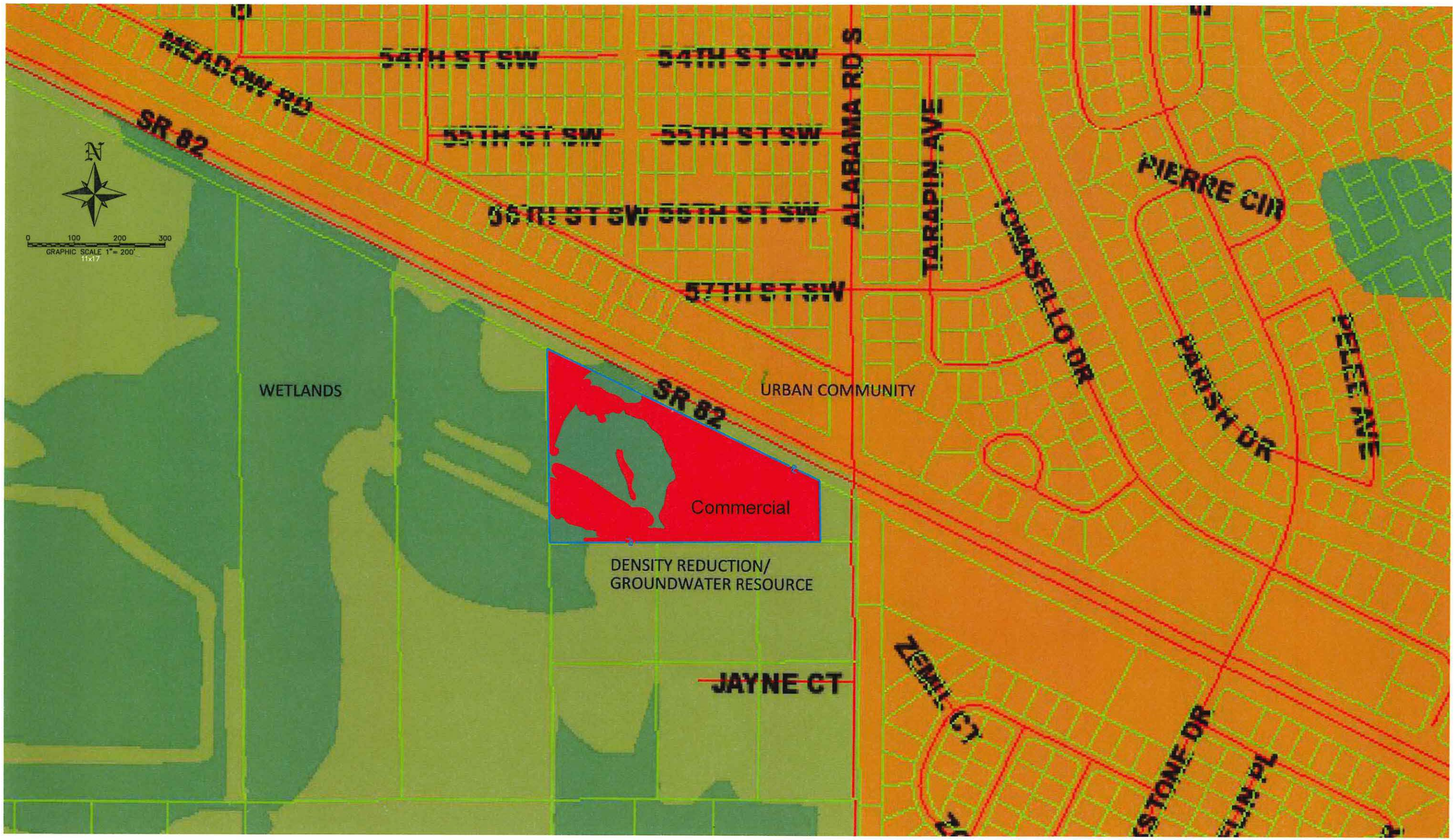
Proposed Amendments
Exhibit M11

Request to amend the Future Land Use Map (Map 1-A) and Private Recreational Facilities Overlay Map (Map 1-F) on a 15.03± acre site to:

1) redesignate 10.96± acres from Density Reduction/Groundwater Resources (DR/GR) to Commercial
2) update the Wetlands map designation to reflect the 4.07± acres of jurisdictional wetlands, and
3) remove the site from Private Recreational Facilities Overlay Map

Attached are the following proposed maps:

Exhibit 11.a: Proposed Future Land Use Map (Proposed Map 1-A)
Exhibit 11.b: Proposed Private Recreational Facilities Overlay Map (Proposed Map 1-F)



Non-Urban Areas
- Density Reduction/Groundwater Resource
- Wetlands

Road Centerlines

Parcel Lines

Future Urban Areas
- Urban Community
- Commercial

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

PROPOSED FUTURE LAND USE MAP (EXHIBIT M11.a - LEE PLAN MAP 1-A)

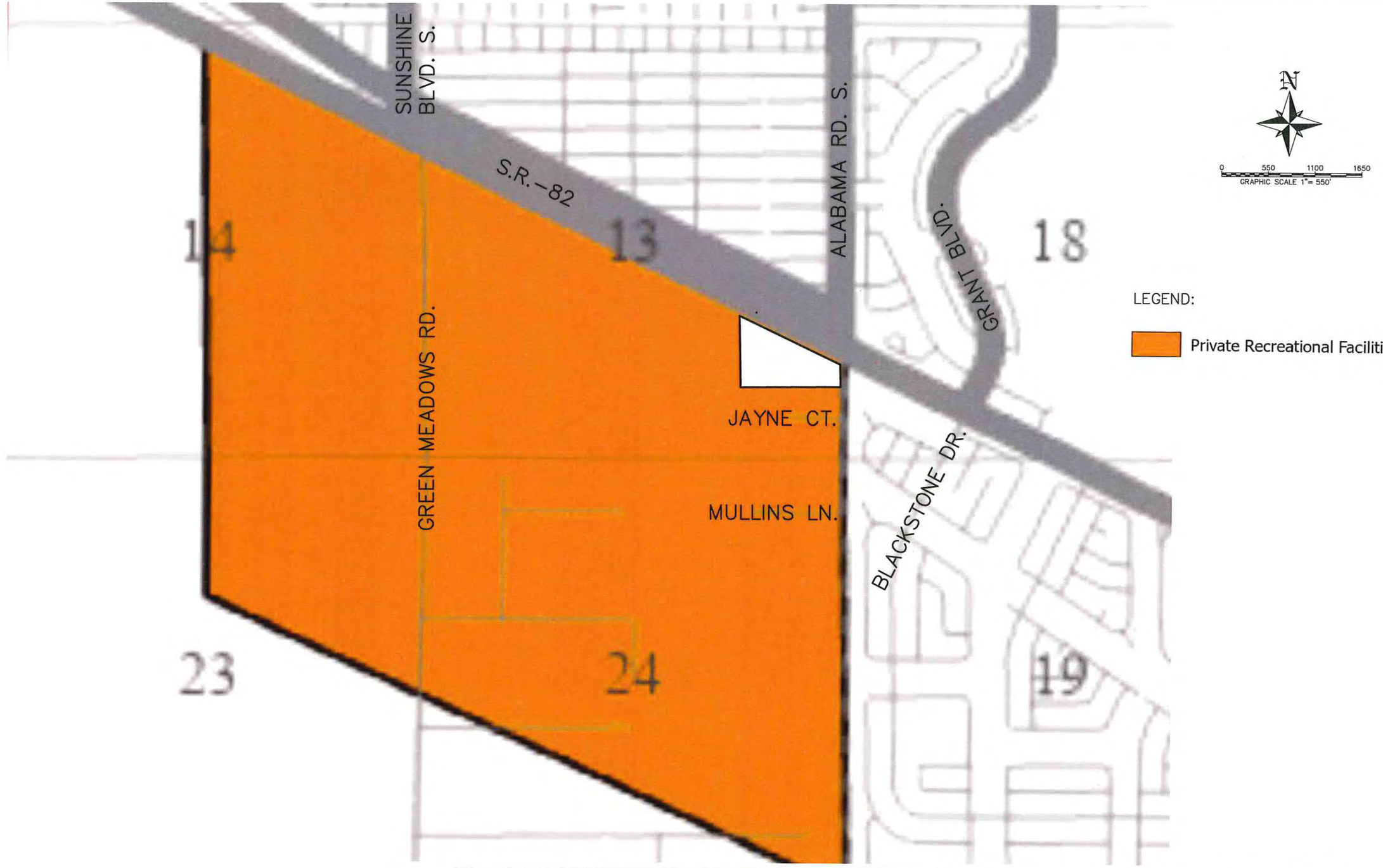
DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	EXHIBIT	SEH	JLS	SEH	1"=200'	2

S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 2--PROP FUTURE LAND USE MAP.DWG 7/7/2023 10:12 AM JORGE SANCHEZ

8765



S:\JOBS\87XX\8765\DOCUMENTS\ZONING\8765 4-PROP PRIVATE RECREATION FACILITIES OVERLAY.DWG 7/7/2023 10:16 AM JORGE SANCHEZ

8765

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

PROPOSED PRIVATE RECREATION FACILITIES OVERLAY (EXHIBIT M11.b - LEE PLAN MAP 1-F)

DANTE COMMERCIAL CPA

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/22/2023	8765	REC FACILITY	SEH	JLS	SEH	1"=550'	4

Exhibits M12, M19 & M20

Lee Plan Consistency, State-Regional Plans & Justification of Proposed Amendments

Dante Commercial CPA
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Dante Commercial Comprehensive Plan Amendment

Narrative of Lee Plan Analysis, State Policy Plan and Regional Policy Plan & Justification of Proposed Amendment
Exhibits M12, M19 & M20

INTRODUCTION

The subject property is 15.03± acres located at 17900 State Road 82 at the southwest corner of the intersection of State Road 82 and Alabama Road South, just south and west of Lehigh Acres. The site is located at the northeast terminus of the Southeast Lee County Community Planning Area and Density Reduction/Groundwater Resource Future Land Use (FLU) category. The property also has portions within the Wetlands FLU category. The subject property, as well as properties to the south and west, are within the Private Recreational Facilities Overlay. The property is zoned Agricultural District (AG-2) and is currently vacant, disturbed land.

Figure 1. Location of Subject Property

REQUESTS

The applicant is requesting to amend the Future Land Use Map (Map 1-A) and Private Recreational Facilities Overlay Map (Map 1-F) to:

1) redesignate 10.96± acres from Density Reduction/Groundwater Resources (DR/GR) FLU category to Commercial FLU category,
2) update Wetlands FLU category to reflect the 4.07± acres of jurisdictional wetlands, and
3) remove the site from Private Recreational Facilities Overlay Map.

The following summarizes benefits that will be accomplished by approval of this request:

1. Preservation of 4.07± acres of existing wetlands (100%) and 0.18± acre of indigenous uplands and enhancement by removal of exotic vegetation,
2. Improved hydrologic resource conditions with net increase in recharge of approximately 237,872 gallons will occur over a 10-day period, assuming a design 25-year, 3-day rainfall event.
3. Provide additional commercial land to serve Lehigh Acres community to the north and east,
4. Removal of potential septic and well use, and
5. Requirement for connection to potable water and sanitary sewer system, and
6. Incorporation of a surface water quality monitoring program.

CONCURRENT ZONING APPLICATION

The applicant is filing a companion rezoning application that is being reviewed concurrently with this plan amendment application. Chapter 163.3184(12), F.S. provides: "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection."

The applicant is requesting to rezone the property to Commercial Planned Development (CPD) to incorporate a specific development plan allowing development of the site with a maximum of 90,000 square feet of commercial uses with a maximum height of 35 feet. The proposed Master Concept Plan clusters the development on the eastern portion of the site while preserving all 4.07± acres of existing wetlands and providing stormwater management on the western portion.

SUBJECT AND SURROUNDING PROPERTIES

Subject

As previously stated, the subject property is currently within the DR/GR and Wetlands FLU categories, within the Private Recreational Facilities Overlay, zoned AG-2 and is currently vacant. Historical Aerials depict the subject property was significantly altered around 1944-1953 as part of World War II (WW II) military operations including access roads, borrows area and earthen berms from a portion of an artillery practice range and staging area on the southwest corner of the site as depicted in the submitted Characterization of Ground and Surface Water Resources report and duplicated on the following page. These improvements blocked the site's historical southwest drainage pattern. The site was further isolated by development of the adjacent roadways to the north and east and residential and utility development to the south.

Since the berm that has disrupted the surface water flow from the site extends beyond the property boundaries, it is not possible to reestablish the surface water flow patterns. The proposed Map Amendments and concurrent CPD offers a unique opportunity to enhance recharge potential of the site by installing dry detention areas adjacent to the preserved wetlands which will help increase vertical infiltration.

Figure 2. 1944 Aerial Photograph.

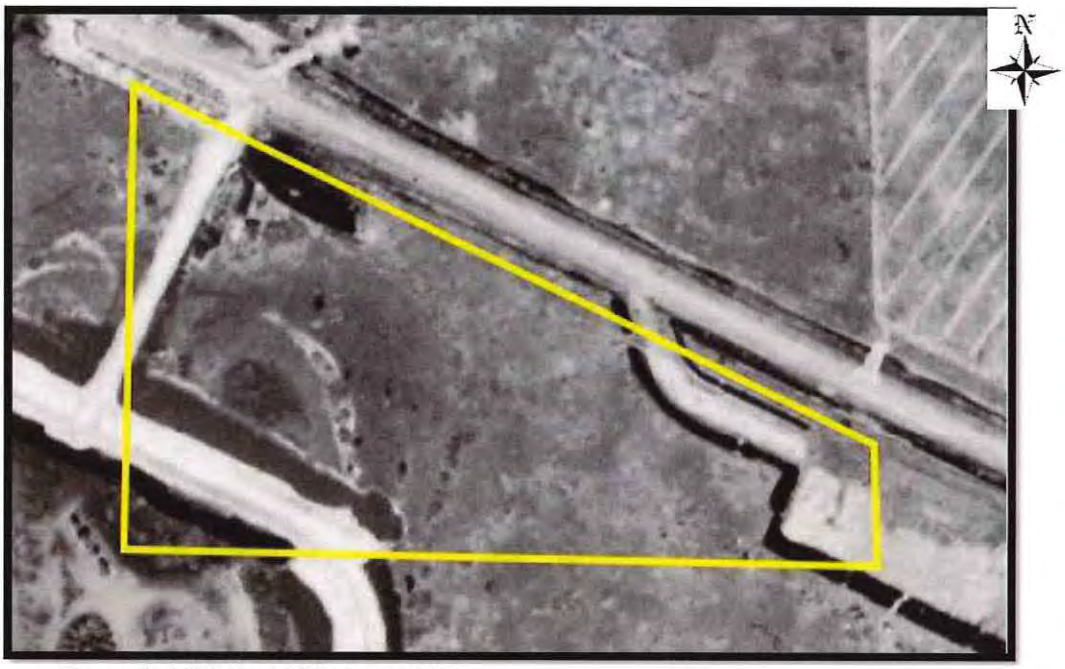


Figure 3. 1953 Aerial Photograph.

North

The subject property is bounded on the north by State Road 82, a State-maintained arterial roadway. On the north side of S.R. 82 are lands within the Lehigh Acres Community Planning Area, Urban Community FLU category, and zoned Commercial District C-2. The southwest corner of Meadow Road and Alabama Road South is within the Lehigh Commercial Overlay. These parcels are currently vacant. The northeast corner of S.R. 82 and Alabama Road S. is zoned Commercial C-1A and Agricultural AG-2 and developed with a retail Dollar General store. The portion of Alabama Road S. that lies north of S.R. 82 is a County-maintained arterial roadway.

East
The subject property is bounded on the east by Alabama Road S., a non-County-maintained local roadway. On the east side of Alabama Road S. are lands within the Lehigh Acres Community Planning Area, Urban Community FLU category, within the Lehigh Commercial Overlay, and zoned Community Commercial District (CC) by zoning resolution number Z-21-019. This parcel is vacant with development order approval for commercial development (DOS2020-00135) and abuts an existing convenience store/gas station at the southwest corner of S.R. 82 and Blackstone Drive zoned Highway Commercial District (CH). To the south of these commercial parcels are lands zoned Single-Family Residential RS-1 developed with single-family homes. There are approximately 91 acres designated within the Lehigh Commercial Overlay that are developed with existing single-family homes or lots.

South
The properties abutting the south are three 5±-acre parcels within the within the Southeast Lee County Community Planning Area, DR/GR and Wetlands FLU categories, Private Recreational Facilities Overlay, Southeast DR/GR Residential Overlay designated existing residential acreage, and zoned Agricultural AG-2. The westernmost parcel is developed with a single-family residence; the middle parcel is vacant; and the easternmost parcel is developed with a Lee County Electric Co-op substation approved by Special Exception SEZ2007-00012. The western portion of these parcels were also historically altered by the WW II artillery practice range. These developments isolate the subject property and prevent its connection to the DR/GR lands.

West
The property adjacent to the west is a 29± acre parcel within the Southeast Lee County Community Planning Area, DR/GR and Wetlands FLU categories, Private Recreational Facilities Overlay, and zoned Agricultural AG-2. The parcel consists of existing agricultural grazing lands. These parcels were also historically altered by the WW II artillery practice range. Approximately ¼ mile west are lands along S.R. 82 designated as Mixed-Use Community on Lee Plan Map 2-D.

LEE PLAN ANALYSIS

Future Land Use
The property is located at the northeast terminus of the Southeast Lee County Planning District, bounded by Lehigh Acres Planning District to the north and east and is currently within the DR/GR and Wetlands FLU categories. The proposed Map Amendment to Commercial FLU and verifying the Wetlands FLU by jurisdictional wetlands is consistent with the following goals, objectives, standards and policies of the Lee Plan:

> *POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*
>
> 1. *New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.*

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

The DR/GR FLU category was created as part of the 1990 Stipulated Settlement Agreement between Lee County and the Florida Department of Community Affairs with the goal of protecting Lee County's water resources such as aquifers for public water supply. The DR/GR lands in Southeast Lee County were described as most non-urban land east of I-75, southeast of the airport, and south of S.R. 82. The subject property was included in the DR/GR because it was located in non-urban lands, east of I-75 and south of S.R. 82; however, the designation did not take into account site specific characteristics of properties. Since that time, several properties have been redesignated from DR/GR to more appropriate FLU categories due to specific property characteristics, updated available data and changing conditions. The subject property has physically different characteristics from typical properties designated DR/GR and does not meet the intent of the goal of providing recharge to the aquifers in its current land use and zoning designations. The applicant has submitted a Characterization of Ground and Surface Water Resources Report which states that, given the site's isolated and highly disturbed nature, coupled with its lack of valuable ecological and hydrological features, it appears evident that the property should not have been included in the Southeast Lee County DR/GR as it contributes little if any hydrological benefits. Approval of the requested Map Amendments will facilitate a unique opportunity for the specific Master Concept Plan proposed with the concurrent minor CPD zoning that demonstrates a high level of protection, preservation and enhancement of water resources in the DR/GR by preserving existing wetlands and proposing adjacent stormwater dry detention areas. The applicant has also submitted the Integrated Modeling Analysis demonstrating approval of the Map Amendments and companion zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties.

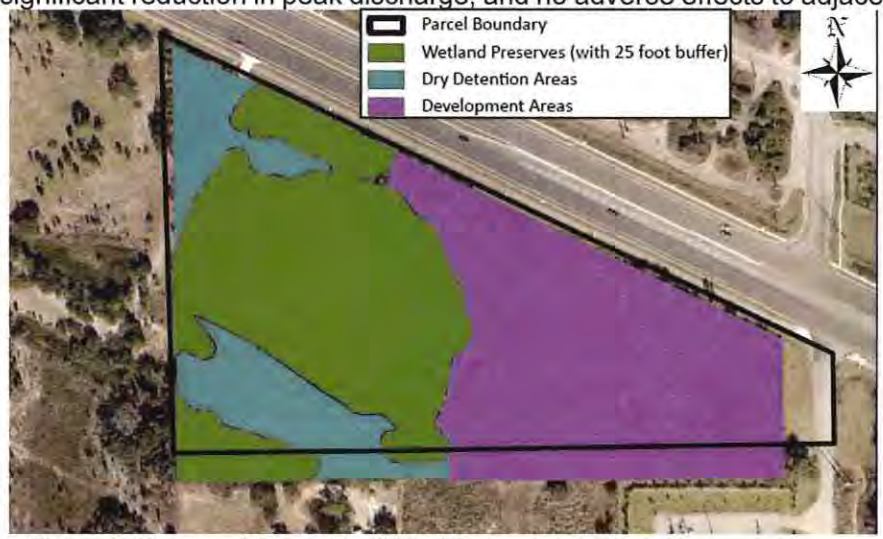


Figure 4. Proposed Conceptual Site Plan.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat.

POLICY 1.5.2: When the exact location of Wetlands boundaries is in question, Chapter XIII provides an administrative process to precisely define the boundary.

The submitted Environmental Impacts Analysis identifies 4.07± acres of the site as South Florida Water Management District (SFWMD) jurisdictional wetlands located on the western portion of the site. This differs from the current Wetlands FLU category designation on the site which includes a mischaracterization of a small, isolated area in the eastern portion of the site that does not exist. The Applicant is in the process of obtaining verification of the wetland boundaries using the unified state delineation methodology and the administrative process consistent with Policy 1.5.2. All jurisdictional wetlands are proposed to be preserved with the concurrent CPD application and will be enhanced by removal of exotic vegetation.

POLICY 1.1.10: The Commercial future land use category is located in areas where residential uses are not expected or compatible due to the nature of surrounding land uses, location along major travel corridors, or where residential development would increase densities in Coastal High Hazard Areas or in Lehigh Acres, where residential uses are abundant and existing commercial areas serving the residential needs are limited. In these locations, the requisite infrastructure needed for commercial development is generally planned or in place. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will be predominant in the Commercial future land use category. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Any redesignation of land to the Commercial future land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. New developments in this category must connect to a potable water and sanitary sewer system.

The subject property is appropriate for redesignation to the Commercial FLU category and complies with Policy 1.1.10. The property is located between an electric substation and a major travel corridor and is located immediately adjacent to Lehigh Acres where residential uses are abundant and commercial is limited. The adjacent lands within Lehigh Acres are within the Urban Community FLU category which allows a total maximum density of up to 15 dwelling units per acre when utilizing Greater Pine Island TDUs. The requisite infrastructure needed for commercial development is generally planned or in place. The project adjacent to the east received development order approval including bringing FGUA water and sewer closer to the subject property under case number DOS2020-00135. The requested redesignation to Commercial FLU category is along a major travel corridor (S.R. 82) at a significant road intersection (Alabama Road S.). A concurrent planned development rezoning is proposed which prevents adverse impacts to the surrounding areas and proposes appropriate site development regulations and specific Master Concept Plan. The proposed project will be consistent with Policy 1.1.10.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District

in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. *For each Planning District the County will maintain a parcel-based database of existing land use.*
2. *Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.*
3. *When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.*

Lee Plan Table 1(b) allocates 118 acres for commercial use within the Southeast Lee County Planning District. Lee County's website demonstrates that there are 16 acres of existing commercial leaving adequate acreage to accommodate the proposed 10.96± acres proposed for redesignation to Commercial FLU category.

POLICY 1.6.8: The Historic Surface and Groundwater Levels Overlay (Map 2-E) depicts the best available analysis of historic wet-season water depths and hydroperiods for Southeast Lee County as of March 2010. This depiction is based on detailed ecological analyses of 1953 aerial photography as described in the 2008 report, Ecological Memorandum of the Density Reduction/Groundwater Resource Area, by Kevin L. Erwin, Consulting Ecologist, Inc. For purposes of determining compliance with Policy 1.4.5, additional evidence as to historic water levels and hydroperiods may be submitted during the rezoning or development review processes as a basis for site-specific hydrological analysis for project design.

The site is isolated as demonstrated on Map 2-E and the submitted Characterization of Ground and Surface Water Resources Report. The existing wetlands will be preserved and enhanced by exotic removal and the remainder of the western portion of the site is proposed for stormwater management/dry detention areas. The applicant has submitted an Integrated Modeling Analysis demonstrating that approval of the Map Amendments and companion CPD zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties. The request is consistent with Policy 1.6.8.

Growth Management

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

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

The subject property is currently located within a designated Future Non-Urban area and the requested Map Amendments will bring the property into a Future Suburban Area. The property is bounded by Future Urban Areas to the north and east. The request promotes contiguous and

compact growth patterns by allowing commercial development at the intersection of S.R. 82 (state-maintained arterial roadway) and Alabama Road S. (non-county maintained local road south of S.R. 82/county-maintained arterial north of S.R. 82) with existing development or development approvals to the northeast, east and south as previously outlined. Approval of the requested Map Amendments will allow for the concurrent planned development application to cluster the proposed commercial uses along the eastern portion of the site resulting in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties. The proposed project does not constitute urban sprawl which is defined in the Lee Plan Glossary as "*The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into outlying non-urban areas.*" The requested Commercial FLU category Policy 1.1.10 specifically refers to the Lehigh Acres community directly abutting the north and east of the site where residential uses are abundant and existing commercial areas serving the residential needs are limited. As previously stated, there are approximately 91 acres designated within the Lehigh Commercial Overlay that are developed with existing single-family homes or lots which are highly unlikely to redevelop as commercial. The request would provide infill commercial development along an established intersection with an arterial roadway to further support the needs of the adjacent residential areas. The requested Map Amendments are consistent with Objective 2.1 and Policy 2.1.1.

> *OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.*
>
> > *POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The subject property is currently located within a designated Future Non-Urban area and the requested Map Amendments will bring the property into a Future Suburban Area. The property is bounded by Future Urban Areas to the north and east. The request promotes compact and contiguous development patterns by allowing commercial development at the intersection of S.R. 82 (state-maintained principal arterial roadway) and Alabama Road S. (non-county maintained local road south of S.R. 82/county-maintained arterial north of S.R. 82) with existing development or development approvals to the northeast, east and south as previously outlined. Adequate public facilities exist or will exist as outlined in Exhibits M15 through M18. The submitted Traffic Impact Statement (Exhibit M16) demonstrates that the proposed Map Amendments will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Florida Governmental Utility Authority (FGUA) has provided a letter of availability that potable water and wastewater disposal is generally available to service the site. Lee County Utilities has provided a letter of no objection to allow FGUA to service the site which has been submitted with this application. Lehigh Acres Fire Control and Rescue District is capable of providing fire protection with adequate response times and Emergency Medical Service (EMS) provisions to the property as outlined in the submitted letter. Lehigh Acres Fire/Advanced Live Support (ALS) Station 104 is located at 3102 16th St SW, approximately 3.4 miles from the site. Lehigh Acres Fire/ALS Station 102 is located at 10 Homestead Road South, located approximately 3.9 miles from the site. Lehigh Acres Fire/ALS Station 105 is located at 636/638 Thomas Sherwin Ave S, approximately 4.7 miles from the site. Lee County Sheriff's Office has indicated in the submitted letter that the proposed change would not affect their ability to provide law enforcement services

to the site. The Lee County Sheriff's East District substation is located at 1301 Homestead Road N., approximately 4.1 miles from the site. The submitted letter from Lee County Solid Waste indicates they are capable of providing solid waste collection service for the proposed changes. Approval of the requested Map Amendments will allow for infill development providing a compact and contiguous development pattern, consistent with Objective 2.2 and Policy 2.2.1.

OBJECTIVE 2.3: FUTURE LAND USE MAP AMENDMENTS. To require formal findings for certain Future Land Use Map amendments.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. *analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,*
2. *identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,*
3. *present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,*
4. *supply data and analysis specifically addressing urban sprawl.*

During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

The subject property has physically different characteristics from typical properties designated Southeast Lee County DR/GR and does not meet the intent of the goal of providing recharge to the aquifers in its current land use and zoning designations. The applicant has submitted a Characterization of Ground and Surface Water Resources Report which states that, given the site's isolated and highly disturbed nature, coupled with its lack of valuable ecological and hydrological features, it appears evident that the property should not have been included in the Southeast Lee County DR/GR as it contributes little if any hydrological benefits. Approval of the requested Map Amendments will facilitate a unique opportunity for the specific Master Concept

Plan proposed with the concurrent minor CPD zoning that demonstrates a high level of protection, preservation and enhancement of water resources in the Southeast Lee County DR/GR by preserving existing wetlands and proposing adjacent stormwater dry detention areas. The applicant has also submitted the Integrated Modeling Analysis demonstrating approval of the Map Amendments and companion zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties.

The property could be developed today with a single-family residence on well and septic or with agricultural uses. Approval of the Map Amendment to the Commercial FLU category will require connection to potable water and sanitary sewer. Section 3 of the submitted Characterization of Ground and Surface Water Resources provides analysis of existing groundwater resources, demonstrating consistency with Policy 61.1.6 which provides that all other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting irrigation needs of a development. Reuse water for irrigation is not available to the subject site, therefore other sources must be explored. Consistency with Policy 61.1.1 is also demonstrated, which provides "that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis of 1) ensuring that sufficient water is available to maintain or restore valued natural systems, and of 2) assigning to any specified use or user the lowest quality fresh water compatible with that use, consistent with financial and technical constraints." There are no proposed stormwater lakes as part of the proposed development of the site. The report provides that groundwater withdrawals from the Water Table Aquifer are more likely to have a greater impact on wetlands than withdrawals from the Sandstone Aquifer. Similar to the electric substation to the southeast, water supplies for the limited landscape irrigation for the companion minor CPD are proposed to be sourced from the confined Sandstone Aquifer by obtaining a Water Use Permit from the SFWMD. This will meet the criteria of Chapter 373.223(1) Florida Statutes which requires Water Use Permit applications to demonstrate they will not interfere with existing use of water and are consistent with the public interest. The zoning will propose conditions that require the development order to demonstrate compliance with the Enhanced Stormwater Management Practices found in Section 6 of the submitted Characterization of Ground and Surface Water Resources. These conditions provide a framework of ground and surface water protection measures that will not only safeguard, but help to sustain, the resources of the DR/GR.

As previously stated on page 6 of this narrative, the proposed Map Amendments do not result in urban sprawl. The proposed amendments will accommodate commercial use at the intersection of two arterial roadways: SR 82 and Alabama Road S. to the north. The subject property abuts Future Urban Areas in the Lehigh Acres Community Planning Area to the north and east with portions within the Lehigh Commercial Overlay and existing development or development approvals to the northeast, east and south. The requested FLU category will require the project to connect to public water and sewer. There are approximately 91 acres designated within the Lehigh Commercial Overlay that are developed with existing single-family homes or lots which are highly unlikely to redevelop as commercial. The request would provide infill commercial development along an established intersection with an arterial roadway to further support the needs of the adjacent residential areas including Lehigh Acres where commercial is limited. The companion minor CPD zoning request proposes preservation of existing wetlands and provides substantial open space and will not have an adverse impact on natural resources. The requested Map Amendments are consistent with Policies 2.3.1 and 2.3.2.

> *POLICY 2.3.3: Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the*

1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport.

The proposed amendments will accommodate commercial use at the intersection of two arterial roadways: SR 82 and Alabama Road S. to the north. The subject property abuts Future Urban Areas in the Lehigh Acres Community Planning Area to the north and east. There are approximately 91 acres designated within the Lehigh Commercial Overlay that are developed with existing single-family homes or lots which are highly unlikely to redevelop as commercial. The request would provide infill commercial development providing employment opportunities along an established intersection with an arterial roadway to further support the needs of the adjacent residential areas including Lehigh Acres where commercial is limited. The requested Map Amendments are consistent with Policy 2.3.3.

STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area w(see Map 4-A), then the development must be connected to that utility.*
3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility….*

The subject property is located adjacent to the Florida Governmental Utility Authority's (FGUA) Service Boundary as depicted in the Letter of Availability submitted with this application in Exhibit M18. A letter of no objection from Lee County Utilities has been obtained and is attached, consistent with Policy 53.1.1. FGUA has sufficient capacity to serve the project and has potable water lines in operation near the property including a 10-inch potable water main on the south side of S.R. 82 at the west property line of the existing gas station at Blackstone Drive. The property between the gas station and the subject property received development order approval under case number DOS2020-00135 to extend this water main along its frontage. The letter also depicts a 10-inch potable water main to the east on the south side of S.R. 82 near Golden Palms Circle. The requested Map Amendments are consistent with Standard 4.1.1.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development…*

The subject property is located adjacent to the Florida Governmental Utility Authority's (FGUA) Service Boundary as depicted in the Letter of Availability submitted with this application in Exhibit M18. A letter of no objection from Lee County Utilities has been obtained and is attached, consistent with Policy 56.1.1. FGUA has sufficient capacity to serve the project and has sanitary

sewer lines in operation near the property including an 8-inch gravity sewer main on the south side of S.R. 82 at the west property line of the existing gas station at Blackstone Drive. The property between the gas station and the subject property received development order approval under case number DOS2020-00135 to install 10-inch sanitary sewer through its project. The letter also depicts a 12-inch sewer force main to the east on the south side of S.R. 82 near Golden Palms Circle. The requested Map Amendments are consistent with Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

The submitted Environmental Impacts Analysis identifies 4.07± acres of the site as South Florida Water Management District (SFWMD) jurisdictional wetlands located on the western portion of the site. This differs from the current Wetlands FLU category designation on the site which includes a mischaracterization of a small, isolated area in the eastern portion of the site that does not exist. The Applicant is in the process of obtaining verification of the wetland boundaries using the unified state delineation methodology and the administrative process consistent with Policy 1.5.2. All jurisdictional wetlands are proposed to be preserved with the concurrent CPD application and will be enhanced through removal of exotic vegetation. The requested Map Amendments are consistent with Standard 4.1.4.

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

The only adjacent residential use is adjacent to the southwest. The concurrent planned development application will include a specific Master Concept Plan and property development regulations requiring appropriate buffers and setbacks. Commercial development will be located on the eastern portion of the property with the area abutting the single-family residence limited to wetland preserve and stormwater management/dry detention areas The concurrent planned development will be consistent with Policy 5.1.5.

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

OBJECTIVE 6.1: Development approvals for commercial land uses must be

consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. *Traffic and access impacts (rezoning and development orders);*
2. *Landscaping and detailed site planning (development orders);*
3. *Screening and buffering (Planned Development rezoning and development orders);*
4. *Availability and adequacy of services and facilities (rezoning and development orders);*
5. *Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
6. *Proximity to other similar centers (rezoning); and*
7. *Environmental considerations (rezoning and development orders).*

POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be rezoned to a Planned Development except if located within the Mixed-Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use.

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

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

POLICY 6.1.6: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.

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

POLICY 6.1.9: The approval or existence of commercial development on one corner of an intersection will not dictate the development of all corners for commercial development, nor does the existence of commercial development on an arterial or collector road dictate that all frontage must be similarly used.

The requested Map Amendments facilitate the concurrent CPD application which demonstrates compliance with Goal 6 and its attendant policies. The subject property is located at the intersection of S.R. 82 (state-maintained arterial roadway) and Alabama Road S. (non-county maintained local road south of S.R. 82/county-maintained arterial north of S.R. 82). The submitted Traffic Impact Statement demonstrates that the concurrent CPD will not have an adverse impact

on the surrounding roadway network. The submitted letters of availability demonstrate appropriate availability and adequacy of services and facilities. The concurrent CPD provides appropriate screening and buffering and preservation and enhancement of existing wetlands by removal of exotic vegetation. The companion CPD application demonstrates that the proposed commercial development is clustered to the east of the site while the western portion is limited to the preserved wetlands and proposed stormwater management/dry detention areas. The request will assist with providing additional commercial uses adjacent to and within the pedestrian shed of Lehigh Acres where commercial is limited. The specific Master Concept Plan and property development regulations will ensure development will not adversely impact adjacent land uses and surrounding neighborhoods. The LDC requires architectural standards that must be complied with at time of development order. The site provides infill development on a parcel located between S.R. 82 and the LCEC substation to the south where a residential use on well and septic could be constructed but is clearly unreasonable. The site's location adjacent to Lehigh Acres furthers the appropriateness of commercial use at this location.

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial except that:

- *…Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.2.5…*

The requested Map Amendments will result in the property being within a Future Suburban Area, so Policy 6.1.2 will not be applicable to the subject property.

GOAL 13: PRIVATE RECREATIONAL FACILITIES IN THE DR/GR. To ensure that the development of Private Recreational Facilities in the DR/GR is compatible with the intent of this future land use category, including recharge to aquifers, development of future wellfields and the reduction of density.

OBJECTIVE 13.1: To ensure that Private Recreation Facilities are located in the most appropriate areas within the DR/GR future land use category.

POLICY 13.1.1: The Private Recreation Facilities Overlay, Map 1-F, shows those locations that are appropriate for the development of Private Recreation Facilities in the DR/GR future land use category. The areas depicted on Map 1-F are consistent with the application of the following locational criteria:

1. *Located outside of those areas designated for public acquisition through Florida Forever, the Corkscrew Regional Ecosystem Water Trust (CREW), the SFWMD's Save Our Rivers Program, and the County's 20/20 Conservation Program;*
2. *Located in areas characterized as predominantly impacted with agricultural, mining or other permitted uses;*
3. *Located outside of areas depicted as 100 Year Flood Plains, as illustrated on Map 5-B as amended through June of 1990;*
4. *Located to minimize impact on "Hot Spots of Biological Resources and Rare Species Occurrence Records," from the Florida Game and Freshwater Fish Commission's, "Closing the Gaps in Florida Wildlife Habitat Conservation System" published in 1994;*
5. *Located in areas characterized by large lot single or limited ownership patterns; and,*
6. *Located in areas with direct access to existing roadways.*

The subject property is within the Private Recreation Facilities Overlay as identified on Map 1-F.

Lands within this overlay are deemed appropriate for development of Private Recreation Facilities within the DR/GR, but are not required to do so. Approval of the Map Amendments will remove the subject property from the DR/GR FLU category; therefore, the site must be removed from this overlay to prevent internal inconsistencies with the Lee Plan. Approval of the Map Amendments and concurrent CPD will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties.

Community Planning

OBJECTIVE 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

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

POLICY 17.3.3: Public information meetings required pursuant to the provisions of this sub element must be held within the established community plan area boundary that is affected by the amendment.

POLICY 17.3.4: For required public information meetings, the applicant must provide the following:

- *Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- *Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- *At the meeting, a general overview of the text or map amendment and effect thereof.*
- *After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.*

The applicant will schedule the required Public Information Meetings after receiving initial review comments on this application from staff and prior to the application being found complete. The requested Map Amendments will be consistent with Objective 17.3 and Policies 17.3.2, 17.3.3 and 17.3.4.

GOAL 25: LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities.

OBJECTIVE 25.6: COMMERCIAL OVERLAY ZONES. To designate on the Future Land Use Map a Commercial Overlay for properties in the Lehigh Acres Community Plan area.

POLICY 25.6.1: Commercial uses are permitted on lands in the Lehigh Commercial Overlay once commercial zoning has been approved. Land in the Lehigh Commercial Overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical 1/4 to 1/2 acre subdivision lots. Creation of new single family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new

residential development takes place on more than 1% of this land per year, Lee County will take steps to provide additional commercial land in Lehigh Acres to offset the loss. Lee County will take steps to reduce any emerging surplus of commercial land in Lehigh Acres if cumulative new commercial development exceeds an average floor area ratio of 1.0 (the ratio of interior floor space to total lot area).

The subject property is immediately adjacent to the Lehigh Acres Community Planning Area to the north and east, with portions of these adjacent areas within the Lehigh Commercial Overlay. There are approximately 91 acres designated within the Lehigh Commercial Overlay to the east between Blackstone Drive and Golden Ponds Motor Coach RVPD (see Figure 5 on following page) that are developed with existing ¼-acre± single-family homes or lots which are highly unlikely to redevelop as commercial. The request would provide infill commercial development and employment opportunities along an established intersection with an arterial roadway to further support the needs of the adjacent residential areas, including Lehigh Acres where commercial is limited. The requested Map Amendments further the adjacent Lehigh Acres Community Plan Goal 25 and provides for additional commercial uses to offset a portion of the 91± acres within the Commercial Overlay Zone, furthering the intent of Policy 25.6.1.

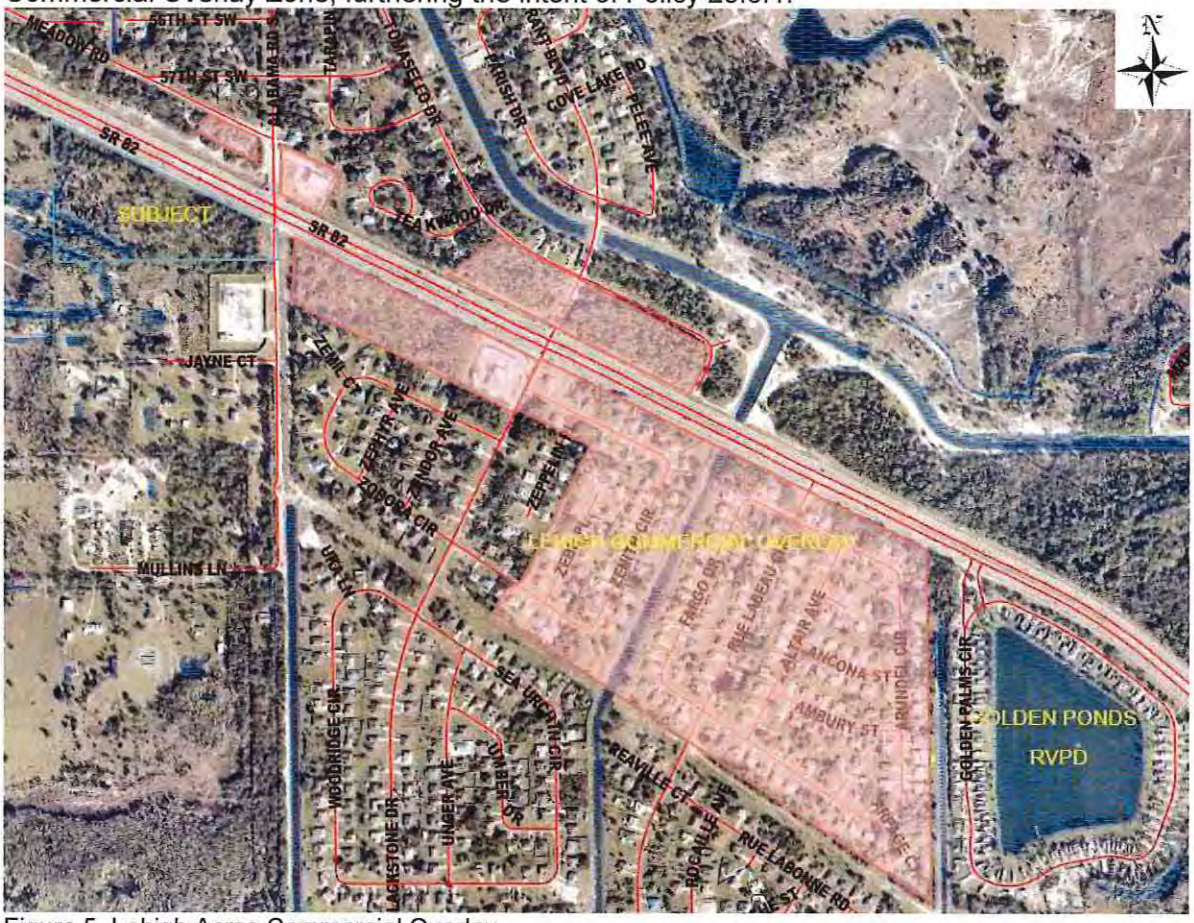


Figure 5. Lehigh Acres Commercial Overlay

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public

facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.

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

POLICY 33.1.8: The County supports a comprehensive and coordinated effort to manage water resources in a manner that includes the protection and restoration of natural systems within Southeast Lee County.

One of the primary functions in the Southeast Lee County DR/GR FLU category is to provide for groundwater recharge. The subject property is located at the northeast terminus of the Southeast Lee County community planning area. Given the site's isolated and highly disturbed nature dating back to 1944-1958, coupled with its lack of valuable ecological and hydrological features, it contributes little if any hydrological benefits. Stormwater has been prevented from discharging offsite to the southwest towards the DR/GR lands since early 1944. The existing condition of the property has limited the opportunity for recharge compared to other DR/GR and Southeast Lee County lands. Contrary to the historic aerials, Lee County's Historic Flowways Map depicts a pre-development wetland feature that does not reflect the historically constructed berms. The requested Map Amendments will facilitate the concurrent CPD which will preserve, enhance and protect the existing wetlands and provide clustered development with a plan that will result in a net benefit in groundwater recharge and a significant reduction in peak discharge, protecting Southeast Lee County's environment consistent with Objective 33.1 The applicant has also submitted the Integrated Modeling Analysis, consistent with Policy 33.1.7, demonstrating approval of the Map Amendments and companion zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge. Approval of the requested Map Amendments will facilitate a unique opportunity for the specific Master Concept Plan proposed with the concurrent minor CPD zoning that demonstrates a high level of protection, preservation and enhancement of water resources by preserving existing wetlands consistent with Policy 33.1.8 and proposing adjacent stormwater management/dry detention areas. The site was located within a Private Recreational Facilities Overlay, which areas were specifically designated on sites deemed appropriate for development including 100,000 square feet of associated commercial. Verdana Village MPD and FFD have been approved for 100,000 square feet of commercial uses each, for a total of 200,000 square feet of commercial uses permitted within Southeast Lee County, leaving 100,000 square feet for commercial uses remaining pursuant to Policy 33.2.5.

Surface Water Management

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

OBJECTIVE 60.1: SURFACE WATER. Develop a surface water management program that is multi-objective in scope, geographically based on basin boundaries, and incorporates the requirements of applicable adopted Basin

Management Action Plans.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.

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

The subject property is isolated and highly disturbed and contributes little if any hydrological benefits in its existing state due to the historic impact of the constructed berm isolating the southwest corner of the site. Although surface water flow is unable to be connected and reestablished since the existing berm extends beyond the property's boundaries, the Map Amendments and concurrent CPD will facilitate the preservation of the existing wetlands and enhancement by exotic removal with the remainder of the western portion of the site proposed for stormwater management/dry detention areas. The applicant has submitted an Integrated Modeling Analysis demonstrating that approval of the Map Amendments and companion CPD zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties. The requested Map Amendments and concurrent CPD are consistent with Goal 60, Objective 60.1 and Policies 60.1.1 and 126.1.4.

OBJECTIVE 60.3: CRITICAL AREAS. The Six Mile Cypress Basin (as defined in the LDC, Chapter 10) and the DR/GR land use category are both identified as "critical areas for surface water management." The County will maintain existing regulations to protect the unique environmental and water resource values of these areas.

OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

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

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

While the Map Amendments remove the property from the DR/GR, the concurrent CPD continues to protect and enhance the water resource value of the area. Stormwater has been prevented from discharging offsite to the southwest towards the DR/GR lands since early 1944. The existing condition of the property has limited the opportunity for recharge compared to other DR/GR and Southeast Lee County lands. Contrary to the historic aerials, Lee County's Historic Flowways Map depicts a pre-development wetland feature that does not reflect the historically constructed berms. The proposed surface water management system incorporates planted dry detention areas adjacent to existing preserved wetlands enhanced by exotic removal, improving water quality and water recharge. The concurrent CPD zoning will propose conditions that require the development order to demonstrate compliance with the Enhanced Stormwater Management Practices found in

Section 6 of the submitted Characterization of Ground and Surface Water Resources. These conditions provide a framework of ground and surface water protection measures that will not only safeguard, but help to sustain, the resources of the adjacent DR/GR. The requested Map Amendments and concurrent CPD are consistent with Objectives 60.3 and 60.4 and Policies 60.4.1, 60.4.2 and 125.1.3.

ADJACENT LOCAL GOVERNMENTS & THEIR COMPREHENSIVE PLANS

The plan amendment for Dante Commercial will have no affect on existing adjacent local governments and their comprehensive plans. The closest adjacent local government to the subject property is Hendry County.

REQUESTS MOVING LANDS FROM A NON-URBAN AREA TO A SUBURBAN AREA URBAN SPRAWL

In accordance with 163.3177(6)(a)9.b, Florida Statutes, the proposed Dante Commercial plan discourages the proliferation of urban sprawl by achieving the following criteria:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
(IV) Promotes conservation of water and energy.
(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed Dante Commercial companion CPD clustered development locates economic growth that will not have an adverse impact on and protects natural resources and ecosystems. The subject property is currently located within a designated Future Non-Urban area and the requested Map Amendments will bring the property into a Future Suburban Area. The property is bounded by Future Urban Areas to the north and east. The request promotes compact and contiguous development patterns by allowing commercial development at the intersection of S.R. 82 (state-maintained principal arterial roadway) and Alabama Road S. (non-county maintained local road south of S.R. 82/county-maintained arterial north of S.R. 82) with existing development or development approvals to the northeast, east and south as previously outlined. The project will remove the potential for a private septic system and well and promotes efficient and cost-effective provision for public infrastructure by requiring connections to public water and sewer. The project will provide required sidewalks promoting walkable and connected communities and promotes multimodal transportation including pedestrian and bicycle opportunities since transit is not available in this location. The proposal provides compact development providing additional commercial lands adjacent to Lehigh Acres Community Planning area where commercial uses are limited and there is an overabundance of single-family lots. The development will promote conservation of water with the proposed stormwater management/dry detention areas adjacent to preserved and enhanced onsite wetlands by removing exotic vegetation. The applicant has also submitted the Integrated Modeling Analysis demonstrating approval of the Map Amendments and companion zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties. The project is located in an area that provides for a balance of commercial and residential uses along the S.R. 82 corridor at a major intersection with Alabama Rd. S., continuing to prevent urban sprawl.

STATE POLICY PLAN AND REGIONAL POLICY PLAN

State Comprehensive Plan

The plan amendment for Dante Commercial is consistent with and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

187.201(7) WATER RESOURCES

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

(b) Policies.- 2. Identify and protect the functions of water recharge areas and provide incentives for their conservation. & 10. Protect surface and groundwater quality and quantity in the state.

(a) Goal – The public and private sectors shall increase the affordability and availability of

Approval of the requested Map Amendments will facilitate a unique opportunity for the specific Master Concept Plan proposed with the concurrent minor CPD zoning that demonstrates a high level of protection, preservation and enhancement of water resources in the Southeast Lee County DR/GR by preserving existing wetlands and proposing adjacent stormwater dry detention areas. The applicant has also submitted the Integrated Modeling Analysis demonstrating approval of the Map Amendments and companion zoning will result in a net benefit in groundwater recharge, a significant reduction in peak discharge, and no adverse effects to adjacent properties.

The concurrent zoning will propose conditions that require the development order to demonstrate compliance with the Enhanced Stormwater Management Practices found in Section 6 of the submitted Characterization of Ground and Surface Water Resources. These conditions provide a framework of ground and surface water protection measures that will not only safeguard, but help to sustain, the resources of the Southeast Lee County DR/GR. The Dane Commercial CPA project furthers these provisions of the State Comprehensive Plan.

181.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.

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

(b) Policies. - 1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values. & 7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

The submitted Environmental Impacts Analysis identifies 4.07± acres of the site as South Florida Water Management District (SFWMD) jurisdictional wetlands located on the western portion of the site. The Applicant is in the process of obtaining verification of the wetland boundaries using the unified state delineation methodology. All jurisdictional wetlands are proposed to be preserved with the concurrent CPD application and will be enhanced through removal of exotic vegetation. The Dane Commercial CPA project furthers these provisions of the State Comprehensive Plan.

187.201(12) Hazardous and Nonhazardous Materials and Waste

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

(b) Policies. -

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

The Dante Commercial CPA project has been reviewed by the Lee County Solid Waste Division and they have provided a review letter submitted with this application confirming they are capable of providing solid waste collection service for the project.

181.201(15) LAND USE.

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

(b) Policies.—1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

There are adequate services available to the Dante Commercial property to accommodate the proposed clustered development in an environmentally acceptable manner, preserving natural resources such as the onsite wetlands and will result in a net benefit in groundwater recharge and a significant reduction in peak discharge.

181.201(21) THE ECONOMY.

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

(b) Policies.—14. Encourage the full utilization by businesses of the economic development enhancement programs implemented by the Legislature for the purpose of extensively involving private businesses in the development and expansion of permanent job opportunities, especially for the economically disadvantaged, through the utilization of enterprise zones, community development corporations, and other programs designed to enhance economic and employment opportunities.

The requested Map Amendment and concurrent zoning request will increase employment opportunities along a travel corridor at an established intersection with an arterial roadway to further support the needs of the adjacent residential areas including Lehigh Acres where commercial is limited.

Strategic Regional Policy Plan (SRPP)

Economic Development Element

Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Action 1: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

The requested Map Amendment and concurrent zoning request will increase employment opportunities on a previously disturbed site along a travel corridor at an established intersection with an arterial roadway to further support the needs of the adjacent residential areas including Lehigh Acres where commercial is limited.

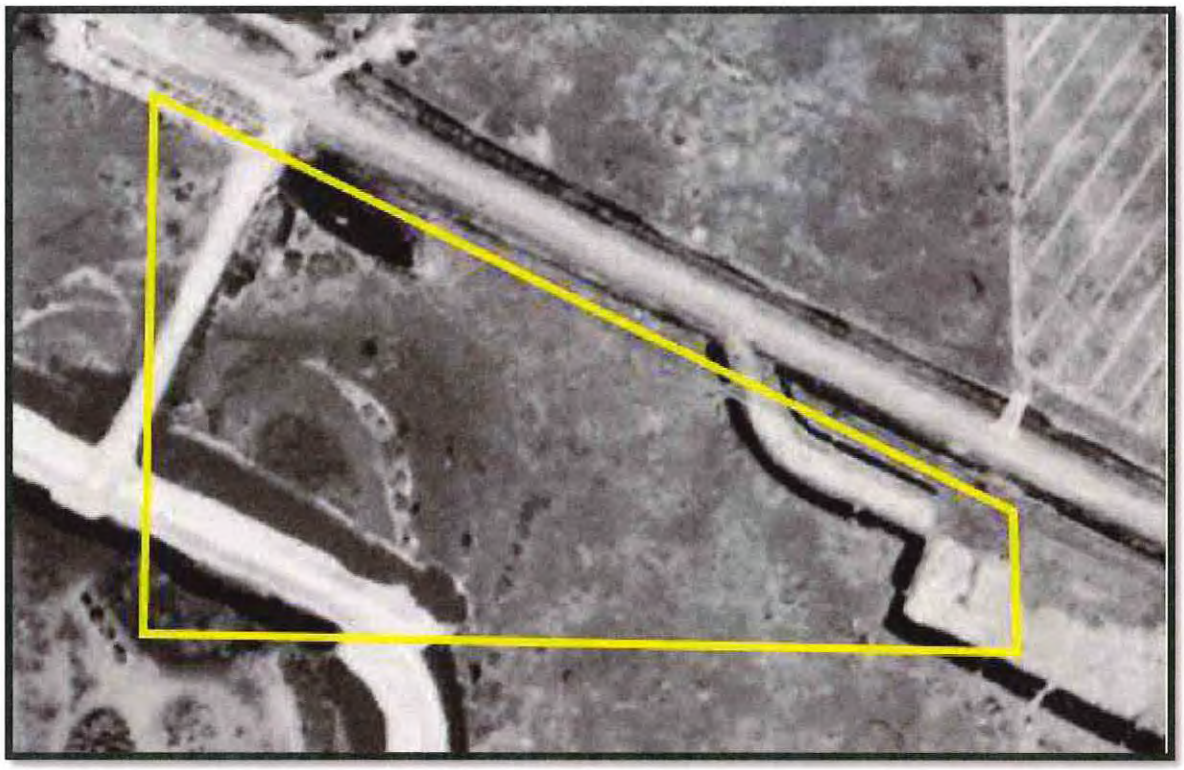
In conclusion, the proposed Dante Commercial Map Amendments are consistent with and further the Goals, Objectives and Policies of the Lee Plan, consistent with and generally further the State Comprehensive Plan, consistent with and generally furthers the Strategic Regional Policy Plan, and are based upon sound planning principles.

CHARACTERIZATION OF GROUND AND SURFACE WATER RESOURCES

Fena M. and Victor Dante Trust

Lee County, Florida

July 2023



January 26, 1953, aerial photograph

RESPEC Company, LLC ● 6561 Palmer Park Circle ● Suite D ● Sarasota, FL 34238 ● (941) 552-5657

Executive Summary

The Fena M. and Victor Dante Trust is proposing a Commercial Planned Development on lands herein referred to as the "Dante Parcel", located south of State Highway 82 (Immokalee Road), approximately 10 miles east of Interstate 75, in southeast Lee County, Florida. The property is located immediately south and west of Lehigh Acres and is bounded on the east by Alabama Road South, a Lee County Electric Co-op substation, two privately owned 5-acre parcels to the south, and an earthen berm created as part of World War II (WW II) artillery practice range borders the western side of the site. The Lee County Property Appraiser identifies the property as a single parcel (No. 13-45-26-00-00001.0030) and a recent survey indicates a total project area of approximately 15.03 acres. The Dante Parcel is not located within a Special Treatment Area (Lee Plan Map 1-D), or an airport noise restrictive zone (Lee Plan Map 1-E), or in a wellfield protection area (Lee Plan Map 4-C). However, Lee Plan Map 1-B indicates that the property is located along the northern boundary of Southeast Lee's Density Reduction/Groundwater Resource (DR/GR) area.

A review of Florida Land Use and Cover Classification System (FLUCCS) data produced by the South Florida Water Management District (SFWMD) indicates that approximately 93 percent of the Dante Parcel is characterized as cropland and pastureland. However, investigations undertaken as part of this report indicate that this description is wholly inaccurate, given the site's complex land use history dating back prior to 1944 (approximately 80 years ago). Although farming did occur in proximity to the Dante Parcel, historic aerial imagery indicates that significant onsite disturbances associated with WW II military operations precluded the property from being used as cropland. Aerials indicate that construction of a large artillery practice area effectively blocked the property's historic drainage pattern and isolated the site from interacting with surrounding lands. Further hydrologic isolation of the Dante Parcel occurred in early 2016, when an electrical substation was constructed southeast to the property. Field inspections indicate that more recent forms of disturbance have also occurred, including multiple off-road vehicle trails traversing the property.

Prior to its disturbance, the site historically drained to the southwest into the Estero River subwatershed. After construction of the artillery practice area berm in early 1944, stormwater was prevented from discharging offsite, towards the balance of the DR/GR. The earthen berm is approximately 10-foot higher than surrounding lands and not only blocks surface water flows to the southwest, but the triangularly shaped feature also encloses and completely isolates (traps) the extreme southwest corner of the site. To construct the earthen berm, military operators excavated on either side and created water-filled borrow areas, both inside and outside of the feature. Lidar imagery indicates that one of these borrow areas represents the property's lowest land surface elevation. Since its early disturbance, sequential aerial photographs suggest that both native and invasive plant species have recruited overtime within the disturbed area north of the artillery practice berm evolving into a low-quality wetland feature totaling approximately 4 acres. Recent inspections indicate that much of the site, including upland areas, have significant nuisance and exotic plant species.

The National Resources Conservation Service (NRCS) has described the predominate soil type onsite (approximately 46 percent) as *Malabar fine sand-urban land complex*. This soil is described as a sandy, and loamy marine deposit, that is subject to sheet flow conditions during the rainy season. The "*urban land*" designation is due to the anthropogenic changes that have occurred onsite. The second-most prevalent soil type is *Immokalee*. Immokalee and Malabar soils are characterized as poorly drained, but both are also described as exhibiting higher permeability in their upper soil layers. The ability of these soils to demonstrate increased vertical infiltration in their shallower profiles, coupled with the unique configuration of onsite landforms, provides an opportunity to enhance the hydrologic characteristics of the property through increased recharge (see RESPEC's July 2023 Integrated Modeling Analysis).

The proposed Commercial Development's two dry detention stormwater treatment areas will help increase the vertical infiltration of stormwater through enhanced recharge and can contribute to the rehabilitation of the site's overall water resource characteristics. The property's proposed engineered stormwater treatment areas are to be located adjacent to the impounded wetland area, furthering the hydrologic restoration of the site. Therefore, the proposed Commercial Development can improve onsite hydrologic conditions and therefore help recover the water resources within the DR/GR.

The continued development in Lee County along State Highway 82 requires that commercial services be created to meet the projected needs of the residential areas like Lehigh Acres, where existing commercial areas are extremely limited. The Fena M. and Victor Dante Trust therefore desires to develop the site as a Commercial Planned Development to help serve the needs of residents. Potable and wastewater services are proposed to be supplied by FGUA, whereas the development's irrigation of small, landscaped areas surrounding the commercial buildings will be supplied by a proposed Sandstone Aquifer well. Based on the design of the proposed Commercial Development, the water resources of the DR/GR will not only be protected but will also be enhanced.

1.0 Introduction

The Fena M. and Victor Dante Trust is interested in developing a 15.03-acre parcel into a Commercial Planned Development. The property is located east of Daniels Parkway and south of State Highway 82 (Immokalee Road), approximately 10 miles east of Interstate 75. More specifically, the "Dante Parcel" is located within Section 13, Township 45 South, Range 26 East and has been described by the South Florida Water Management District (SFWMD) as predominately composed of cropland and pastureland. Despite this characterization, historic aerial imagery indicates that the Dante Parcel has had no history of farming and has never been used for agricultural purposes. Historic aerial imagery indicates that portions of the site were part of a World War II military training facility that constructed multiple triangularly shaped bermed areas south of Highway 82. A portion of one of the triangular features dominates the southwest corner of the site, and along with more recent changes in surrounding land uses, has led to the property's highly disturbed nature.

As shown in **Figure 1**, the subject property is located just inside the boundary of the Density Reduction/Groundwater Resource (DR/GR) area. In accordance with the Lee Plan, new land uses in the

DR/GR that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels. The term "Groundwater Resource" was included in the land use category to emphasize the need to protect the County's shallow aquifer systems (i.e., the Water Table and Sandstone Aquifers), particularly regarding existing and future drinking water supplies. However, in some localities the DR/GR designation has been applied to lands which exhibit significant hydrologic alteration and anthropogenic disturbance. Highly disturbed parcels contribute little if any hydrologic benefits. The Dante Parcel clearly exhibits these characteristics. A recent aerial photograph of the Dante Parcel is included as **Figure 2**.

2.0 Property Setting

The subject property is located within the Immokalee Rise Physiographic Province, which has been described as an ancient submarine shoal with weak relict shoreline features due to the low energy conditions that existed as the shoal emerged from receding sea levels. The location of the subject property within the Immokalee Rise Physiographic Province is illustrated in **Figure 3**. The lack of relict shoreline features contributes to the site's generally flat topographic expression. The site exhibits several different soil types with the predominant soil identified as *Malabar fine sand-urban land complex* followed by *Immokalee Sand* as shown on the soils map provided as **Figure 4**. *Malabar fine sands* also occur onsite and combined, these three soils occupy approximately 96 percent of the site.

The National Resources Conservation Service (NRCS) describes the *Malabar fine sand-urban land complex* as a very deep, very poorly to poorly drained, low permeable soil found in sloughs, and shallow depressions in flatwoods areas. Although the soil is poorly drained, the NRCS describes the soil as having rapid permeability in its upper layers, with slow to very slow permeability in the lower soil horizons. The NRCS further adds that the water table in these type soils is typically within 10 inches of land surface during the rainy season and can recede to a depth of more than 40 inches during extended dry periods.

The shallow depth of the seasonal-high water table (10 inches) results in limited soil storage capacity and contributes to its high runoff potential. This aspect also reduces this soil's ability to recharge. These soils occur in the southwest corner of the Dante Parcel and topographic depressions similar to the feature found onsite are described by the NRCS as being ponded for 3 to 6 months of the year. Under current conditions, the disturbed onsite wetland represents the only area where recharge can generally occur. The second most prevalent soil type onsite is Immokalee, which occupies the central and eastern portions of the property where the Commercial Development is proposed. Immokalee soils are deep, very poorly and to poorly drained soils, that were also formed from sandy marine sediments. Similar to the Malabar series soils, the upper layers can also exhibit rapid drainage potential.

Review of the earliest publicly available aerial images of the site indicate that significant disturbance had already occurred by early 1944. However, assumptions regarding the site's pre-disturbance character can be made through observations of undisturbed sections of the property, adjacent undeveloped lands, and information available through Lee County. Prior to any form of development, the subject property

appears to have been characterized as open rangeland and pine flatwoods, with the southwest corner of the Dante Parcel extending into an isolated, shallow wetland feature, that extended offsite.

Lee County's Historic Flow-ways and Connections shapefile depicts the predevelopment wetland feature (blue shading) and is provided as **Figure 5**. The undisturbed sections of the Dante Parcel exhibit a relatively flat topographic relief, with the highest naturally occurring elevations occurring along the northeastern portion of the property. The undisturbed sections of the interior of the property still slope gently to the southwest as indicated on a Digital Elevation Model (DEM) produced by Lee County LIDAR (North American Vertical Datum [NAVD 88]) and included as **Figure 6**. The 2012 LIDAR image clearly shows the gentle topographic gradient of the interior of the property and the lower elevations associated with the historic wetland. However, the image is dominated by the significant land use disturbances related to the historic military training facility.

The land use disturbances seen in the LIDAR are also evident in historic aerial imagery. As shown in **Figure 7**, in early 1944 the earthen berm appears to have been recently constructed and includes an access road that extends to what is now State Highway 82. A recently excavated water-filled borrow area can be seen immediately to the north of the berm. Disturbances associated with the military training facility also appear to have occurred on the northeast section of the Dante Parcel, where an access road and rectangular staging area was also created as shown in the 1953 aerial image provided as **Figure 8**. By 1953, farming is observed in proximity to the site and historic aerials indicate that by 1958 row crop farming occurred immediately north of the property. However, historical imagery clearly demonstrates that no farming activities have ever occurred on the Dante Parcel due to the property's highly disturbed nature and altered surface water hydrology.

Further hydrologic isolation occurred with the construction of the Lee County Electric Co-op substation to the southeast of the Dante Parcel. The 5-acre parcel was modified through perimeter ditching, with removed soils used to create an elevated central area for the electrical infrastructure. As shown in **Figure 9**, the addition of the Electric Co-op substation further isolated the Dante Parcel from surrounding lands and the balance of the DR/GR.

3.0 Existing Groundwater Resources

There are three (3) principal aquifer systems underlying the subject property: 1) the unconfined Surficial Aquifer System, 2) the confined Intermediate Aquifer System, and 3) the confined Upper Floridan Aquifer System (UFAS). Please note that to simplify the nomenclature used in this report, the colloquial term "Water Table Aquifer" will be used interchangeably to describe the Surficial Aquifer System, and the term "Sandstone Aquifer" will be used to describe the upper producing unit of the Intermediate Aquifer System.

In southeast Lee County, groundwater quality decreases rapidly with depth and potable supplies generally occur less than 300 feet below land surface (bls). Below these depths, groundwater becomes highly mineralized, saline, and is typically artesian. Consequently, groundwater is primarily withdrawn from depths shallower than 300 feet bls. Given the unconfined nature of the Water Table Aquifer, residential

and commercial potable supplies are overwhelmingly derived from the confined Sandstone Aquifer. In the vicinity of the property, the overall yield of the Water Table Aquifer is considered low and is generally only acceptable for low volume livestock watering.

3.1 Surficial Aquifer System (Water Table Aquifer)

The unconfined Water Table Aquifer originates at land surface, with its uppermost portion composed of approximately 10 to 15 feet of unconsolidated surficial deposits consisting of gray-to-dark brown finely grained silty quartz sand with minor shell content. Below the surficial sands, thin discontinuous deposits of clayey sands can sometimes overlay the uneven upper contact of highly weathered limestones associated with the Tamiami Formation. Consistent with the stratigraphic delineations in the Florida Geological Survey (FGS) Open File Report No. 37, the Tamiami Formation includes the Ochopee and Buckingham Limestone Members as well as the Pinecrest Sand Member.

In some areas of Lee County, sediments of the Tamiami Formation can be subdivided into "Upper" and "Lower" units that are separated by low permeability (i.e., clayey) sediments. When present, only the Upper unit is described as occurring within the Water Table Aquifer. Where present onsite, the sands and marls of the Tamiami Formation extend from approximately 15 to 30 feet bls, which is significantly thinner than the Formation's vertical extent found in areas located further south and southeast within the DR/GR (FGS Information Circular Report No. 103). Further indication of the differences of the geology onsite, as compared to more southerly DR/GR areas, is the lack of mining operations which excavate the thicker sequences of the upper Tamiami Formation's limestone.

These observations support the relatively thin nature of both the Tamiami Formation and the Water Table Aquifer at the project location as compared to the bulk of the DR/GR. Due to the Water Table Aquifer's relatively thin vertical extent, groundwater withdrawals from the unit are more likely to have a greater impact on wetlands than withdrawals from deeper, confined sources.

The Lee Plan's DR/GR Land Use Category also includes areas that have been designated as important recharge areas for the shallow Water Table Aquifer, which in turn helps to recharge the underlying Sandstone Aquifer. The United States Geological Survey (USGS) reports that the recharge rate to the Water Table Aquifer is estimated to be between one and ten inches per year in the vicinity of the Dante Parcel (Source: USGS/SFWMD report entitled *Recharge to the Surficial Aquifer System in Lee and Hendry Counties, Florida, 1995)*. However, given the existing disturbed nature of the site and the limited soil storage capacity, the opportunity for recharge to the underlying Water Table Aquifer is considered relatively low.

3.2 Intermediate Aquifer System (Sandstone Aquifer)

Immediately beneath the Tamiami Formation are relatively thick sequences of low permeability clayey sediments that separate the Water Table Aquifer from the underlying Sandstone Aquifer. Based upon well construction reports and geological logs proximal to the site, the top of the Sandstone Aquifer occurs at

depths of approximately 80 feet below land surface (bls). However, well construction reports indicate that the vertical extent of the Sandstone Aquifer producing zone appears to be highly variable. Locally, the producing zone of the Sandstone Aquifer appears to occur between approximately 80 and 120 feet bls.

The Sandstone Aquifer is comprised of sandy limestone, cemented sands (sandstone), sandy dolomite and calcareous sands. These sediments are associated with the Peace River Formation of the Hawthorn Group (FGS Information Circular No. 103, 1986). Due to the occurrence of low permeability sediments separating the Sandstone Aquifer from the overlying Water Table Aquifer, the potential for groundwater withdrawals from the Sandstone Aquifer to produce drawdown in the Water Table Aquifer is highly remote. The Commercial Development's limited irrigated area is proposed to be sourced by groundwater withdrawals from the deeper, confined Sandstone Aquifer.

It is important to note that records indicate that a majority of the residential domestic self-supply wells in Lehigh Acres are finished into the Sandstone Aquifer. Although the number of permitted domestic self-supply wells in Lehigh Acres is significant, and their prolonged use has influenced local water resource conditions, the SFWMD's 2022 Lower West Cost Water Supply Plan Update indicates that requests to use the Sandstone Aquifer as a potable and irrigation water supply sources is permissible on a case-by-case basis. Therefore, a Water Use Permit will be sought to use the Sandstone Aquifer from the SFWMD.

4.0 Density Reduction/Groundwater Resource Area

As stated above, the Dante Parcel occurs within the northern extent of Southeast Lee's DR/GR. A review of the DR/GR shapefile obtained from Lee County indicates that much of the area designated as wetlands is associated with the impoundment of surface water north of the historic artillery range berm and is not an accurate representation of delineated wetlands. In addition, Lee County's shapefile indicates a 0.4-acre isolated wetland in the eastern section of the property as shown on **Figure 10**. A detailed environmental assessment performed onsite does not indicate an isolated wetland at the location shown by Lee County and therefore its depiction is considered a mischaracterization. As also indicated on **Figure 10**, Lee County has identified the historic artillery berm in the southwest portion of the Dante Parcel as a DR/GR Resource Area. This assignment is also seen as an inaccurate designation. Given the site's isolated and highly disturbed nature, coupled with its lack of valuable ecological and hydrological features, it appears evident that the property should not have been included in the DR/GR.

5.0 Hydrologic Restoration

Given the totality of hydrologic alterations that have occurred onsite, the ability to reestablish hydrologic connections or "flow-pathways" that would facilitate hydrologic communication with the balance of DR/GR is not possible. However, the proposed commercial development does offer a unique opportunity to enhance recharge potential. The proposed stormwater dry detention areas located adjacent to the onsite wetland will increase the site's overall recharge potential and when combined with the wetland area, equates to approximately 45 percent of the Dante Parcel being dedicated for this purpose. A proposed site plan is included as **Figure 11** and illustrates the proposed dry detention areas. RESPEC's

July 2023 Integrated Modeling Analysis indicates that a net increase in recharge of approximately 237,872 gallons will occur over a 10-day period, assuming a design 25-year, 3-day rainfall event.

6.0 Enhanced Stormwater Management Practices

In order to protect the water resources within the DR/GR, the following management practices are proposed for the proposed Commercial Development. It is important to note that as the development evolves from a "construction phase" to "partial construction" and ultimately to a "post-construction" phase, Best Management Practices (BMPs) are proposed to evolve in a similar manner to maintain water resource protections. The following actions provide a framework of ground and surface water protection measures that will not only safeguard, but help to sustain, the resources of the DR/GR.

6.1 Construction Best Management Practices

During construction of the proposed Commercial Development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as regulated substances, that are used to power earthmoving equipment, etc. The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates their respective work areas before construction is initiated to determine if site conditions pose problems for the safe and secure handling of any regulated substances.

6.2 Post-Construction Best Management Practices

After the development's stormwater management system is completed, the primary focus of the BMPs will be in maintaining the quality of the dry detention areas, since all internal runoff will be routed to these features for treatment. It is also anticipated that the Landowner will establish an entity that will be responsible for the perpetual operation and maintenance of all aspects of the stormwater management system. Responsibilities will also include maintaining all stormwater conveyance features and outfalls.

6.3 Operation and Maintenance of the Stormwater Management System

Proper stormwater system maintenance is an integral aspect water resource protection since all internal stormwater runoff is directed to the dry detention areas for treatment. The Commercial Development's controlling entity will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system. Areas will be inspected annually, and any prohibited vegetation will be removed by use of hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds will be utilized. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer's specifications. All applicable local, state, and/or federal guidelines and requirements will also be followed.

Strict adherence will be maintained with Lee County's Fertilizer Ordinance for all irrigated areas. Any person(s) applying fertilizer to the Commercial Development's limited landscaped areas must have received a limited certification in compliance with Florida Statute 482.1562 prior to application of any and all compounds. Additionally, fertilizer content and application rate must be in compliance with Lee

County's Fertilizer Ordinance. All applications of pesticides, herbicides and fungicides on the Commercial Development's landscape and common areas will be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and will meet all applicable local, state and/or federal guidelines and requirements. Pesticides, fungicides and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure will be prohibited.

6.4 Water Quality Management Practices

In 1990, the Florida Department of Environmental Protection developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. 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 SFWMD Environmental Resource Permit (ERP) program, provides reasonable assurance that the surface water resources of the DR/GR will be protected and maintained. When surface waters are maintained, protection is also afforded to shallow groundwater resources. Given the interaction of surface and groundwater, the stormwater management system also provides enhanced recharge potential to the water table as compared to existing conditions, which can further improve the water resources of the DR/GR. If requested, additional details regarding water quality maintenance practices for the stormwater management system can be provided with the first Development Order application.

To further protect the resource, a single surface water baseline, i.e., background, water quality sampling event is proposed for the onsite wetland area and completed prior to commencement of any construction activities. The background sampling will include the following analytes:

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

In addition, single annual surface water samples (once per year) are proposed to be taken within the onsite wetland for a period of 5 years, during the "wet" season defined as June through September, that includes the same list of analytes above.

7.0 Proposed Irrigation Supplies

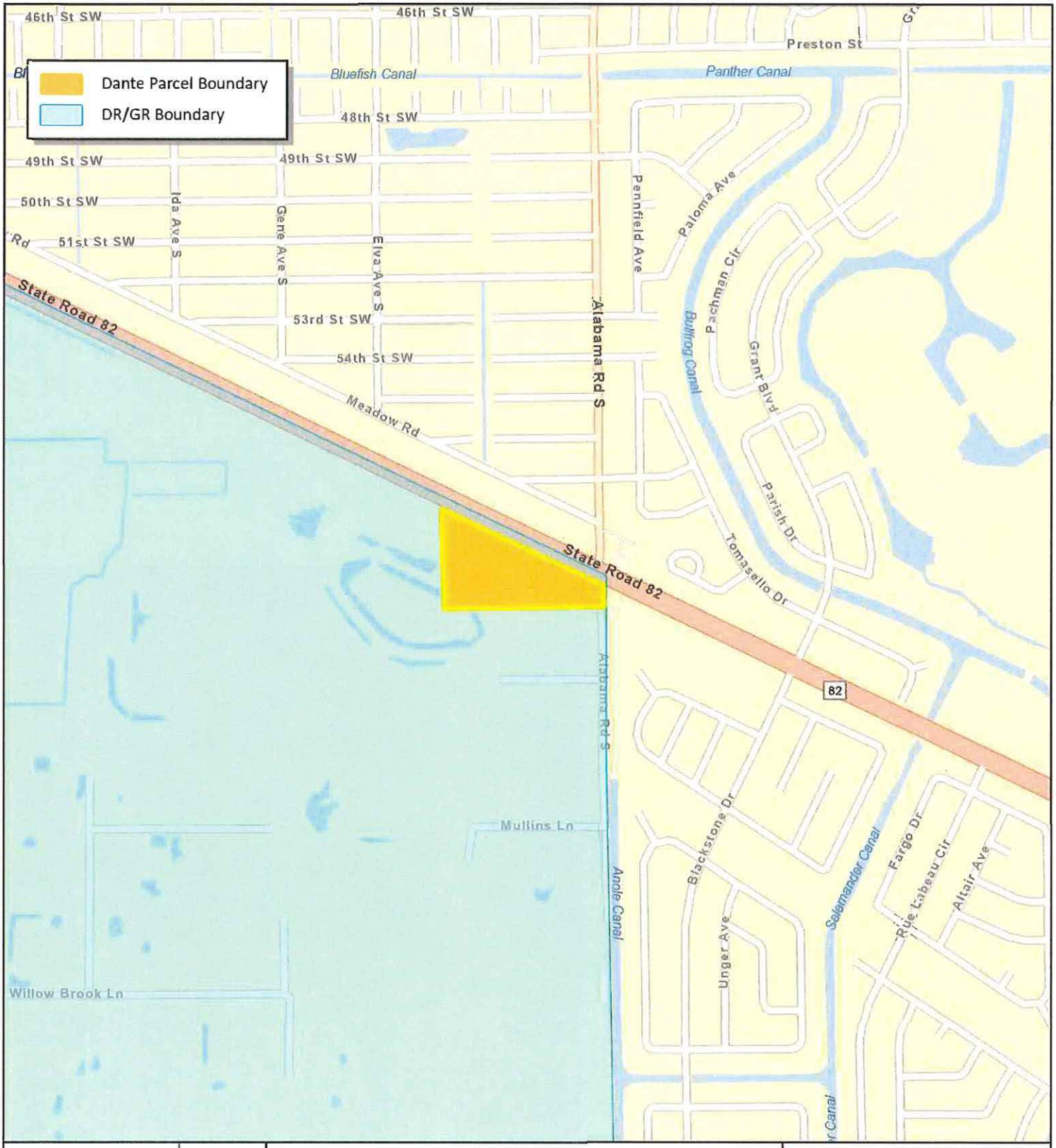
Similar to the electrical substation to the southeast, water supplies for landscape irrigation are proposed to be sourced from the confined Sandstone Aquifer. It is estimated that a single 4-inch diameter well can be used for the Commercial Development's limited irrigation demands.

8.0 In Conclusion

The proposed Commercial Planned Development affords a unique opportunity to dramatically improve and restore a highly disturbed and hydrologically impacted property. As provided herein, the proposed development clearly demonstrates a high level of protection, preservation and enhancement of water resources in the DR/GR.

Figures

RESPEC



CHARLOTTE | GLADES | HENDRY | LEE | COLLIER

Figure 1
General Location Map
Dante Parcel
Lee County, Florida

N

0 250 500 1,000 Feet
Scale: 1:12,500

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3/28/2023

Image: ESRI Street Imagery

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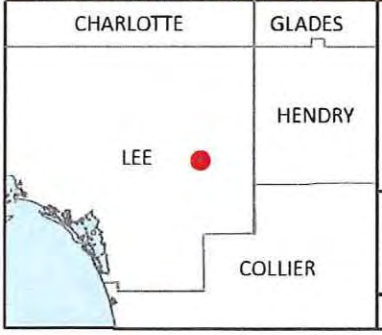

Figure 2
Recent Aerial Imagery
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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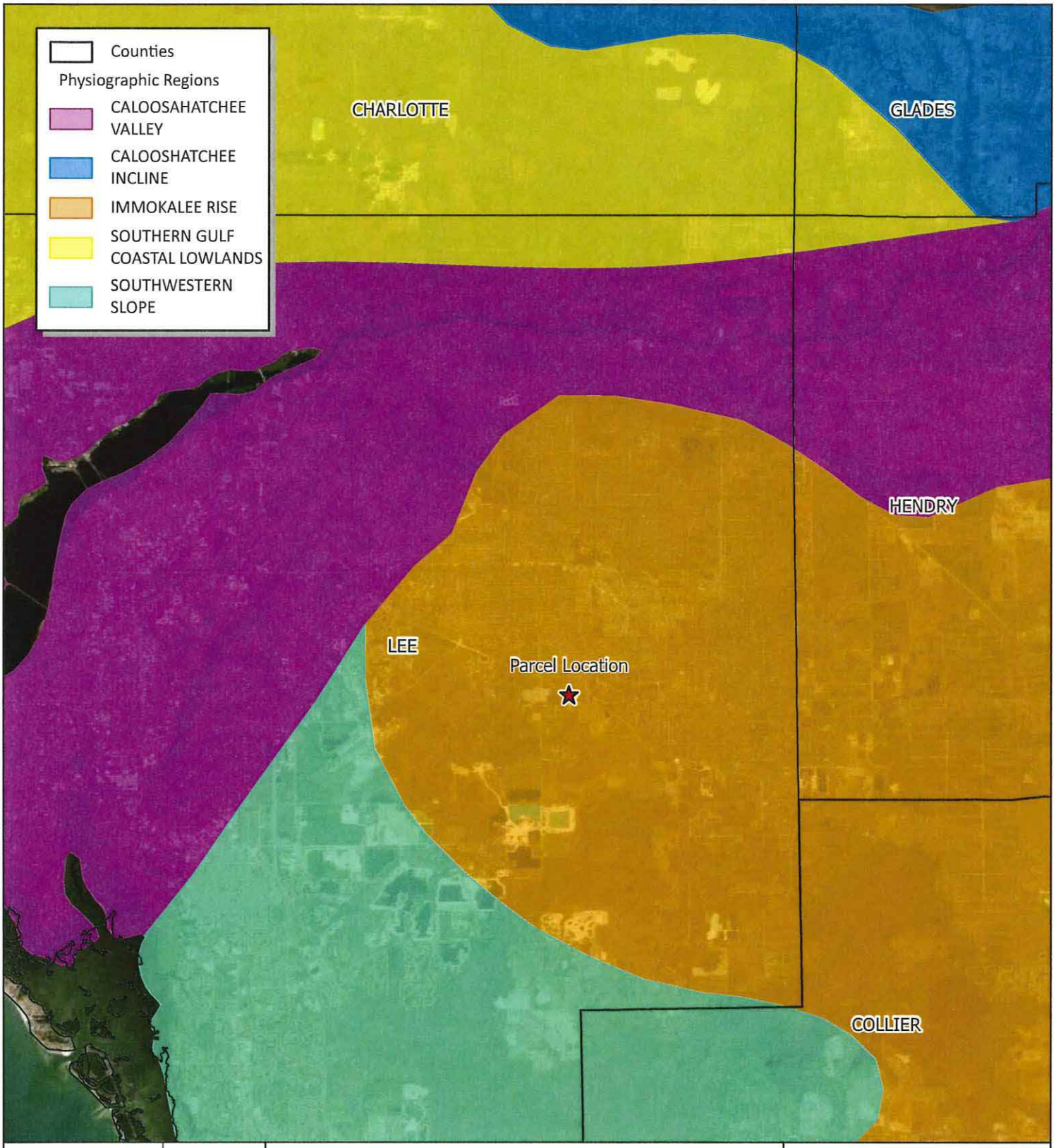
3/28/2023

Image: ESRI World Imagery

RESPEC



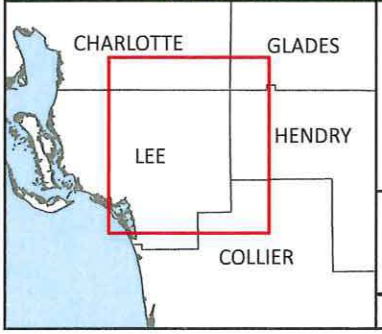


Figure 3
Physiographic Regions
Dante Parcel
Lee County, Florida

N

0 1 2 4 Miles

Scale: 1:250,000

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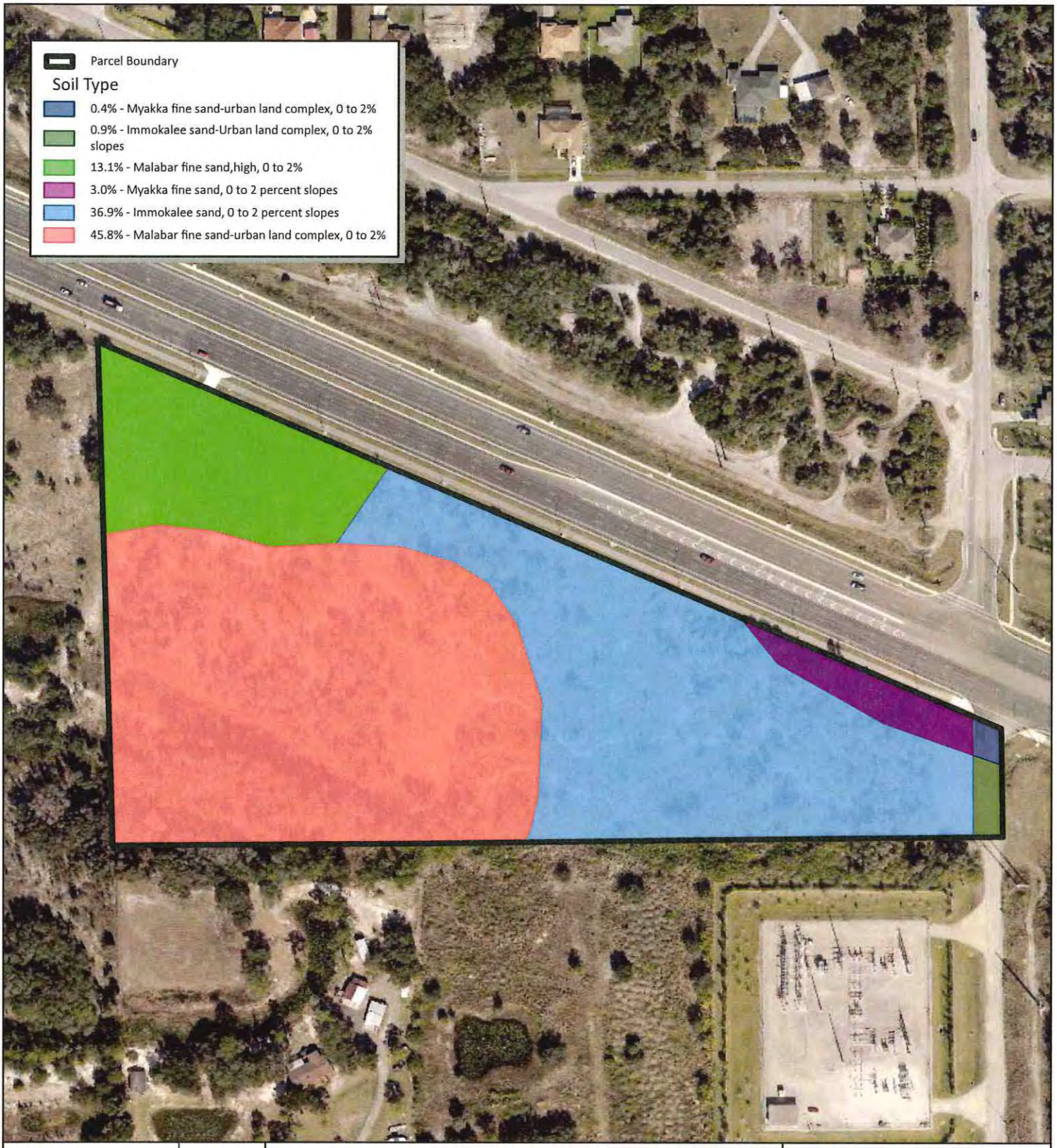
3/28/2023

Image: ESRI World Imagery

RESPEC



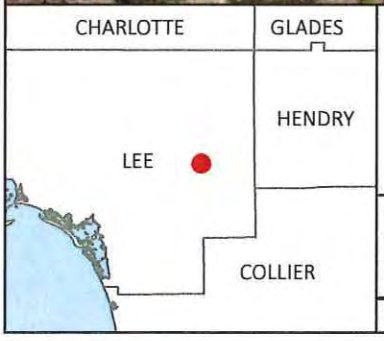


Figure 4
NRCS Soils Map
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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Image: ESRI World Imagery, USDA NRCS

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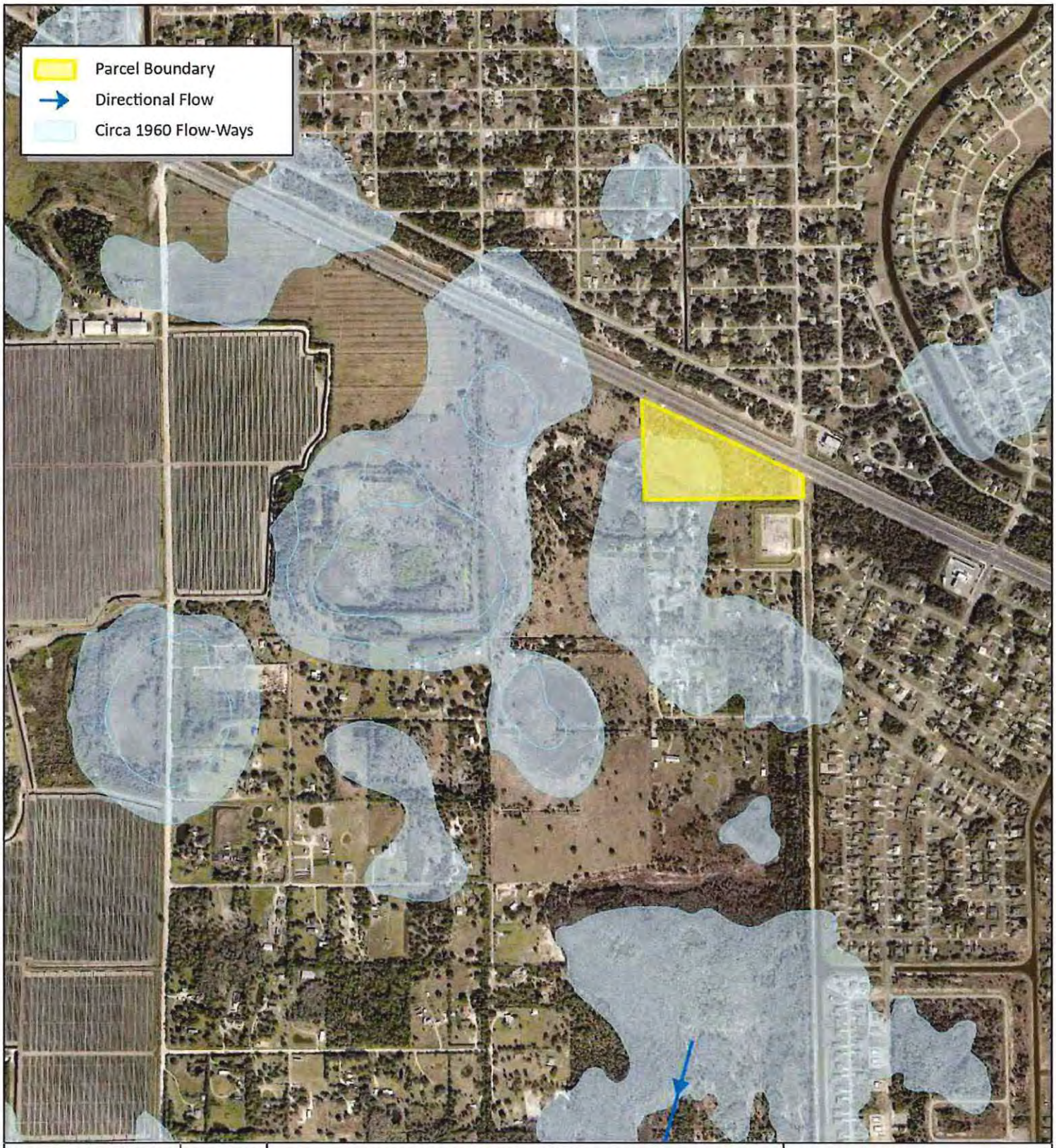

CHARLOTTE | GLADES | HENDRY | LEE | COLLIER

Figure 5
Historic Flow-Ways and Connections
Dante Parcel
Lee County, Florida

N

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Scale: 1:12,500

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Image: ESRI World Imagery

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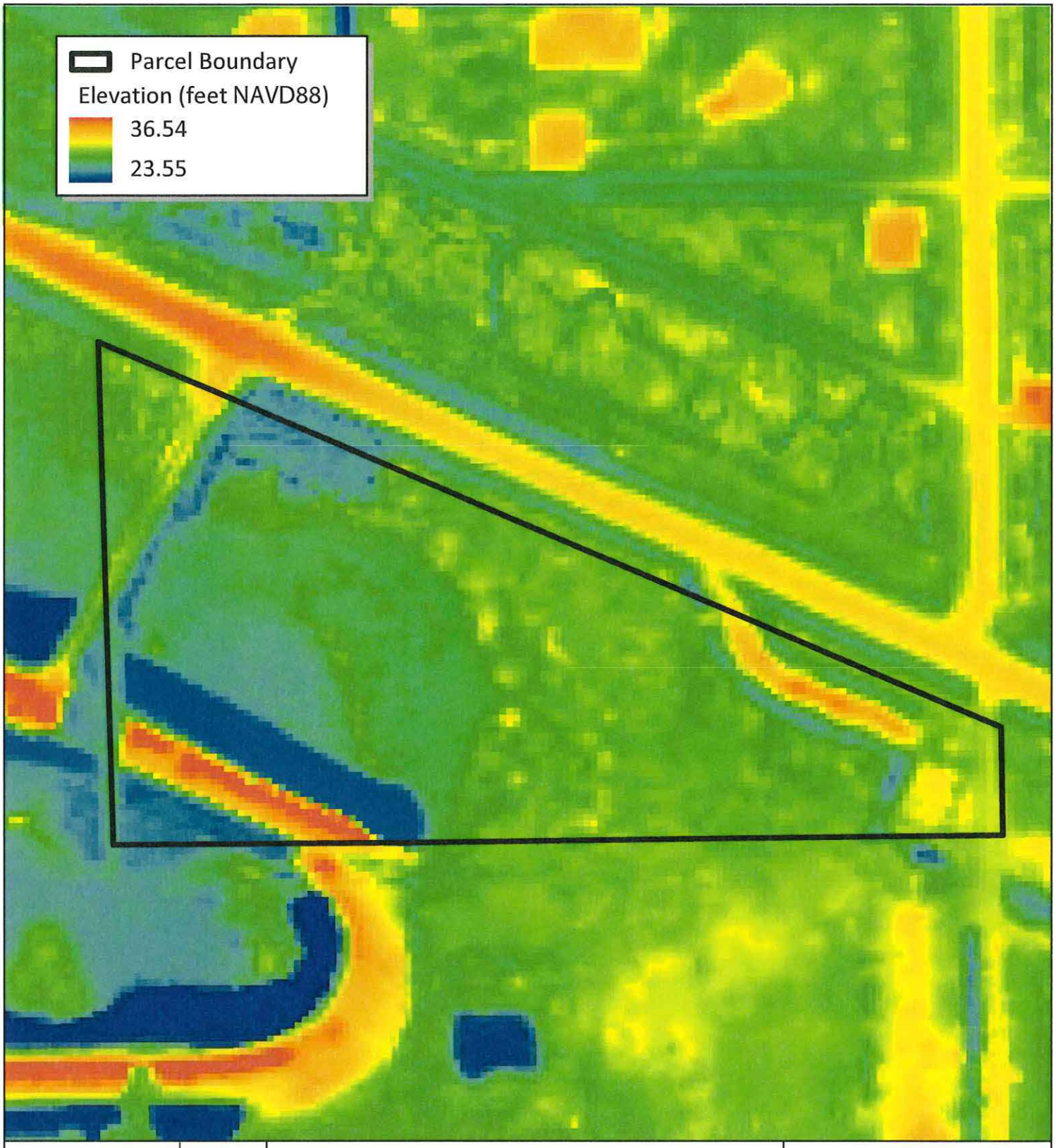

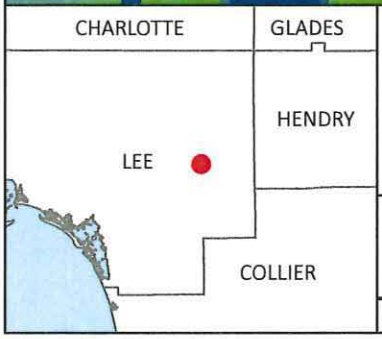

Figure 6
Digital Elevation Model
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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Image: Lee County 10-ft DEM (ft NAVD88)

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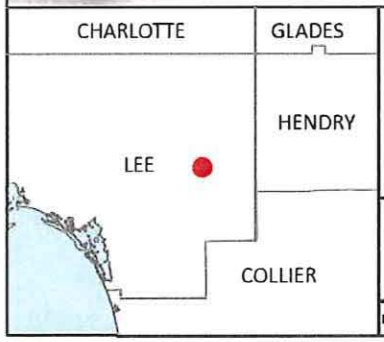

Figure 7
1944 Historic Aerial Imagery
Dante Parcel
Lee County, Florida

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Scale: 1:2,500

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Image: UFDC Historic Aerial Imagery (1944)

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Figure 8
1953 Historic Aerial Imagery
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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3/28/2023

Image: UFDC Historic Aerial Imagery (1953)

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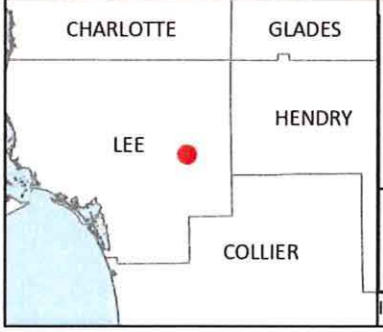

Figure 9
2016 Aerial Imagery
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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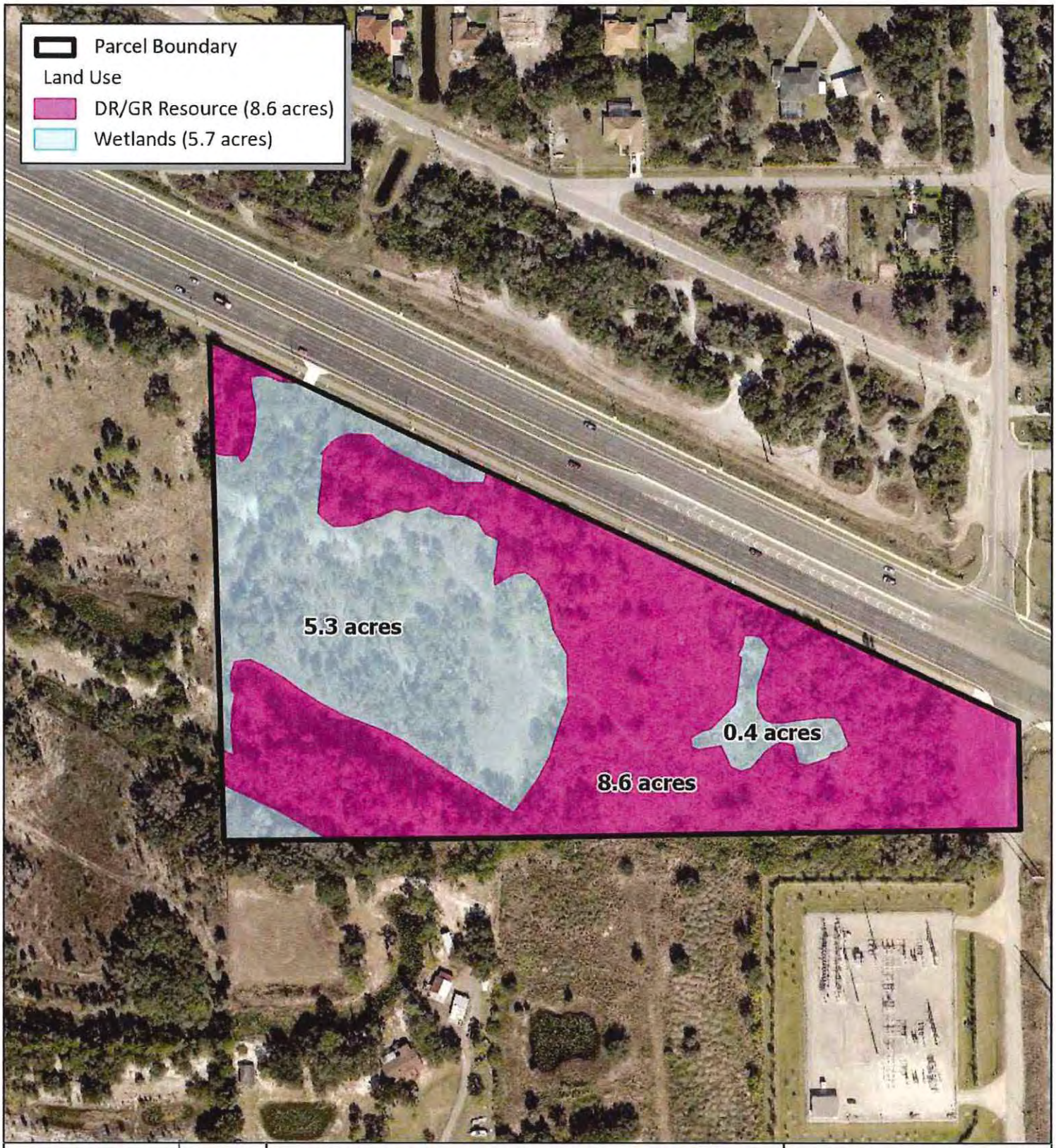
3/28/2023

Image: Google Earth Aerial Imagery (2016)

RESPEC



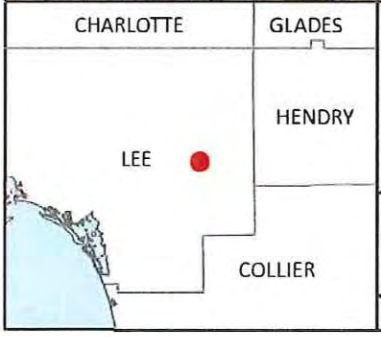


Figure 10
Lee County Future Land Use
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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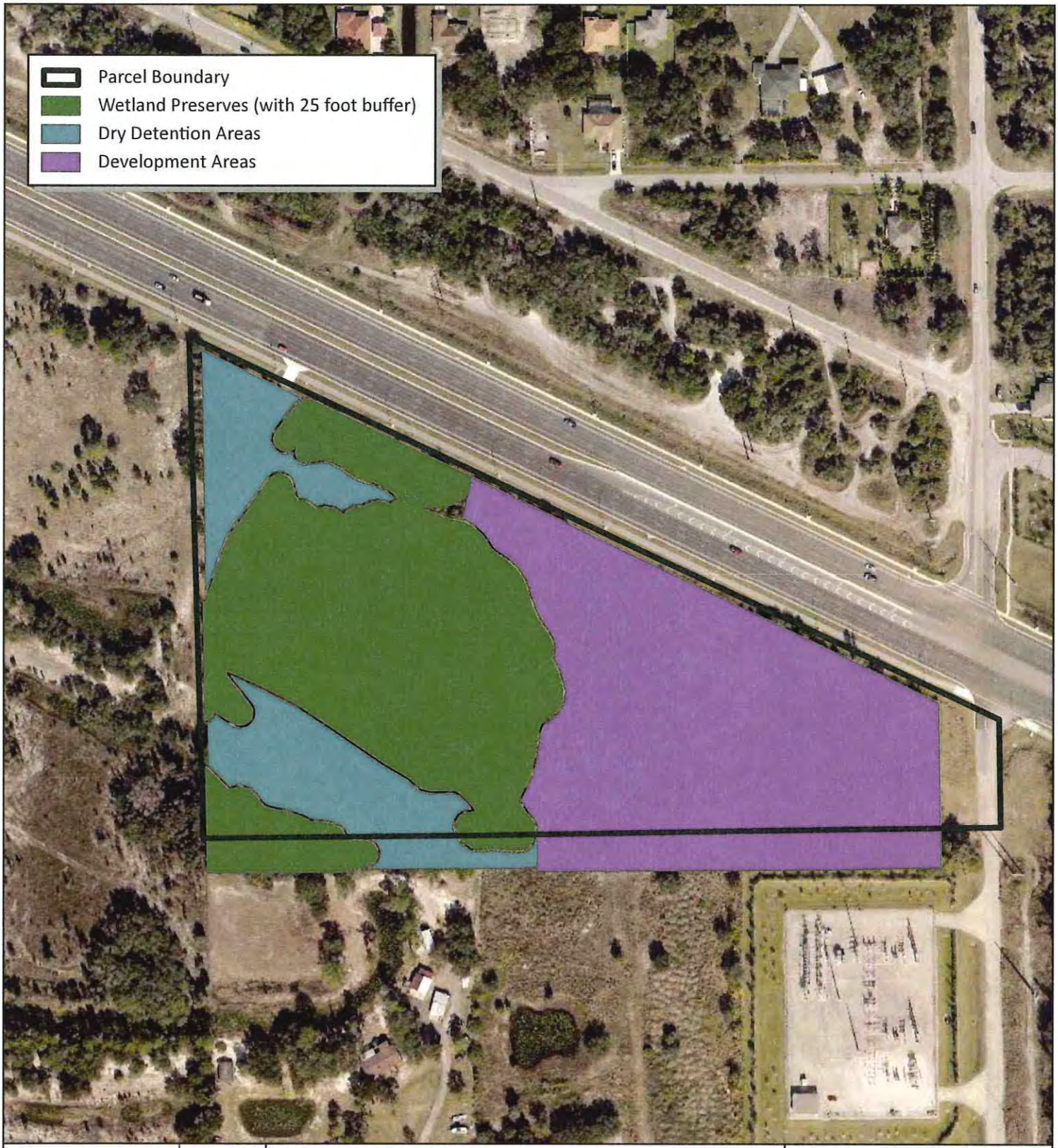
3/28/2023

Image: ESRI World Imagery

RESPEC



CHARLOTTE | GLADES | HENDRY | LEE | COLLIER

Figure 11
Proposed Site Plan
Dante Parcel
Lee County, Florida

N

0 50 100 200 Feet

Scale: 1:2,500

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

3/28/2023

Image: ESRI World Imagery

RESPEC

DANTE CPD
INTEGRATED MODELING ANALYSIS

PREPARED BY
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JULY 2023

Project Number W0115.21001.001

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TABLE OF CONTENTS

INTEGRATED MODEL ANALYSIS

1.0 BACKGROUND

RESPEC Company, LLC was engaged by the Victor Dante Trust (Client) to develop an integrated groundwater / surface water model to assess pre- and post- development groundwater recharge for its proposed Commercial Planned Development (CPD) project. The project area is located adjacent to the intersection of State Road 82 and Alabama Road S in Lee County, FL and encompasses approximately ±15 acres. The Lee County Property Appraiser identifies the property shown in **Figure 1** as a single parcel (No. 13-45-26-00-00001.0030).

Figure 1 – Site Aerial Map

The integrated model is a requirement of The Lee Plan Policy 33.1.7 which states that impacts of proposed land use disturbances on surface and groundwater resources will be analyzed by means of an integrated surface and groundwater model that utilizes site-specific data to assess potential adverse impacts on water resources and natural systems.

Detailed civil engineering design for development of the project site has not yet occurred. Therefore the modeling narrative provided in support of the CDP is intended for high level planning purposes. When appropriate, reasonable assumptions based on best engineering judgement were made in regards to the conceptual framework of the proposed CPD and associated stormwater management system. Preliminary design parameters are consistent with standards developed by the South Florida Water Management District and Lee County.

2.0 EXISTING CONDITIONS

2.1 SOILS

The site exhibits several different soil types with the predominant soil identified as *Malabar fine sand-urban land complex* followed by *Immokalee Sand* as shown on the soils map provided as **Figure 2**. *Malabar fine sands* also occur onsite and combined, these three soils occupy approximately 96 percent of the site.

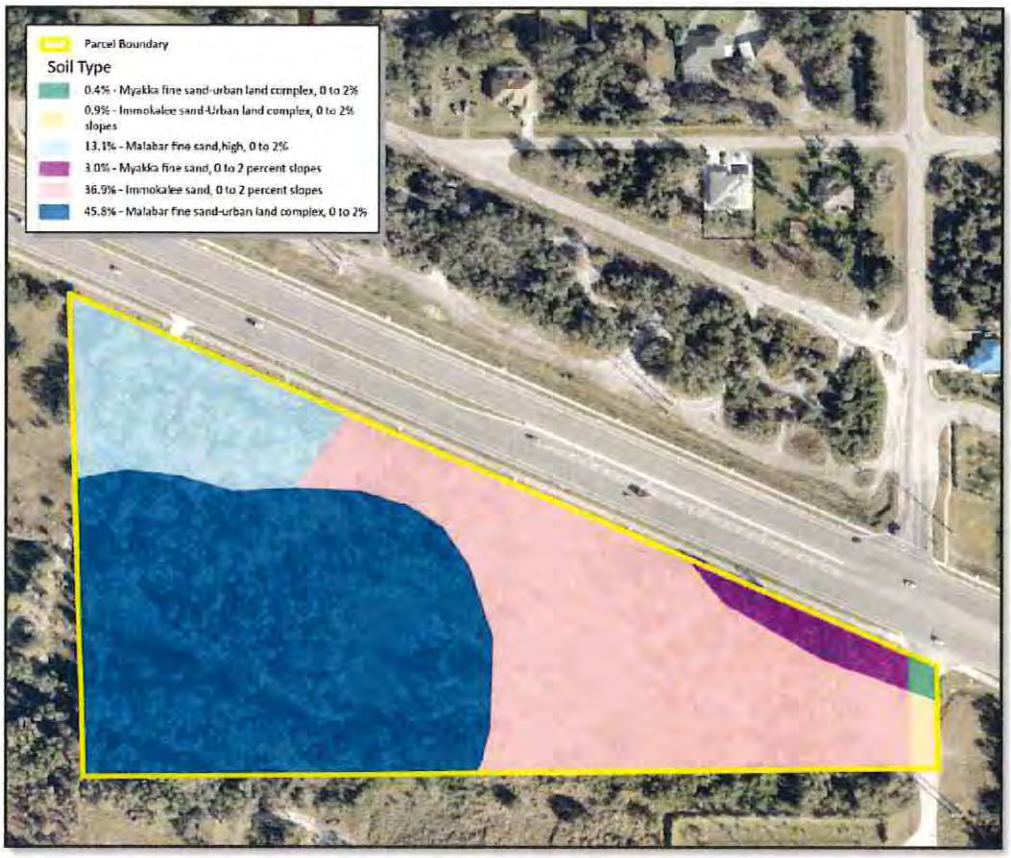


Figure 2 – NRCS Soils Map

The National Resources Conservation Service (NRCS) describes the *Malabar fine sand-urban land complex* as a very deep, very poorly to poorly drained, low permeable soil found in sloughs, shallow depressions in Flatwoods areas. Although the soil is poorly drained, the NRCS describes the soil as having rapid permeability in its upper layers, with slow to very slow permeability in the lower soil horizons. The NRCS further adds that the water table in these type soils is typically within 10-inches of land surface during the rainy season and can recede to a depth of more than 40 inches during extended dry periods.

2.2 LAND USE

A review of Florida Land Use and Cover Classification System (FLUCCS) data produced by the South Florida Water Management District (SFWMD) indicates that the property consists of a mixture of shrub and pastureland. Further site specific investigations of the site's low lying areas indicate approximately 4.07 acres of low quality/disturbed wetlands occurring onsite as well as 1.53 acres of other surface waters (OSW) that appear to be historic borrow pits. These features are depicted on **Figure 3**.

Figure 3 – Onsite Wetland & Other Surface Waters

2.3 MODEL DEVELOPMENT AND ANALYSIS

ICPR Version 4.07.08 software was utilized to assess peak flow discharge from the site as well as groundwater recharge volume under existing conditions. Lee County LIDAR, Soils, and Land Use layers were imported into the ICPR Existing Conditions Model (ECM). Mannings Roughness coefficients relating to the various land use types were based on Table 3-1 of the NRCS TR-55 manual. Soil physical parameters were obtained from the NRCS Soils database and are provided in **Appendix B** along with conductivity and leakage datasets used in the ECM analysis. Please note that in order to facilitate groundwater recharge within the ECM, the Green Ampt excess runoff method was utilized.

The 15.03 acre site is modeled as a single basin that drains to the western onsite wetland represented by a stage-volume node whose associated storage is based on Lee County lidar. The wetland then discharges offsite via an overland weir with cross section data based on lidar.

2D Overland and Groundwater Flow Regions were generated that encompass the project's contributing area and were intersected with Lee County LIDAR, SFWMD land use, and NRCS soils layers. A Pond Control Volume feature based on existing wetland lines was developed within the ECM and serves as the interface between the Overland and Groundwater Flow Regions. **Figure 4** below depicts the triangulation and honeycomb mesh for both 2D Overland (blue and green mesh) and Groundwater (pink and orange mesh) flow regions for the ECM along with mapped basin-node-reach schematic.

The ECM stormwater analysis simulates a 25-year, 72-hour design storm equating to 11 inches of rainfall was utilized. The simulation indicates a peak discharge from the site of 23.34 cfs and groundwater recharge volume of 6.80 ac-ft. ICPR input and output reports for the ECM analysis are provided in **Appendix B**.

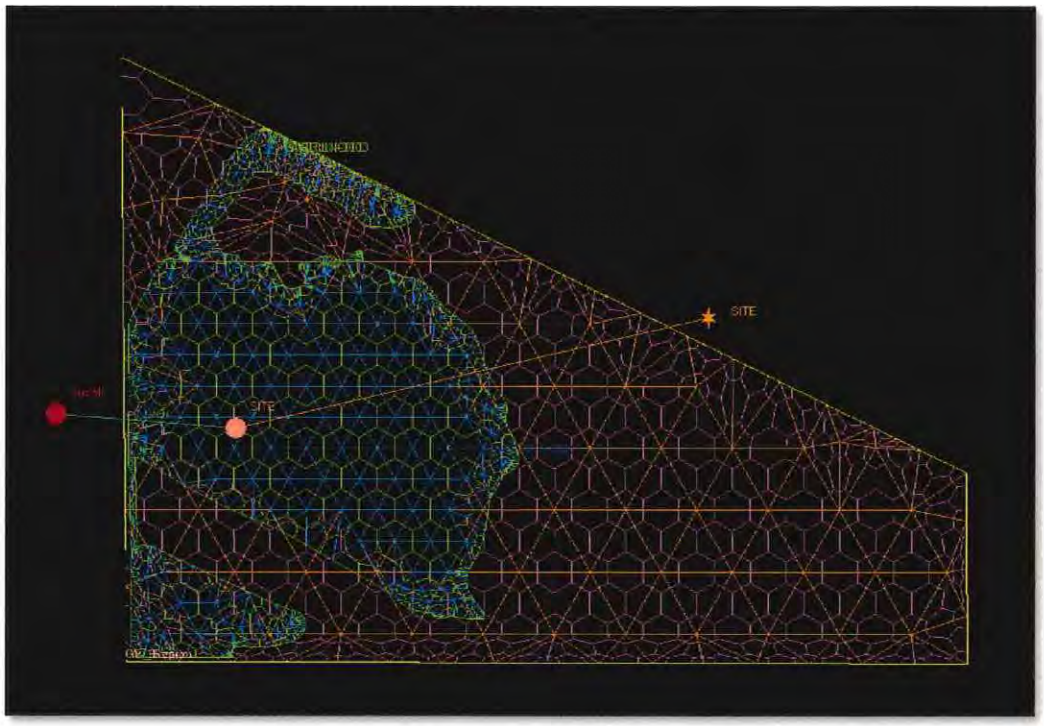


Figure 4 – ECM Schematic and 2D Mesh Framework

3.0 PROPOSED CONDITIONS

3.1 MODEL DEVELOPMENT AND ANALYSIS

In the Proposed Conditions Model (PCM), land use within the project area was classified into three types: commercial development, grassed dry retention, and wetland. The proposed commercial development conceptually encompasses 6.53 acres and is assumed to be 85% impervious. A breakdown of the onsite project area is provided in **Table 1** below.

Table 1- Onsite Land Use Breakdown

Land Use	Area (AC)	% Impervious
Commercial	6.53	85%
Grassed Retention*	2.53	0
Wetland	5.96	0

*includes setback/buffers

Two dry retention ponds, DR1 and DR2, are proposed for the treatment and attenuation of runoff from the proposed development. DR1 and DR2 encompass 0.7 and 1.18 acres respectively as shown in **Figure 5**. Each pond has a bottom elevation of 28-ft NAVD88 and a top of bank elevation of 30-ft NAVD88. Stage-Area information for each pond is presented in **Tables 2A** and **2B** below. A basic digital elevation model (DEM) was developed using these pond elevations and imported in the Proposed Conditions Model (PCM). Please note that this DEM assumes an approximate grade of 31.5-ft within the proposed commercial development area.

Figure 5 – Conceptual Commercial Development and Stormwater Management Areas

Table 2A – Dry Retention 1 Stage-Area

	Stage (ft-NAVD88)	Area (AC)
Bottom	28	0.49
Top of Bank	30	0.7

Table 2B – Dry Retention 2 Stage-Area

	Stage (ft-NAVD88)	Area (AC)
Bottom	28	0.92
Top of Bank	30	1.18

The commercial area occurs within two conceptual ICPR basins, COMM1 and COMM2, which drain to stage-area nodes DR1 and DR2. DR1 and DR2 are connected via a conceptual equalizer pipe and discharge through a proposed control structure, DD-CS, to the onsite wetlands. The wetlands then discharge offsite via the control structure designated as CS.

2D Overland and Groundwater Flow Regions were generated that encompass the project's contributing area and were intersected with the proposed DEM, proposed land use, and NRCS soils layers. To facilitate groundwater recharge within the PCM, the Green Ampt excess runoff method is utilized. Pond Control Volume features were created at the two proposed dry retention areas and onsite wetlands to provide an interface between the 2D Overland and 2D groundwater regions. **Figure 6** below depicts the PCM schematic along with the 2D Overland and 2D Groundwater Flow mesh.

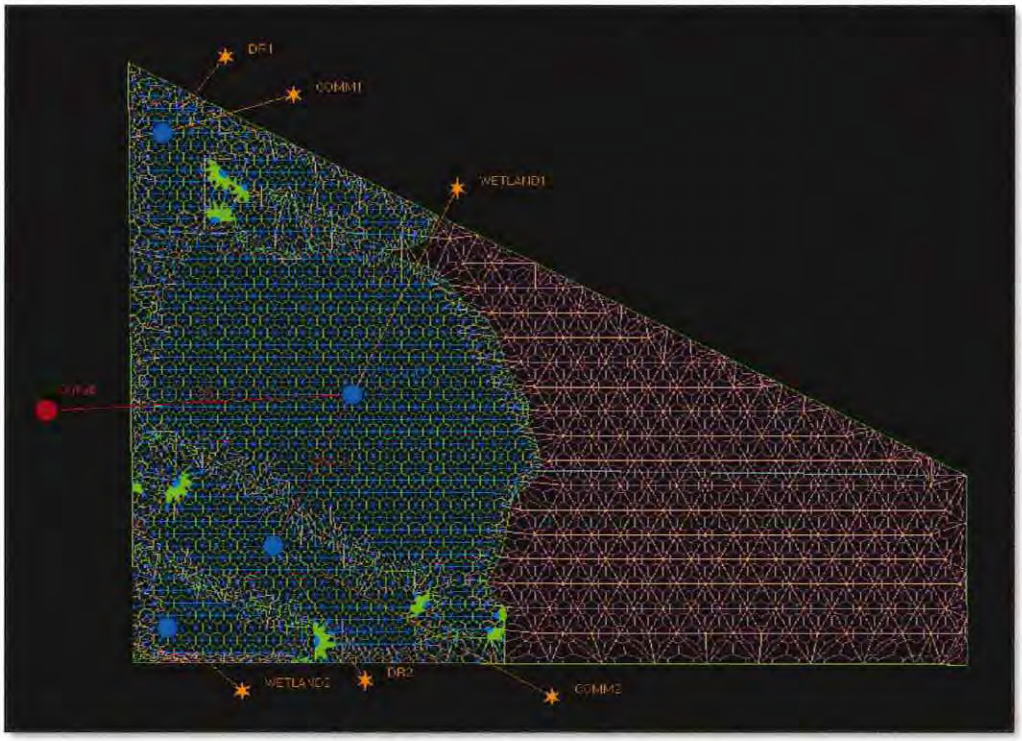


Figure 6– PCM Schematic and 2D Mesh Framework

A 25-year, 3-day storm event was simulated for the PCM analysis. Since irrigation will not occur during a design storm event, it was not included in this integrated model analysis. PCM ICPR input and summary results are provided in **Appendix C.**

3.2 WATER QUALITY

Stormwater pretreatment for the project will be provided within the proposed dry retention areas. In accordance with the SFWMD Basin of Review (BOR), the ponds are designed to treat one-half inch of runoff over the 6.53-acre commercial area which equates to a volume of 0.27 ac-ft. Therefore, the ponds' control elevation will be set at 28.17-ft which equates to 0.28 ac-ft of treatment volume.

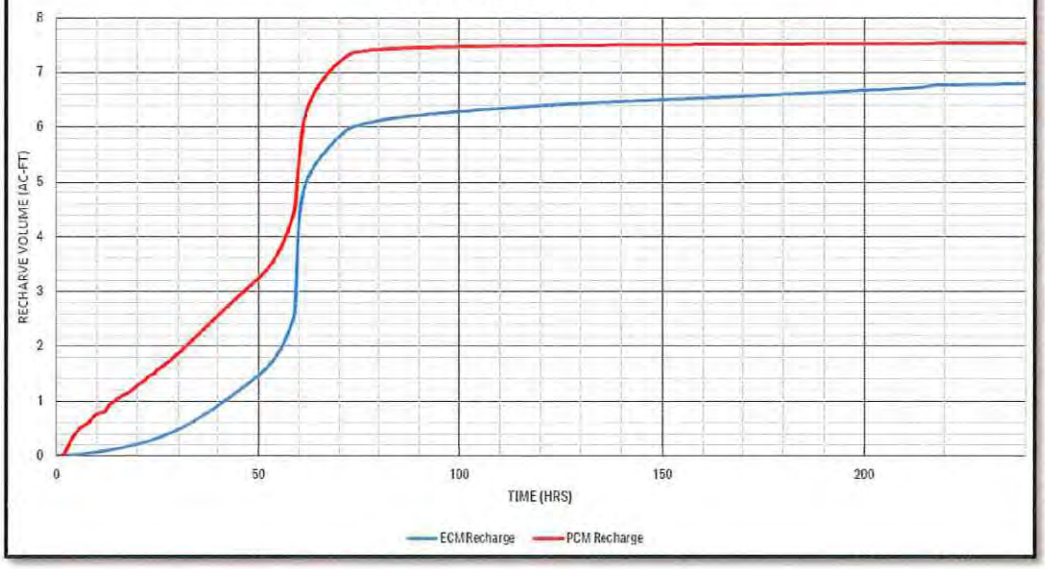
In addition, one inch of wet detention treatment volume associated with the onsite wetlands was calculated over the entire 15.03-acre site. As demonstrated in the calculations provided in **Appendix A**, the required treatment volume equates to 1.88 ac-ft and the allowable volume to discharge in 24-hours is 0.63 ac-ft. Based on the Falling Head Analysis in **Appendix A**, the volume discharged in 24-hours is anticipated to be 0.33 ac-ft using a 4-inch-wide treatment weir and is within the allowable discharge as required by SFWMD criteria.

3.3 RESULTS

Based on the results of the ICPR 4 integrated analysis for a 25-year, 3-day rainfall event, the groundwater recharge volume simulated in the PCM is greater than existing conditions. This result indicates a beneficial increase in recharge to the underlying Water Table Aquifer. The ECM simulates approximately 6.80 ac-ft over a duration of 240 hours, while the Proposed Conditions Model anticipates 7.53 ac-ft (net increase of 0.73 ac-ft). A comparison hydrograph is provided in **Figure 7** below. The results of this integrated analysis demonstrate that over time,

the addition of the stormwater management areas associated with the Dante CPD will enhance water resources by providing a net benefit in groundwater recharge.

FIGURE 7
RECHARGE VOLUME COMPARISON



In addition, the ECM indicates a peak offsite discharge of 23.3 cfs while the PCM simulates a peak discharge of only 0.62-cfs. Based on this significant reduction in peak discharge, no adverse effects are anticipated to adjacent properties.

3.4 OPERATION AND MAINTENANCE

Stormwater management for this site will utilize dry retention ponds. The pond and wetland control structures will need periodic inspections every 6 months to ensure there is no debris blocking the skimmer or grate. The perimeter maintenance berm and side slopes of the wet detention pond will need to be periodically mowed. The site will utilize potable water with separate meter for irrigation.

APPENDIX A
WATER QUALITY CALCULATIONS

Water Management Calulations for Basin | DRY

Water Quality Calculations

Water Quality Volume

1/2" Dry Pre-Treatment

Developed Area x 1/2" (x 1'/12") = WQ Volume (ac-ft)

6.53 x 1"/12' = 0.27 ac-ft

Required WQ Volume = 0.27 ac-ft

Water Quality Elevation (Dry Pre-Treatment)

Water Quality Volume= 0.27 ac-ft

The water quality elevation is interpolated from the stage vs. storage curve.

Stage (ft)	Volume (ac-ft)	
28	0	**28.17 ft, NAVD = WQ Elevation**
30	3.28	

Water Management Calulations for Basin | WET |

Water Quality Calculations

Water Quality Volume

1" Criteria (Overall Site)

Project Area x 1" (x 1'/12") = WQ Volume (ac-ft)

15.03 x 1"/12' = 1.25 ac-ft

2.5 X % Impervious Criteria (Overall Site)

Site Area x % Impervious (x 1'/12") = WQ Volume (ac-ft)

Site Area = (Project Area - Lake - Cons. - Roof) = *7.1 ac*

% Impervious = Impervious Area / Site Area = *78%*

7.1 x2.5x(1'/12")x 78% = 1.16 ac-ft

Water Quality Volume = 1.25 ac-ft

50% Additional WQ = 1.88 ac-ft

Required WQ Volume = 1.88 ac-ft

Water Quality Elevation

Water Quality Volume = 1.88 ac-ft

The water quality elevation is interpolated from the stage vs. storage curve.

Stage (ft)	Volume (ac-ft)	
27	0	**27.32 ft, NAVD = WQ Elevation**
30	17.88	

WATER QUALITY DRAWDOWN ANALYSIS

Total Drainage Area	=	15.03	acres	
Wetland Area	=	5.96	acres	
Half Inch WQ Volume	=	0.63	acre-ft	(allowable discharge)
Required WQ Vol	=	1.88	acre-ft	
Starting Head	=	0.32	feet	
Trial Weir Width	=	0.333	feet	(4 inches)
Delta T	=	1	hour	

Time Hours	Head Feet	Volume Remaining	Q CFS	Incremental Volume
0	0.32	81838	0.19	694
1	0.31	81144	0.19	670
2	0.31	80474	0.18	662
3	0.31	79812	0.18	654
4	0.30	79158	0.18	646
5	0.30	78512	0.18	638
6	0.30	77874	0.18	630
7	0.30	77244	0.17	623
8	0.30	76621	0.17	615
9	0.29	76006	0.17	608
10	0.29	75398	0.17	600
11	0.29	74798	0.16	593
12	0.29	74205	0.16	586
13	0.28	73619	0.16	579
14	0.28	73039	0.16	572
15	0.28	72467	0.16	566
16	0.28	71901	0.16	559
17	0.27	71342	0.15	553
18	0.27	70789	0.15	546
19	0.27	70243	0.15	540
20	0.27	69703	0.15	534
21	0.27	69170	0.15	528
22	0.26	68642	0.14	522
23	0.26	68121	0.14	516
24	0.26	67605	0.14	510
25	0.26	67095	0.14	504
26	0.26	66591	0.14	498
27	0.25	66093	0.14	493
28	0.25	65600	0.14	487
29	0.25	65113	0.13	482
30	0.25	64631	0.13	476
31	0.25	64155	0.13	471
32	0.25	63683	0.13	466
33	0.24	63217	0.13	461

Volume Discharged = 14233 cf = 0.33 ac-ft

34	0.24	62756	0.13	456
35	0.24	62300	0.13	451
36	0.24	61849	0.12	446
37	0.24	61403	0.12	441
38	0.23	60962	0.12	437
39	0.23	60526	0.12	432
40	0.23	60094	0.12	427
41	0.23	59667	0.12	423
42	0.23	59244	0.12	418
43	0.23	58826	0.11	414
44	0.22	58412	0.11	409
45	0.22	58003	0.11	405
46	0.22	57597	0.11	401
47	0.22	57197	0.11	397
48	0.22	56800	0.11	393
49	0.22	56407	0.11	389
50	0.22	56019	0.11	385
51	0.21	55634	0.11	381
52	0.21	55254	0.10	377
53	0.21	54877	0.10	373
54	0.21	54504	0.10	369
55	0.21	54135	0.10	365
56	0.21	53770	0.10	362
57	0.21	53408	0.10	358
58	0.20	53051	0.10	354
59	0.20	52696	0.10	351
60	0.20	52345	0.10	347
61	0.20	51998	0.10	344
62	0.20	51654	0.09	340
63	0.20	51314	0.09	337
64	0.20	50977	0.09	334
65	0.20	50643	0.09	331
66	0.19	50312	0.09	327
67	0.19	49985	0.09	324
68	0.19	49661	0.09	321
69	0.19	49340	0.09	318
70	0.19	49022	0.09	315
71	0.19	48708	0.09	312
72	0.19	48396	0.09	309
73	0.19	48087	0.08	306
74	0.18	47781	0.08	303
75	0.18	47478	0.08	300
76	0.18	47178	0.08	297
77	0.18	46881	0.08	294
78	0.18	46587	0.08	292
79	0.18	46295	0.08	289
80	0.18	46006	0.08	286

81	0.18	45720	0.08	284
82	0.18	45437	0.08	281
83	0.17	45156	0.08	278
84	0.17	44878	0.08	276
85	0.17	44602	0.08	273
86	0.17	44329	0.08	271
87	0.17	44058	0.07	268
88	0.17	43790	0.07	266
89	0.17	43524	0.07	263
90	0.17	43261	0.07	261
91	0.17	43000	0.07	259
92	0.16	42741	0.07	256
93	0.16	42485	0.07	254
94	0.16	42231	0.07	252
95	0.16	41979	0.07	249
96	0.16	41730	0.07	247
97	0.16	41483	0.07	245
98	0.16	41238	0.07	243
99	0.16	40995	0.07	241
100	0.16	40754	0.07	239
101	0.16	40516	0.07	236
102	0.16	40279	0.07	234
103	0.15	40045	0.06	232
104	0.15	39812	0.06	230
105	0.15	39582	0.06	228
106	0.15	39353	0.06	226
107	0.15	39127	0.06	224
108	0.15	38903	0.06	223
109	0.15	38680	0.06	221
110	0.15	38460	0.06	219
111	0.15	38241	0.06	217
112	0.15	38024	0.06	215
113	0.15	37809	0.06	213
114	0.14	37596	0.06	211
115	0.14	37384	0.06	210
116	0.14	37175	0.06	208
117	0.14	36967	0.06	206
118	0.14	36761	0.06	204
119	0.14	36556	0.06	203
120	0.14	36354	0.06	201

APPENDIX B
ECM ICPR REPORTS

Conductivity: Conductivity [Set]

Conductivity Zone	Conductivity [fpd]
Immokalee sand, 0 to 2 percent slopes	21.534
Immokalee sand-Urban land complex, 0 to 2 percent slopes	22.478
Malabar fine sand, 0 to 2 percent slopes	21.834
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	22.129
Malabar fine sand, high, 0 to 2 percent slopes	21.629
Myakka fine sand, 0 to 2 percent slopes	22.759
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	23.087

ECM

Green-Ampt: Green-Ampt [Set]

Soil Zone	Kv Saturated [fpd]	MC Saturated [dec]	MC Residual [dec]	MC Initial [dec]	MC Field [dec]	MC Wilting [dec]
Immokalee sand, 0 to 2 percent slopes	21.534	0.3949	0.0170	0.0910	0.0910	0.0340
Immokalee sand-Urban land complex, 0 to 2 percent slopes	22.478	0.3909	0.0115	0.0610	0.0610	0.0230
Malabar fine sand, 0 to 2 percent slopes	21.834	0.4176	0.0265	0.1260	0.1260	0.0530
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	22.129	0.4171	0.0265	0.1270	0.1270	0.0530
Malabar fine sand, high, 0 to 2 percent slopes	21.629	0.4209	0.0275	0.1290	0.1290	0.0550
Myakka fine sand, 0 to 2 percent slopes	22.759	0.4119	0.0175	0.0970	0.0970	0.0350
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	23.087	0.4102	0.0125	0.0630	0.0630	0.0250

Soil Zone	Pore Size Index [dec]	Bubble Pressure [in]	Allow Recharge	WT Initial [ft]	Layer Thickness [ft]	# of Cells per Layer
Immokalee sand, 0 to 2 percent slopes	0.57	1.615	Yes	1.08	0.00	0
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.57	1.661	Yes	1.08	0.00	0
Malabar fine sand, 0 to 2 percent slopes	0.50	1.600	Yes	0.98	0.00	0
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.50	1.614	Yes	0.30	0.00	0
Malabar fine sand, high, 0 to 2 percent slopes	0.49	1.581	Yes	0.98	0.00	0
Myakka fine sand, 0 to 2 percent slopes	0.56	1.398	Yes	1.05	0.00	0
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.55	1.405	Yes	1.08	0.00	0

ECM

Impervious: Impervious [Set]

Land Cover Zone	% Impervious	% DCIA	% Direct	Ia Impervious [in]	Ia Pervious [in]
Cropland and Pastureland	0.00	0.00	0.00	0.000	0.000
Residential, Low Density	5.00	0.00	0.00	0.000	0.000
Upland Hardwood Forests	0.00	0.00	0.00	0.000	0.000
Vegetated Non-Forested Wetlands	0.00	0.00	0.00	0.000	0.000
Wetland Hardwood Forests	0.00	0.00	0.00	0.000	0.000

Node: Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	27.00
0	0	0	360.0000	27.00

Comment:

Node: SITE

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
26.00	0.00	0
27.00	0.74	32234
28.00	3.86	168142
30.00	25.14	1095098

Comment:

Weir Link: Weir

Scenario: Scenario1
From Node: SITE
To Node: Outfall
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 27.00 ft
Control Elevation: 27.00 ft
Cross Section: Weir

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Simulation: 25Y72H

Scenario: Scenario1
Run Date/Time: 7/12/2023 10:45:20 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set: Green-Ampt
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set: Roughness
Crop Coef Set:
Fillable Porosity Set: Fillable Porositiy

Conductivity Set:	Conductivity
Leakage Set:	Leakage

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Leakage: Leakage [Set]

Leakage Zone	Leakance Value [per day]	Confining Layer Conductivity [fpd]
Immokalee sand, 0 to 2 percent slopes	0.0000	0.004
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.0000	0.004
Malabar fine sand, 0 to 2 percent slopes	0.0000	0.004
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.0000	0.004
Malabar fine sand, high, 0 to 2 percent slopes	0.0000	0.004
Myakka fine sand, 0 to 2 percent slopes	0.0000	0.004
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.0000	0.004

ECM

Node Name	Relative Time [hrs]	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
Outfall	240.0079	27.00	23.34
SITE	240.0079	27.33	33.10

Fillable Porosity: Fillable Porositiy [Set]

Fillable Porosity Zone	Fillable Porosity Below Ground [dec]	Fillable Porosity Above Ground [dec]
Immokalee sand, 0 to 2 percent slopes	0.200	1.000
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.200	1.000
Malabar fine sand, 0 to 2 percent slopes	0.200	1.000
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.200	1.000
Malabar fine sand, high, 0 to 2 percent slopes	0.200	1.000
Myakka fine sand, 0 to 2 percent slopes	0.200	1.000
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.200	1.000

Relative Time [hrs]	Recharge Volume [ac_ft]
0.0000	0.00
1.0000	0.01
2.0000	0.01
3.0000	0.01
4.0000	0.02
5.0000	0.03
6.0000	0.03
7.0000	0.04
8.0000	0.05
9.0000	0.06
10.0000	0.07
11.0000	0.08
12.0000	0.09
13.0000	0.10
14.0000	0.12
15.0000	0.13
16.0000	0.14
17.0000	0.16
18.0000	0.18
19.0000	0.20
20.0000	0.21
21.0000	0.23
22.0000	0.25
23.0000	0.27
24.0000	0.30
25.0000	0.32
26.0000	0.35
27.0000	0.38
28.0000	0.41
29.0000	0.44
30.0000	0.48
31.0000	0.51
32.0000	0.55
33.0000	0.59
34.0000	0.63
35.0000	0.68
36.0000	0.72
37.0000	0.77
38.0000	0.81
39.0000	0.86
40.0000	0.91
41.0000	0.97

ECM

Relative Time [hrs]	Recharge Volume [ac_ft]
42.0000	1.02
43.0000	1.07
44.0000	1.13
45.0000	1.18
46.0000	1.24
47.0000	1.29
48.0000	1.35
49.0000	1.41
50.0000	1.47
51.0000	1.53
52.0000	1.60
53.0000	1.68
54.0000	1.77
55.0000	1.88
56.0000	2.02
57.0000	2.18
58.0000	2.37
59.0000	2.63
60.0000	4.22
61.0000	4.77
62.0000	5.02
63.0000	5.18
64.0000	5.31
65.0000	5.41
66.0000	5.50
67.0000	5.58
68.0000	5.67
69.0000	5.75
70.0000	5.82
71.0000	5.88
72.0000	5.95
73.0000	5.99
74.0000	6.02
75.0000	6.04
76.0000	6.06
77.0000	6.08
78.0000	6.09
79.0000	6.11
80.0000	6.12
81.0000	6.14
82.0000	6.15
83.0000	6.16

Relative Time [hrs]	Recharge Volume [ac_ft]
84.0000	6.17
85.0000	6.18
86.0000	6.19
87.0000	6.20
88.0000	6.21
89.0000	6.21
90.0000	6.22
91.0000	6.23
92.0000	6.24
93.0000	6.25
94.0000	6.25
95.0000	6.26
96.0000	6.27
97.0000	6.27
98.0000	6.28
99.0000	6.29
100.0000	6.29
101.0000	6.30
102.0000	6.30
103.0000	6.31
104.0000	6.32
105.0000	6.32
106.0000	6.33
107.0000	6.33
108.0000	6.34
109.0000	6.34
110.0000	6.35
111.0000	6.35
112.0000	6.36
113.0000	6.36
114.0000	6.37
115.0000	6.37
116.0000	6.38
117.0000	6.38
118.0000	6.39
119.0000	6.39
120.0000	6.40
121.0000	6.40
122.0000	6.41
123.0000	6.41
124.0000	6.42
125.0000	6.42

ECM

Relative Time [hrs]	Recharge Volume [ac_ft]
126.0000	6.42
127.0000	6.43
128.0000	6.43
129.0000	6.43
130.0000	6.44
131.0000	6.44
132.0000	6.45
133.0000	6.45
134.0000	6.45
135.0000	6.46
136.0000	6.46
137.0000	6.46
138.0000	6.47
139.0000	6.47
140.0000	6.47
141.0000	6.48
142.0000	6.48
143.0000	6.48
144.0000	6.49
145.0000	6.49
146.0000	6.49
147.0000	6.50
148.0000	6.50
149.0000	6.51
150.0000	6.51
151.0000	6.51
152.0000	6.52
153.0000	6.52
154.0000	6.52
155.0000	6.52
156.0000	6.53
157.0000	6.53
158.0000	6.53
159.0000	6.54
160.0000	6.54
161.0000	6.54
162.0000	6.55
163.0000	6.55
164.0000	6.55
165.0000	6.56
166.0000	6.56
167.0000	6.56

ECM

Relative Time [hrs]	Recharge Volume [ac_ft]
168.0000	6.57
169.0000	6.57
170.0000	6.57
171.0000	6.58
172.0000	6.58
173.0000	6.58
174.0000	6.59
175.0000	6.59
176.0000	6.59
177.0000	6.60
178.0000	6.60
179.0000	6.60
180.0000	6.61
181.0000	6.61
182.0000	6.61
183.0000	6.62
184.0000	6.62
185.0000	6.62
186.0000	6.63
187.0000	6.63
188.0000	6.63
189.0000	6.64
190.0000	6.64
191.0000	6.65
192.0000	6.65
193.0000	6.65
194.0000	6.66
195.0000	6.66
196.0000	6.66
197.0000	6.67
198.0000	6.67
199.0000	6.68
200.0000	6.68
201.0000	6.68
202.0000	6.69
203.0000	6.69
204.0000	6.69
205.0000	6.70
206.0000	6.70
207.0000	6.71
208.0000	6.71
209.0000	6.71

ECM

Relative Time [hrs]	Recharge Volume [ac_ft]
210.0000	6.72
211.0000	6.72
212.0000	6.72
213.0000	6.73
214.0000	6.73
215.0000	6.74
216.0000	6.76
217.0000	6.77
218.0000	6.78
219.0000	6.78
220.0000	6.78
221.0000	6.78
222.0000	6.78
223.0000	6.78
224.0000	6.78
225.0000	6.78
226.0000	6.79
227.0000	6.79
228.0000	6.79
229.0000	6.79
230.0000	6.79
231.0000	6.79
232.0000	6.79
233.0000	6.79
234.0000	6.80
235.0000	6.80
236.0000	6.80
237.0000	6.80
238.0000	6.80
239.0000	6.80
240.0000	6.80

Roughness: Roughness [Set]

Roughness Zone	Shallow Manning's N [dec]	Deep Manning's N [dec]	Depth Range [ft]	Damping Threshold [ft]	Area Reduction Factor [dec]
Cropland and Pastureland	0.1300	0.1300	3.00	0.0000	1.00
Residential, Low Density	0.0110	0.0110	3.00	0.0000	1.00
Upland Hardwood Forests	0.1920	0.1920	3.00	0.0000	1.00
Vegetated Non-Forested Wetlands	0.1920	0.1920	3.00	0.0000	1.00
Wetland Hardwood Forests	0.1920	0.1920	3.00	0.0000	1.00

APPENDIX C
PCM ICPR REPORTS

RESPEC.COM

Conductivity: Conductivity [Set]

Conductivity Zone	Conductivity [fpd]
Immokalee sand, 0 to 2 percent slopes	21.534
Immokalee sand-Urban land complex, 0 to 2 percent slopes	22.478
Malabar fine sand, 0 to 2 percent slopes	21.834
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	22.129
Malabar fine sand, high, 0 to 2 percent slopes	21.629
Myakka fine sand, 0 to 2 percent slopes	22.759
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	23.087

PCM

Green-Ampt: Green-Ampt [Set]

Soil Zone	Kv Saturated [fpd]	MC Saturated [dec]	MC Residual [dec]	MC Initial [dec]	MC Field [dec]	MC Wilting [dec]
Immokalee sand, 0 to 2 percent slopes	21.534	0.3949	0.0170	0.0910	0.0910	0.0340
Immokalee sand-Urban land complex, 0 to 2 percent slopes	22.478	0.3909	0.0115	0.0610	0.0610	0.0230
Malabar fine sand, 0 to 2 percent slopes	21.834	0.4176	0.0265	0.1260	0.1260	0.0530
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	22.129	0.4171	0.0265	0.1270	0.1270	0.0530
Malabar fine sand, high, 0 to 2 percent slopes	21.629	0.4209	0.0275	0.1290	0.1290	0.0550
Myakka fine sand, 0 to 2 percent slopes	22.759	0.4119	0.0175	0.0970	0.0970	0.0350
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	23.087	0.4102	0.0125	0.0630	0.0630	0.0250

Soil Zone	Pore Size Index [dec]	Bubble Pressure [in]	Allow Recharge	WT Initial [ft]	Layer Thickness [ft]	# of Cells per Layer
Immokalee sand, 0 to 2 percent slopes	0.57	1.615	Yes	1.08	0.00	0
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.57	1.661	Yes	1.08	0.00	0
Malabar fine sand, 0 to 2 percent slopes	0.50	1.600	Yes	0.98	0.00	0
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.50	1.614	Yes	0.30	0.00	0
Malabar fine sand, high, 0 to 2 percent slopes	0.49	1.581	Yes	0.98	0.00	0
Myakka fine sand, 0 to 2 percent slopes	0.56	1.398	Yes	1.05	0.00	0
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.55	1.405	Yes	1.08	0.00	0

PCM

Impervious: Impervious [Set]

Land Cover Zone	% Impervious	% DCIA	% Direct	Ia Impervious [in]	Ia Pervious [in]
Commercial	85.00	0.00	0.00	0.000	0.000
Cropland and Pastureland	0.00	0.00	0.00	0.000	0.000
Grass	0.00	0.00	0.00	0.000	0.000
Residential, Low Density	5.00	0.00	0.00	0.000	0.000
Upland Hardwood Forests	0.00	0.00	0.00	0.000	0.000
Vegetated Non-Forested Wetlands	0.00	0.00	0.00	0.000	0.000
Wetland Hardwood Forests	0.00	0.00	0.00	0.000	0.000

Node: DR1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
27.00	0.0010	44
28.00	0.0100	436
28.00	0.4900	21344
30.00	0.7000	30492

Comment:

Node: DR2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
27.00	0.0010	44
28.00	0.0100	436
28.00	0.9200	40075
30.00	1.1800	51401

Comment:

Node: Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	27.00
0	0	0	360.0000	27.00

Comment:

Node: WETLAND1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
25.12	0.0964	4200
25.50	0.1691	7367
26.00	0.3489	15200
26.50	0.7025	30600
27.00	1.4968	65200
27.50	2.3783	103600
28.00	4.3779	190700
28.50	5.0275	219000
29.00	5.2548	228900
29.50	5.3421	232700
30.00	5.3618	233561
30.50	5.3618	233561

Comment:

Node: WETLAND2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 27.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
25.20	0.0023	100
25.50	0.0941	4100
26.00	0.3306	14400
26.50	0.4408	19200
27.00	0.5085	22150
27.50	0.5387	23467
28.00	0.5716	24900
28.50	0.5902	25710
29.00	0.5969	26000
29.50	0.5993	26106
30.00	0.6002	26145
30.50	0.6002	26145

Comment:

Drop Structure Link: CS		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	26.00 ft	Invert:	26.00 ft
From Node:	WETLAND1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Outfall	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	50.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	27.00 ft	Ref Node:	
Control Elevation:	27.00 ft	Discharge Coefficients	
Max Depth:	0.33 ft	Weir Default:	3.200
Max Width:	0.33 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: DD-CS		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	26.00 ft	Invert:	26.00 ft
From Node:	DR2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	WETLAND1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Positive	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000

Length:	240.00 ft
FHWA Code:	0
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Top Clip

Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	None
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	27.00 ft
Control Elevation:	27.00 ft
Max Depth:	0.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	28.17 ft
Control Elevation:	27.00 ft
Max Depth:	3.08 ft
Max Width:	4.08 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	None
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	28.17 ft
Control Elevation:	28.17 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Max Depth:	9999.00 ft
Max Width:	0.33 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: DR_EQUALIZER		Upstream		Downstream	
Scenario:	Scenario1	Invert:	24.50 ft	Invert:	24.50 ft
From Node:	DR1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	DR2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	850.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: WETLAND_EQUALIZER		Upstream		Downstream	
Scenario:	Scenario1	Invert:	23.00 ft	Invert:	23.00 ft
From Node:	WETLAND2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	WETLAND1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	180.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 25Y72H

Scenario: Scenario1
Run Date/Time: 7/12/2023 10:54:37 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set: Green-Ampt
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set: Roughness
Crop Coef Set:
Fillable Porosity Set: Fillable Porosity

Conductivity Set:	Conductivity
Leakage Set:	Leakage

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Leakage: Leakage [Set]

Leakage Zone	Leakance Value [per day]	Confining Layer Conductivity [fpd]
Immokalee sand, 0 to 2 percent slopes	0.0000	0.004
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.0000	0.004
Malabar fine sand, 0 to 2 percent slopes	0.0000	0.004
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.0000	0.004
Malabar fine sand, high, 0 to 2 percent slopes	0.0000	0.004
Myakka fine sand, 0 to 2 percent slopes	0.0000	0.004
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.0000	0.004

PCM

Node Name	Relative Time [hrs]	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
DR1	240.0023	28.84	12.97
DR2	240.0023	28.66	22.92
Outfall	240.0023	27.00	0.62
WETLAND1	240.0023	28.50	36.94
WETLAND2	240.0023	28.50	4.36

Fillable Porosity: Fillable Porosity [Set]

Fillable Porosity Zone	Fillable Porosity Below Ground [dec]	Fillable Porosity Above Ground [dec]
Immokalee sand, 0 to 2 percent slopes	0.200	1.000
Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.200	1.000
Malabar fine sand, 0 to 2 percent slopes	0.200	1.000
Malabar fine sand, frequently ponded, 0 to 1 percent slopes	0.200	1.000
Malabar fine sand, high, 0 to 2 percent slopes	0.200	1.000
Myakka fine sand, 0 to 2 percent slopes	0.200	1.000
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	0.200	1.000

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
0.0000	0.00
1.0000	0.00
2.0000	0.03
3.0000	0.18
4.0000	0.32
5.0000	0.42
6.0000	0.51
7.0000	0.55
8.0000	0.60
9.0000	0.69
10.0000	0.75
11.0000	0.79
12.0000	0.80
13.0000	0.91
14.0000	0.97
15.0000	1.03
16.0000	1.08
17.0000	1.12
18.0000	1.15
19.0000	1.22
20.0000	1.28
21.0000	1.33
22.0000	1.37
23.0000	1.46
24.0000	1.48
25.0000	1.56
26.0000	1.61
27.0000	1.67
28.0000	1.72
29.0000	1.79
30.0000	1.85
31.0000	1.92
32.0000	1.99
33.0000	2.06
34.0000	2.13
35.0000	2.20
36.0000	2.27
37.0000	2.34
38.0000	2.41
39.0000	2.48
40.0000	2.55
41.0000	2.62

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
42.0000	2.69
43.0000	2.76
44.0000	2.83
45.0000	2.90
46.0000	2.96
47.0000	3.03
48.0000	3.10
49.0000	3.17
50.0000	3.23
51.0000	3.30
52.0000	3.38
53.0000	3.47
54.0000	3.58
55.0000	3.71
56.0000	3.86
57.0000	4.04
58.0000	4.25
59.0000	4.52
60.0000	5.33
61.0000	5.99
62.0000	6.30
63.0000	6.49
64.0000	6.64
65.0000	6.76
66.0000	6.85
67.0000	6.95
68.0000	7.03
69.0000	7.11
70.0000	7.17
71.0000	7.23
72.0000	7.29
73.0000	7.33
74.0000	7.36
75.0000	7.37
76.0000	7.38
77.0000	7.39
78.0000	7.40
79.0000	7.41
80.0000	7.41
81.0000	7.42
82.0000	7.42
83.0000	7.43

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
84.0000	7.43
85.0000	7.43
86.0000	7.44
87.0000	7.44
88.0000	7.44
89.0000	7.45
90.0000	7.45
91.0000	7.45
92.0000	7.45
93.0000	7.45
94.0000	7.46
95.0000	7.46
96.0000	7.46
97.0000	7.46
98.0000	7.46
99.0000	7.46
100.0000	7.47
101.0000	7.47
102.0000	7.47
103.0000	7.47
104.0000	7.47
105.0000	7.47
106.0000	7.47
107.0000	7.47
108.0000	7.47
109.0000	7.48
110.0000	7.48
111.0000	7.48
112.0000	7.48
113.0000	7.48
114.0000	7.48
115.0000	7.48
116.0000	7.48
117.0000	7.48
118.0000	7.48
119.0000	7.48
120.0000	7.48
121.0000	7.49
122.0000	7.49
123.0000	7.49
124.0000	7.49
125.0000	7.49

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
126.0000	7.49
127.0000	7.49
128.0000	7.49
129.0000	7.49
130.0000	7.49
131.0000	7.49
132.0000	7.49
133.0000	7.49
134.0000	7.49
135.0000	7.49
136.0000	7.49
137.0000	7.50
138.0000	7.50
139.0000	7.50
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141.0000	7.50
142.0000	7.50
143.0000	7.50
144.0000	7.50
145.0000	7.50
146.0000	7.50
147.0000	7.50
148.0000	7.50
149.0000	7.50
150.0000	7.50
151.0000	7.50
152.0000	7.50
153.0000	7.50
154.0000	7.50
155.0000	7.50
156.0000	7.50
157.0000	7.50
158.0000	7.51
159.0000	7.51
160.0000	7.51
161.0000	7.51
162.0000	7.51
163.0000	7.51
164.0000	7.51
165.0000	7.51
166.0000	7.51
167.0000	7.51

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
168.0000	7.51
169.0000	7.51
170.0000	7.51
171.0000	7.51
172.0000	7.51
173.0000	7.51
174.0000	7.51
175.0000	7.51
176.0000	7.51
177.0000	7.51
178.0000	7.51
179.0000	7.51
180.0000	7.51
181.0000	7.51
182.0000	7.51
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184.0000	7.51
185.0000	7.51
186.0000	7.52
187.0000	7.52
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189.0000	7.52
190.0000	7.52
191.0000	7.52
192.0000	7.52
193.0000	7.52
194.0000	7.52
195.0000	7.52
196.0000	7.52
197.0000	7.52
198.0000	7.52
199.0000	7.52
200.0000	7.52
201.0000	7.52
202.0000	7.52
203.0000	7.52
204.0000	7.52
205.0000	7.52
206.0000	7.52
207.0000	7.52
208.0000	7.52
209.0000	7.52

PCM

Relative Time [hrs]	Recharge Volume [ac_ft]
210.0000	7.52
211.0000	7.52
212.0000	7.52
213.0000	7.52
214.0000	7.52
215.0000	7.52
216.0000	7.52
217.0000	7.52
218.0000	7.53
219.0000	7.53
220.0000	7.53
221.0000	7.53
222.0000	7.53
223.0000	7.53
224.0000	7.53
225.0000	7.53
226.0000	7.53
227.0000	7.53
228.0000	7.53
229.0000	7.53
230.0000	7.53
231.0000	7.53
232.0000	7.53
233.0000	7.53
234.0000	7.53
235.0000	7.53
236.0000	7.53
237.0000	7.53
238.0000	7.53
239.0000	7.53
240.0000	7.53

Roughness: Roughness [Set]

Roughness Zone	Shallow Manning's N [dec]	Deep Manning's N [dec]	Depth Range [ft]	Damping Threshold [ft]	Area Reduction Factor [dec]
Commercial	0.0110	0.0110	3.00	0.0000	1.00
Cropland and Pastureland	0.1300	0.1300	3.00	0.0000	1.00
Grass	0.1000	0.1000	3.00	0.0000	1.00
Residential, Low Density	0.0110	0.0110	3.00	0.0000	1.00
Upland Hardwood Forests	0.1920	0.1920	3.00	0.0000	1.00
Vegetated Non-Forested Wetlands	0.1920	0.1920	3.00	0.0000	1.00
Wetland Hardwood Forests	0.1920	0.1920	3.00	0.0000	1.00

Exhibit M13

Environmental Impacts Analysis

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

17900 STATE ROAD 82 PARCEL
ENVIRONMENTAL ASSESSMENT

Revised June 2023

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Project No. 22BEI3774

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INTRODUCTION

An environmental assessment was conducted on the 17900 State Road (SR) 82 Parcel (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, a review of agency records for documented occurrences of listed species on the Project, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

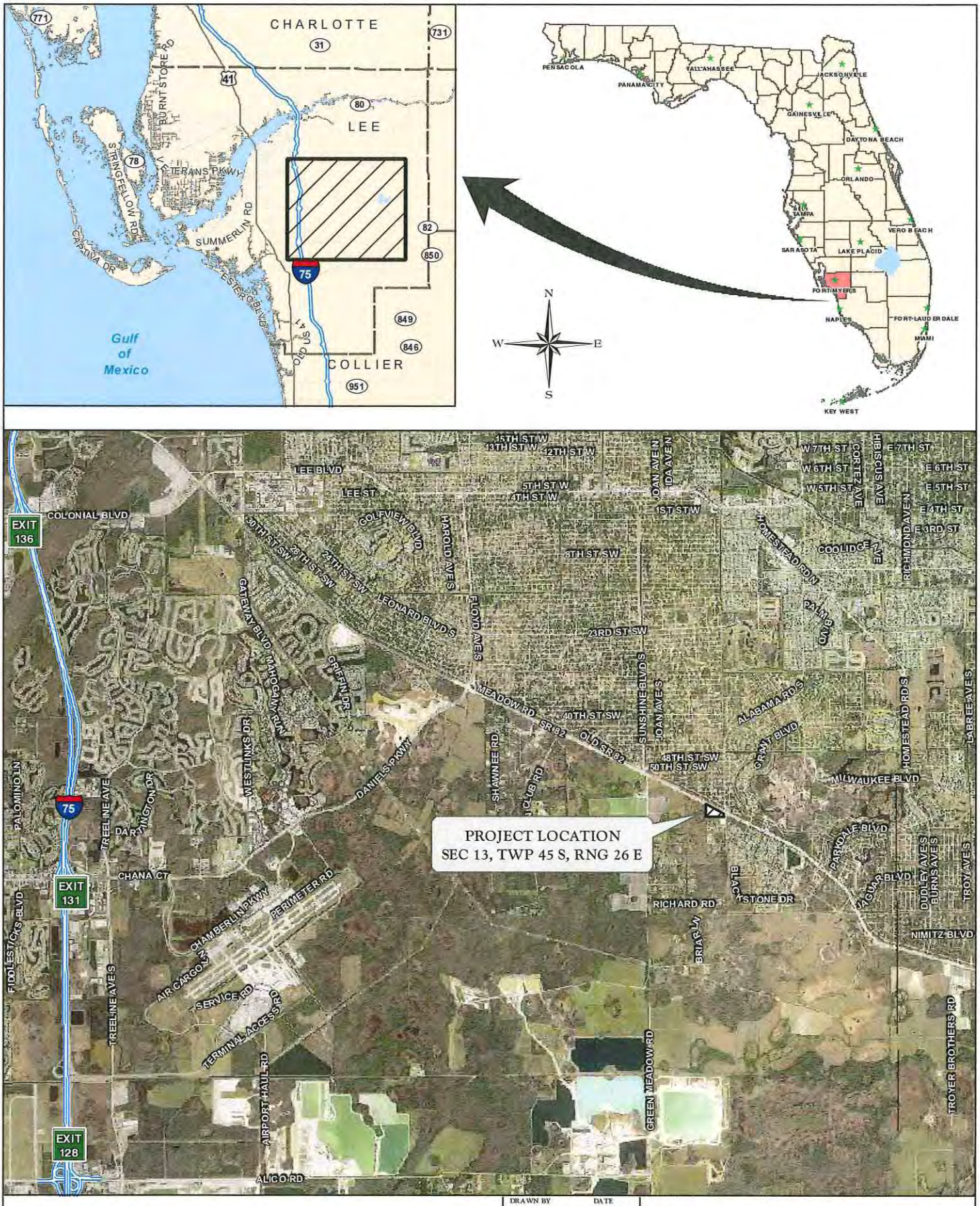
The Project totals 15.03± acres and is located in Section 13, Township 45 South, Range 26 East, in Lee County (Figure 1). The Project is bordered to the north by SR 82, to the east by Alabama Road South, to the south by single-family homes and a Lee County Electric Cooperative substation, and to the west by undeveloped lands (Appendix A).

The Project currently consists of indigenous and non-indigenous upland and wetland habitats, a borrow lake, and ditches.

LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2021 rectified aerials. Ground truthing of the vegetative communities was conducted on May 11, 2022, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), and Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Appendix B). An aerial photograph of the Project with an overlay of the FLUCFCS and wetlands is provided as Appendix C.

A total of 13 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The dominant land uses on the Project are pine flatwoods and hydric pine habitat types, which together occupy 7.07± acres, or 47 percent, of the site. The site contains disturbed native wetland systems including cypress, pine forest, and wet prairie habitat types. The site also contains a non-native hydric melaleuca wetland. The on-site wetland habitats have been disturbed by ditches, borrow lakes, and exotic vegetation. Additionally, one rare and unique upland habitat exists in the northeast portion of the Project site and is mapped as Live Oak, Disturbed (FLUCFCS Code 4279 E2). A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Appendix D.



DRAWN BY	DATE
T.S.	11/3/22
REVIEWED BY	DATE
C.C.	11/3/22
REVISED	DATE

FIGURE 1. PROJECT LOCATION MAP
17900 STATE ROAD 82 PARCEL

PASSARELLA & ASSOCIATES, INC.

SOILS

The soils for the Project, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Appendix E. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Appendix F.

JURISDICTIONAL WETLANDS

The jurisdictional wetlands and "other surface waters" (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 4.07± acres, or 27.1 percent, of the Project site. SFWMD jurisdictional OSWs constitute a total of 1.53± acres, or 10.2 percent, of the Project site.

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code

FLUCFCS Code	Description	Acreage (±)
4241	Melaleuca, Hydric	1.20
6219 E1	Cypress, Disturbed (0-24% Exotics)	0.13
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	1.97
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	0.47
6239 E2	Wet Prairies, Disturbed (25-49% Exotics)	0.30
Wetlands Total		**4.07**
OSWs		
514	Ditch	0.56
520	Borrow Lake	0.97
OSWs Total		**1.53**

The prominent wetland features consist of Melaleuca, Hydric (FLUCFCS Code 4241) and Pine Hydric, Disturbed (FLUCFCS Code 6259 E1 and E3) with varying levels of exotic infestation. A U.S. Geological Survey Quadrangle Map is provided as Appendix G.

LISTED SPECIES

Wildlife species listed by the FWCC and the USFWS that can occur on the Project site are listed in Table 2 (FWCC 2021 and USFWS 1999). Plant species listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that can occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the Project (Appendix H).

Table 2. Listed Wildlife Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
American alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	514, 520, 6219
Eastern indigo snake	*Drymarchon corais couperi*	FT	FT	4119, 4279
Gopher frog	*Lithobates capito*	*	-	4119
Gopher tortoise	*Gopherus polyphemus*	ST	-	4119, 4279, 4349, 740
Birds				
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE	FE	520
Florida burrowing owl	*Athene cunicularia floridana*	ST	-	740
Little blue heron	*Egretta caerulea*	ST	-	514, 520, 6219, 6259, 6439
Roseate spoonbill	*Platalea ajaja*	ST	-	514, 520
Tri-colored heron	*Egretta tricolor*	ST	-	514, 520, 6219, 6259, 6439
Snowy egret	*Egretta thula*	*	-	514, 520, 6219, 6259, 6439
Wood stork	*Mycteria americana*	FT	FT	514, 520, 6219, 6259, 6439
Mammals				
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	-	4119, 4241, 4279, 4349, 6219, 6259
Everglades Mink	*Neovison vison evergladensis*	ST	-	514, 520, 6439
Florida black bear	*Ursus americanus floridanus*	*	-	4119, 4279, 4349, 6219, 6259
Florida bonneted bat	*Eumops floridanus*	FE	FE	4119, 4279, 4349, 514, 520, 6219, 6259, 6439, 740
Florida Panther	*Puma concolor coryi*	FE	FE	4119, 4279, 4349, 6219, 6259

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
FT(S/A) – Federally Threatened Due to Similarity of Appearance
ST – State Threatened
*No longer listed by the FWCC; however, certain protection measures still apply.

Table 3. Listed Plant Species That Could Potentially Occur within the Project

Common name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Fakahatchee burmannia	*Burmannia flava*	E	-	4119
Satinleaf	*Chrysophyllum oliviforme*	T	-	4119
Beautiful pawpaw	*Deeringothamnus pulchellus*	E	-	4119
Simpson's stopper	*Myrcianthes fragrans* var. *simpsonii*	T	-	4279
Hand adder's tongue fern	*Ophioglossum palmatum*	E	-	4279
Twisted air plant	*Tillandsia flexuosa*	T	-	4279
Florida coontie	*Zamia floridana*	CE	-	4119

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened

American Alligator (*Alligator mississippiensis*)
The American alligator could potentially occur within the ditches, open water habitats, and wetlands within the Project site.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The Eastern indigo snake could potentially occur within native uplands on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Tortoise (*Gopherus polyphemus*)
Potential habitat on the Project site for the gopher tortoises includes pine flatwoods; live oak; hardwood/conifer, mixed habitats; and disturbed land.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat for the Everglade snail kite includes borrow lakes on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential burrowing owl habitat exists within the disturbed land on the Project site.

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)
Potential foraging habitat within the Project site for state-listed wading birds includes the forested and herbaceous wetlands, ditches, and borrow lakes.

Roseate Spoonbill (*Ajaia ajaja*)
Potential habitat for the roseate spoonbill on the Project site includes ditches and borrow lakes.

Wood Stork (*Mycteria americana*)
Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, ditches, and borrow lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be suitable for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat for the Big Cypress fox squirrel includes upland and wetland forested habitats on the Project site. Dense interiors of mixed cypress-hardwood strands seem to be avoided by Big Cypress fox squirrels (Moler 1992).

Everglades Mink (*Mustela vison evergladensis*)
The Everglades mink inhabits South Florida and in particular the shallow freshwater marshes of the Everglades and Big Cypress Swamp region. Most sightings and specimens have come from either Collier or Dade County, but the Everglades mink presumably inhabits northern and eastern Monroe County as well (Humphrey 1992). The Everglades mink is listed as a protected species by Lee County and potentially could utilize the ditches, borrow lakes, and herbaceous wetland habitats on the Project site.

Florida Black Bear (*Ursus americanus floridanus*)
Potential habitat for the Florida black bear includes upland and wetland forested lands on the Project site. The USFWS and FWCC have documented Florida black bear occurrences to the northeast of the Project site (across SR 78).

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site and/or forage over the herbaceous wetlands, ditches, borrow lakes, and disturbed land. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida, from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

Florida Panther (*Puma concolor coryi*)
The Project is proximate to the Florida panther secondary zone, but the zone does not overlap the Project site (Kautz *et al.* 2006). Additionally, there are no Florida panther telemetry points documented on the Project site and there were no Florida panthers or their sign (scat, tracks, etc.) observed on the site. However, the Florida panther could potentially utilize the forested upland and wetland habitats on the Project.

A Lee County protected species survey was conducted on the Project site on November 3, 2022. No listed wildlife species or their signs (i.e., tracks, nests) were documented within the Project area. Additionally, no Lee County protected plant species were observed on the Project during the protected species survey.

SUMMARY

A total of 13 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. SFWMD jurisdictional wetlands constitute a total of 4.07± acres, or 27.1 percent, of the Project site. SFWMD jurisdictional OSWs constitute a total of 1.53± acres, or 10.2 percent, of the Project site. The Project contains one rare and unique upland habitat type mapped as Live Oak, Disturbed (FLUCFCS Code 4279 E2).

A Lee County protected species survey was conducted on the Project site on November 3, 2022. No Lee County protected wildlife or plant species were observed on the Project during the survey.

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APPENDIX A

AERIAL WITH BOUNDARY

LEGEND

17900 STATE ROAD 82 PARCEL

N
W E
S

0 100 200
Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2022.

PROPERTY BOUNDARY PER BANKS ENGINEERING DRAWING NO. 8765 DANTE PARCEL - EM 04-15-2022.DWG DATED APRIL 15, 2022.

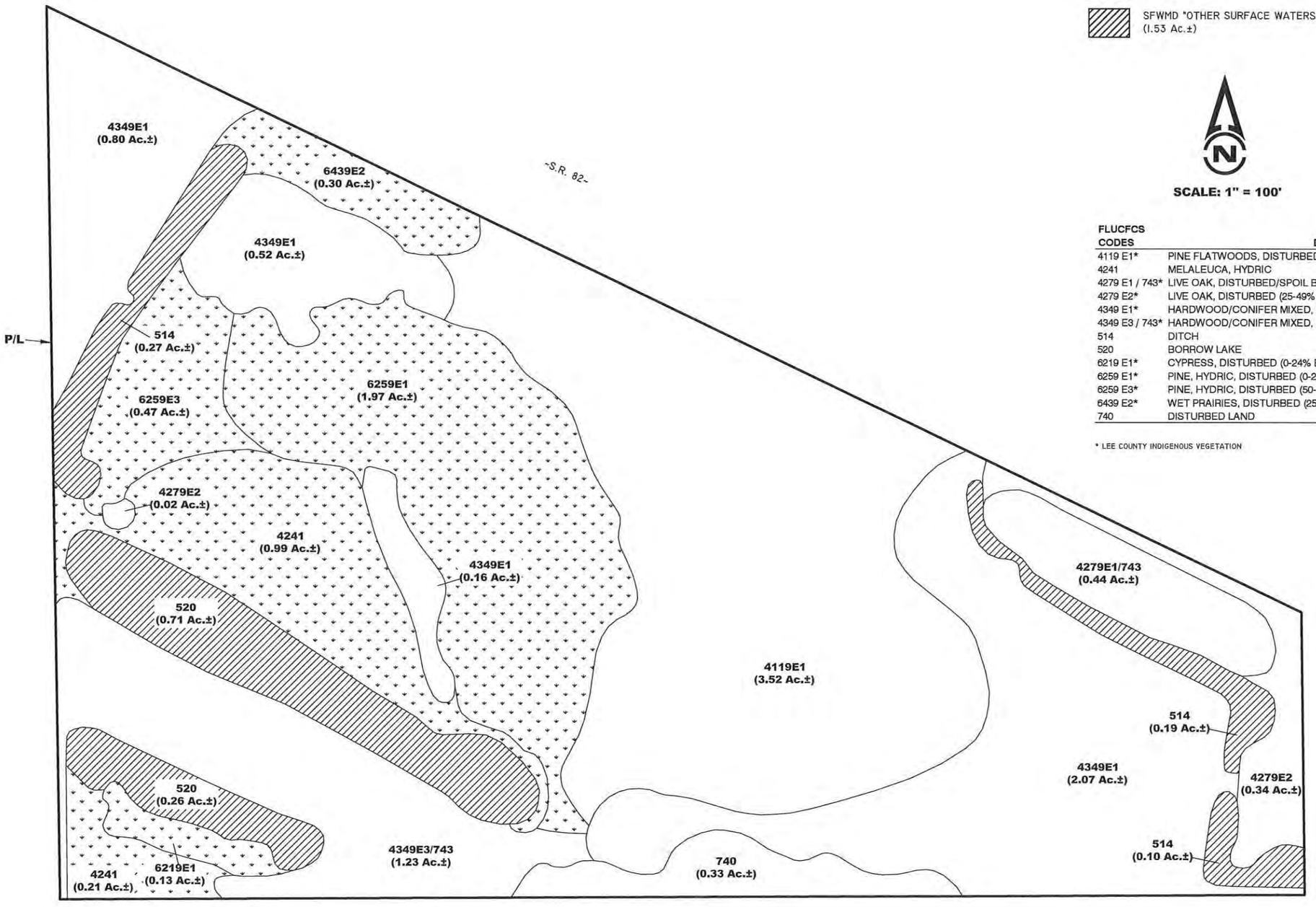
APPENDIX A. AERIAL WITH BOUNDARY
17900 STATE ROAD 82 PARCEL

DRAWN BY	DATE
T.S.	12/12/22
REVIEWED BY	DATE
P.S.	12/12/22
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.

APPENDIX B

FLUCFCS AND WETLANDS MAP



LEGEND:

SFWMD WETLANDS
(4.07 Ac.±)

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

N

SCALE: 1" = 100'

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER BANKS ENGINEERING DRAWING NO. 8765 DANTE PARCEL - EM 04-15-2022.DWG DATED APRIL 15, 2022.

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

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

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4119 E1*	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	3.52 Ac.±	23.4%
4241	MELALEUCA, HYDRIC	1.20 Ac.±	8.0%
4279 E1 / 743*	LIVE OAK, DISTURBED/SPOIL BERM (0-24% EXOTICS)	0.44 Ac.±	2.9%
4279 E2*	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.36 Ac.±	2.4%
4349 E1*	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.55 Ac.±	23.6%
4349 E3 / 743*	HARDWOOD/CONIFER MIXED, DISTURBED/SPOIL BERM (50-75% EXOTICS)	1.23 Ac.±	8.2%
514	DITCH	0.56 Ac.±	3.7%
520	BORROW LAKE	0.97 Ac.±	6.5%
6219 E1*	CYPRESS, DISTURBED (0-24% EXOTICS)	0.13 Ac.±	0.9%
6259 E1*	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.97 Ac.±	13.1%
6259 E3*	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	0.47 Ac.±	3.1%
6439 E2*	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	0.30 Ac.±	2.0%
740	DISTURBED LAND	0.33 Ac.±	2.2%
	TOTAL	15.03 Ac.±	100.0%

* LEE COUNTY INDIGENOUS VEGETATION

J:\2022\22bei3774\2022\Env Assessment Rpt\APPENDIX B FLUCFCS AND WETLANDS.DWG TAB: 17X11-H JUN 15, 2023 - 9:50AM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY	R.F.	DATE	05/16/22
DESIGNED BY	S.J.	DATE	05/16/22
REVIEWED BY	S.J.	DATE	05/16/22

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

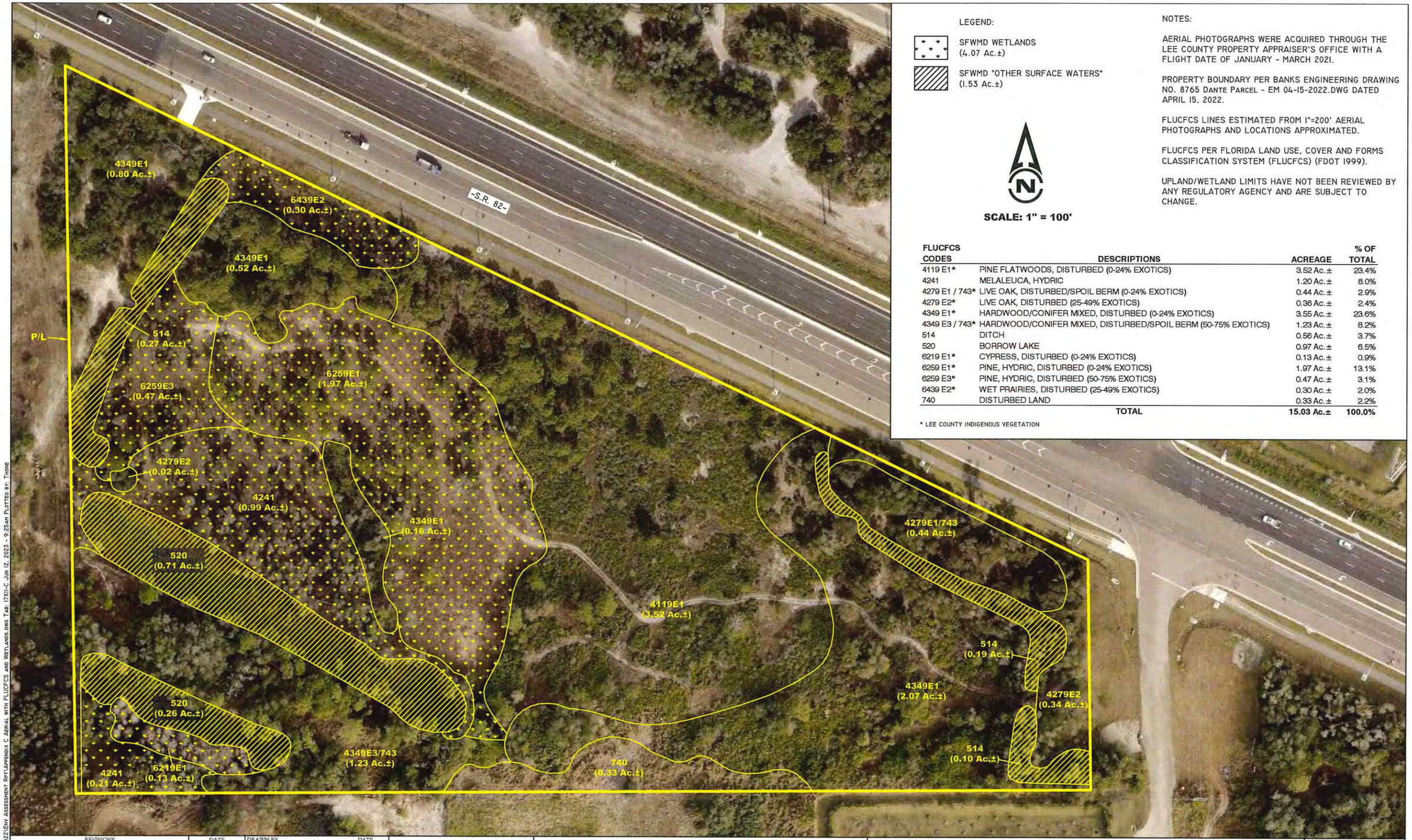
17900 STATE ROAD 82 PARCEL
FLUCFCS AND WETLANDS MAP

DRAWING No. 22BEI3774

SHEET No. APPENDIX B

APPENDIX C

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

SFWMD WETLANDS
(4.07 Ac.±)

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

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER BANKS ENGINEERING DRAWING NO. 8765 DANTE PARCEL - EM 04-15-2022.DWG DATED APRIL 15, 2022.

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

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

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

SCALE: 1" = 100'

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4119 E1*	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	3.52 Ac.±	23.4%
4241	MELALEUCA, HYDRIC	1.20 Ac.±	8.0%
4279 E1 / 743*	LIVE OAK, DISTURBED/SPOIL BERM (0-24% EXOTICS)	0.44 Ac.±	2.9%
4279 E2*	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.36 Ac.±	2.4%
4349 E1*	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.55 Ac.±	23.6%
4349 E3 / 743*	HARDWOOD/CONIFER MIXED, DISTURBED/SPOIL BERM (50-75% EXOTICS)	1.23 Ac.±	8.2%
514	DITCH	0.56 Ac.±	3.7%
520	BORROW LAKE	0.97 Ac.±	6.5%
6219 E1*	CYPRESS, DISTURBED (0-24% EXOTICS)	0.13 Ac.±	0.9%
6259 E1*	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.97 Ac.±	13.1%
6259 E3*	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	0.47 Ac.±	3.1%
6439 E2*	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	0.30 Ac.±	2.0%
740	DISTURBED LAND	0.33 Ac.±	2.2%
	TOTAL	**15.03 Ac.±**	**100.0%**

* LEE COUNTY INDIGENOUS VEGETATION

J:\2022\22BEI3774\2022\ENV ASSESSMENT RPT\APPENDIX C AERIAL WITH FLUCFCS AND WETLANDS.DWG TAB: 17X11-C JUN 12, 2023 - 9:25AM PLOTTED BY: THONE

REVISIONS	DATE

		DATE
DRAWN BY	R.F.	05/16/22
DESIGNED BY	S.J.	05/16/22
REVIEWED BY	S.J.	05/16/22

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PASSARELLA & ASSOCIATES INC
Consulting Ecologists

17900 STATE ROAD 82 PARCEL
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No.
22BEI3774

SHEET No.
APPENDIX C

APPENDIX D

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

17900 STATE ROAD 82 PARCEL
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

Revised June 2023

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the 17900 State Road 82 Parcel, while a description of each FLUCFCS classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent Total
4119 E1*	Pine Flatwoods, Disturbed (0-24% Exotics)	3.52	23.4
4241	Melaleuca, Hydric	1.20	8.0
4279 E1/743*	Live Oak, Disturbed/Spoil Berm (0-24% Exotics)	0.44	2.9
4279 E2*	Live Oak, Disturbed (25-49% Exotics)	0.36	2.4
4349 E1*	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	3.55	23.6
4349 E3/743*	Hardwood/Conifer Mixed, Disturbed/Spoil Berm (50-75% Exotics)	1.23	8.2
514	Ditch	0.56	3.7
520	Borrow Lake	0.97	6.5
6219 E1*	Cypress, Disturbed (0-24% Exotics)	0.13	0.9
6259 E1*	Pine, Hydric, Disturbed (0-24% Exotics)	1.97	13.1
6259 E3*	Pine, Hydric, Disturbed (50-75% Exotics)	0.47	3.1
6439 E2*	Wet Prairies, Disturbed (25-49% Exotics)	0.30	2.0
740	Disturbed Land	0.33	2.2
Totals		**15.03**	**100.0**

*Lee County Indigenous Vegetation

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this upland habitat type contains slash pine (*Pinus elliottii*). The sub-canopy consists of slash pine, dahoon holly (*Ilex cassine*), staggerbush (*Lyonia fruticosa*), gallberry (*Ilex glabra*), and saw palmetto (*Serenoa repens*). The ground cover is dominated by saw palmetto and also contains dwarf live oak (*Quercus minima*), wiregrass (*Aristida stricta*), and pennyroyal (*Piloblephis rigida*).

Melaleuca, Hydric (FLUCFCS Code 4241)
The canopy contains melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains melaleuca and wax myrtle (*Morella cerifera*). The ground cover is partly open with scattered maidencane (*Panicum hemitomon*), rush (*Juncus effusus*), bushy bluestem (*Andropogon glomeratus*), rosy camphorweed (*Pluchea rosea*), erectleaf witchgrass (*Dichanthelium erectifolium*), little blue maidencane (*Amphicarpum muehlenbergianum*), and swamp fern (*Telmatoblechnum serrulatum*).

Live Oak, Disturbed/Spoil Berm (0-24% Exotics) (FLUCFCS Code 4279 E1/743)
This upland habitat type occurs within an area where fill material had been historically deposited. The canopy is dominated by live oak (*Quercus virginiana*) and also contains cabbage palm (*Sabal palmetto*) and laurel oak (*Quercus laurifolia*). The sub-canopy contains staggerbush and cabbage palm. The ground cover consists of saw palmetto, wiregrass, dwarf live oak, and earleaf greenbrier (*Smilax auriculata*).

Live Oak, Disturbed (25-49% Exotics) (FLUCFCS Code 4279 E2)
This vegetation association is similar to FLUCFCS Code 4279 E1/743, except with 25 to 49 percent coverage by exotic species (e.g., Brazilian pepper (*Schinus terebinthifolia*)).

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy consists of slash pine, live oak, and cabbage palm. The sub-canopy contains slash pine, live oak, cabbage palm, and Brazilian pepper. The ground cover consists of Guinea grass (*Urochloa maxima*), rosary pea (*Abrus precatorius*), saw palmetto, and muscadine grapevine (*Vitis rotundifolia*).

Hardwood/Conifer Mixed, Disturbed/Spoil Berm (50-75% Exotics) (FLUCFCS Code 4349 E3/743)
This upland habitat type occurs within an area where fill material had been historically deposited. This vegetation association is similar to FLUCFCS Code 4349 E1, except with 50 to 75 percent coverage by exotic species.

Ditch (FLUCFCS Code 514)
The canopy of these surface water features includes overhanging melaleuca and willow (*Salix caroliniana*). The sub-canopy includes melaleuca, wax myrtle, and myrsine (*Myrsine cubana*). The ground cover is mostly open but may contain yellow-eyed grass (*Xyris* sp.), rosy camphorweed, maidencane, arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), and dotted smartweed (*Persicaria punctata*).

Borrow Lake (FLUCFCS Code 520)
The canopy is mostly open but may include melaleuca on the perimeter. The sub-canopy includes melaleuca and willow on the perimeter. The ground cover consists of maidencane, torpedograss (*Panicum repens*), and yellow water lily (*Nuphar lutea* subsp. *advena*).

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)
The canopy is dominated by cypress (*Taxodium distichum*) and also includes melaleuca. The sub-canopy consists of cypress and buttonbush (*Cephalanthus occidentalis*). The ground cover is dominated by swamp fern, and also contains maidencane, rush, and shield fern (*Thelypteris* sp.).

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)
The canopy and sub-canopy consist of scattered slash pine and melaleuca. The ground cover contains little blue maidencane, bushy bluestem, carpetgrass (*Axonopus* sp.), chocolateweed (*Melochia corchorifolia*), and erect-leaf witchgrass.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)
This vegetation association is similar to FLUCFCS Code 6259 E1, except with 50 to 75 percent coverage by exotic species (e.g., melaleuca).

Wet Prairies, Disturbed (25-49% Exotics) (FLUCFCS Code 6439 E2)
The canopy is open. The sub-canopy consists of melaleuca, willow, wax myrtle, and corkwood (*Stillingia aquatica*). The ground cover contains beaksedge (*Rhynchospora microcarpa*), maidencane, rosy camphorweed, bushy bluestem, and Leavenworth's tickseed (*Coreopsis leavenworthii*).

Disturbed Land (FLUCFCS Code 740)
The canopy is open. The sub-canopy contains scattered Brazilian pepper. The ground cover consists of Guinea grass, dwarf live oak, and muscadine grapevine.

APPENDIX E

SOILS MAP

LEGEND

17900 STATE ROAD 82 PARCEL

N
W E
S

0 100 200
Feet

Soil Unit	Description
11	Myakka fine sand, 0 to 2 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
63	Malabar fine sand, high, 0 to 2 percent slopes

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2022.

PROPERTY BOUNDARY PER BANKS ENGINEERING DRAWING NO. 8765 DANTE PARCEL - EM 04-15-2022.DWG DATED APRIL 15, 2022.

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

APPENDIX E. SOILS MAP

17900 STATE ROAD 82 PARCEL

DRAWN BY	DATE
T.S.	12/12/22
REVIEWED BY	DATE
P.S.	12/12/22
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.

APPENDIX F

SOILS SUMMARY TABLE AND DESCRIPTIONS

17900 STATE ROAD 82 PARCEL
SOILS SUMMARY TABLE AND DESCRIPTIONS

January 2023

Table 1. Soils Listed by the Natural Resources Conservation Service on the Project

Mapping Unit	Description
11	Myakka fine sand, 0 to 2 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
63	Malabar fine sand, high, 0 to 2 percent slopes

11 – Myakka fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in broad flatwoods areas. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The sub-surface layer is fine sand about 23 inches thick. In the upper 3 inches, it is gray, and in the lower 20 inches, it is light gray. The sub-soil is fine sand to a depth of 80 inches or more. The upper 4 inches are black and firm, the next 5 inches are dark reddish-brown and friable, the next 17 inches are black and firm, the next 11 inches are dark reddish-brown and friable, and the lower 17 inches are mixed black and dark reddish-brown and friable. In most years, under natural conditions, the water table is within 10 inches of the surface for one to three months, and 10 to 40 inches below the surface for two to six months. It is more than 40 inches below the surface during extended dry periods.

28 – Immokalee sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The sub-surface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The sub-soil is sand to a depth of 69 inches. The upper 14 inches are black and firm, the next 5 inches are dark reddish-brown, and the lower 14 inches are dark yellowish-brown. The sub-stratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for one to three months and 10 to 40 inches below the surface for two to six months.

36 – Immokalee Sand – Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The sub-surface layer is light gray fine sand about 31 inches thick. The sub-soil is fine sand about 33 inches thick. The upper 4 inches are black and friable, the next 6 inches are dark reddish-brown, and the lower 23 inches are dark brown. The sub-stratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for one to four months in most years. It recedes to more than 40 inches below the surface during the dry season.

44 – Malabar fine sand, frequently ponded, 0 to 1 percent slopes

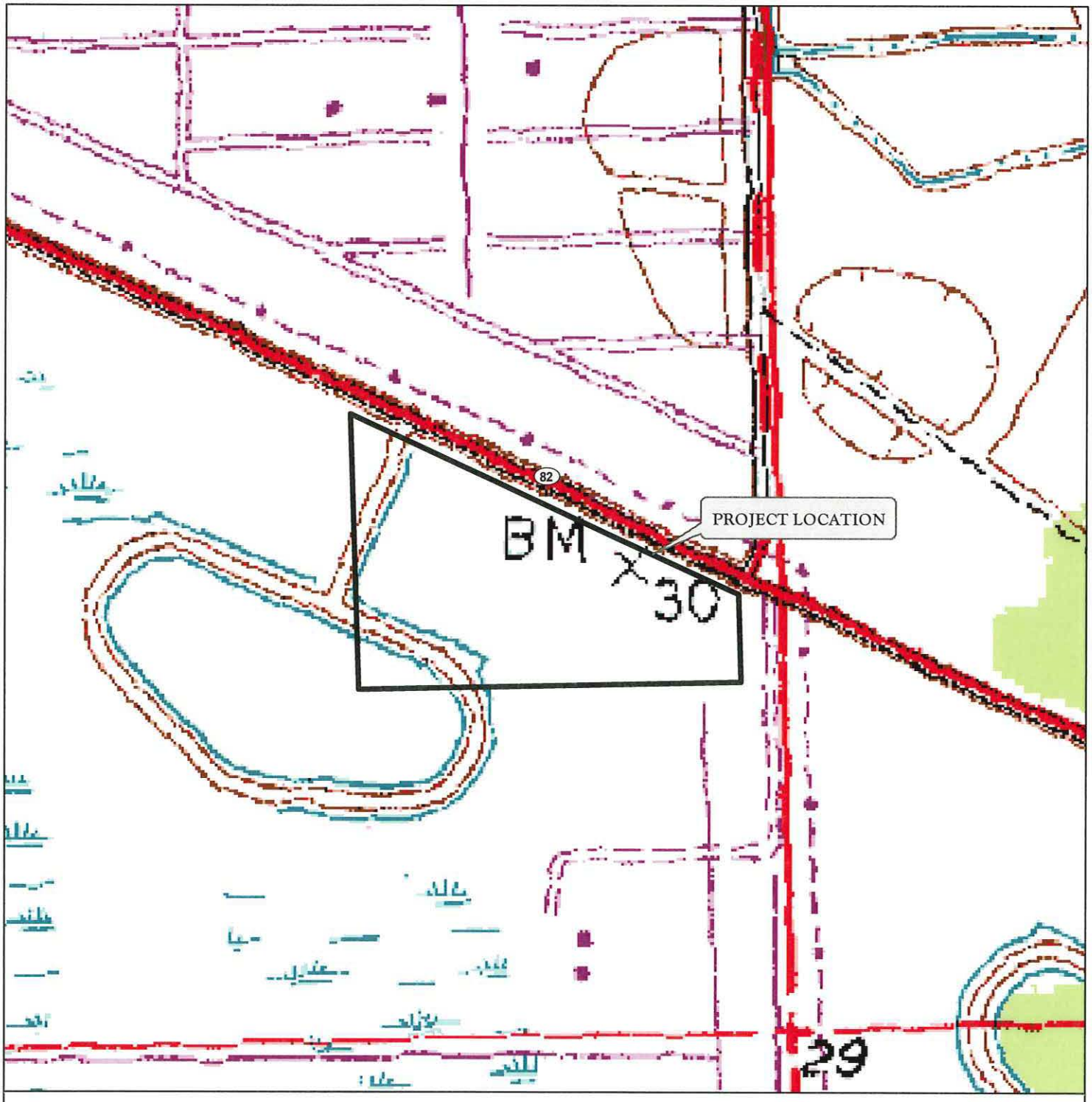
This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than 1 percent. Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches are dark gray fine sand. The sub-surface layer is sand to a depth of 44 inches. The upper 3 inches are very pale brown. The next 11 inches are yellow, iron-coated sand grains. The next 10 inches are very pale brown with common coatings of iron on the sand grains. The lower 16 inches are light gray. The sub-soil is 23 inches of olive gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the sub-soil. In most years, under natural conditions, the soil is ponded for about four to six months or more. The water table is 10 to 40 inches below the surface for four to six months.

63 – Malabar fine sand, high, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in the flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 4 inches thick. The sub-surface layer is light gray fine sand about 13 inches thick. The sub-soil is fine sand and sandy clay loam about 51 inches thick. The upper 7 inches are very pale brown fine sand with brownish-yellow mottles. The next 6 inches are brownish-yellow fine sand with yellowish-brown mottles. Next is yellow fine sand with yellowish-brown mottles, light gray fine sand with yellowish-brown mottles, and gray sandy clay loam with yellowish-brown stains along root channels. The lower 8 inches are greenish-gray sandy clay loam. Below that and extending to a depth of 80 inches or more is gray fine sand with about 60 percent shell fragments. In most years, under natural conditions, the water table is 10 to 40 inches below the surface for four to six months. It recedes to more than 40 inches below the surface during extended dry periods.

APPENDIX G

QUAD SHEET



LEGEND

17900 STATE ROAD 82 PARCEL

N
W E
S

0 200 400
Feet

NOTES:

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

APPENDIX G. QUAD SHEET

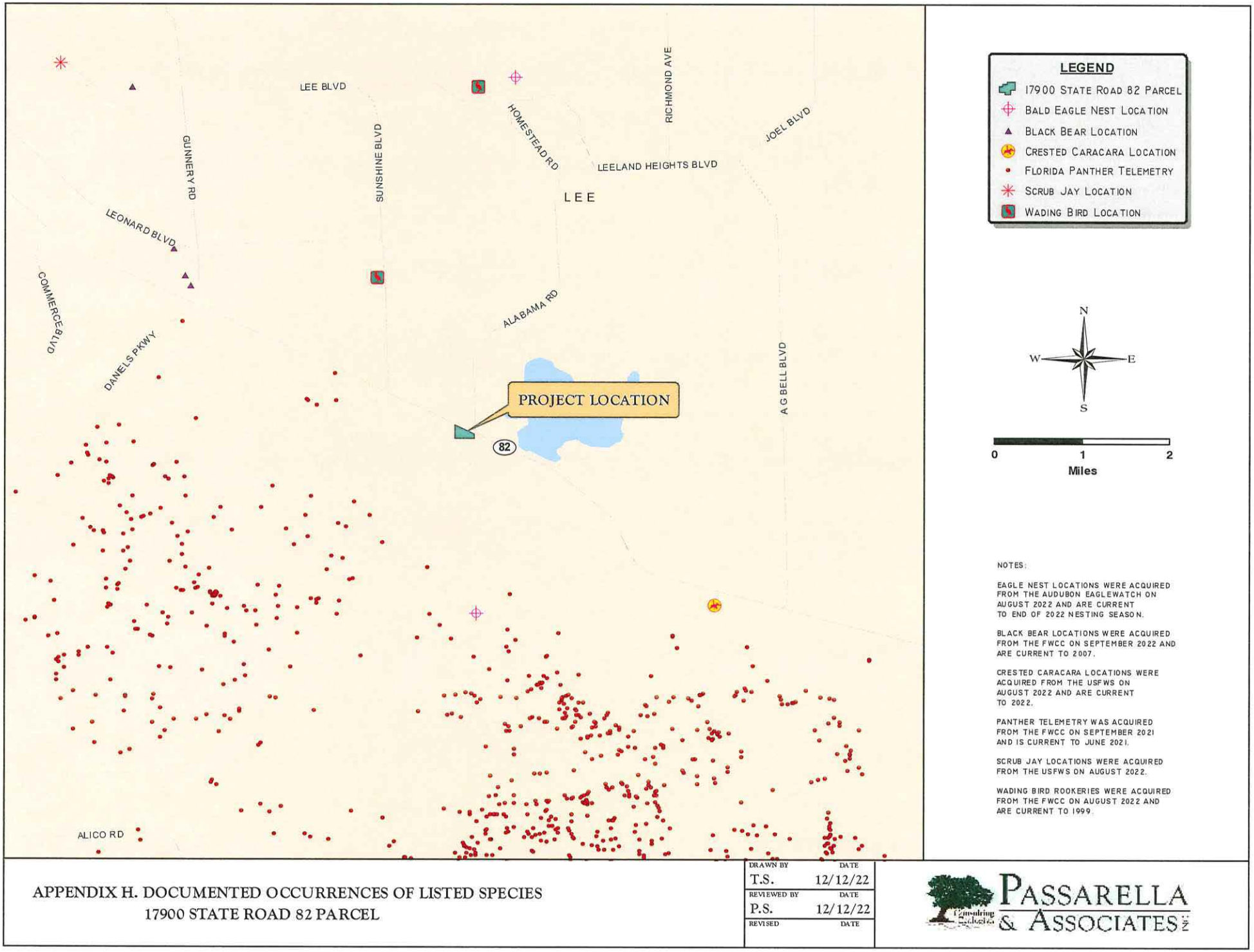
17900 STATE ROAD 82 PARCEL

DRAWN BY	DATE
T.S.	12/12/22
REVIEWED BY	DATE
P.S.	12/12/22
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.

APPENDIX H

DOCUMENTED OCCURRENCES OF LISTED SPECIES



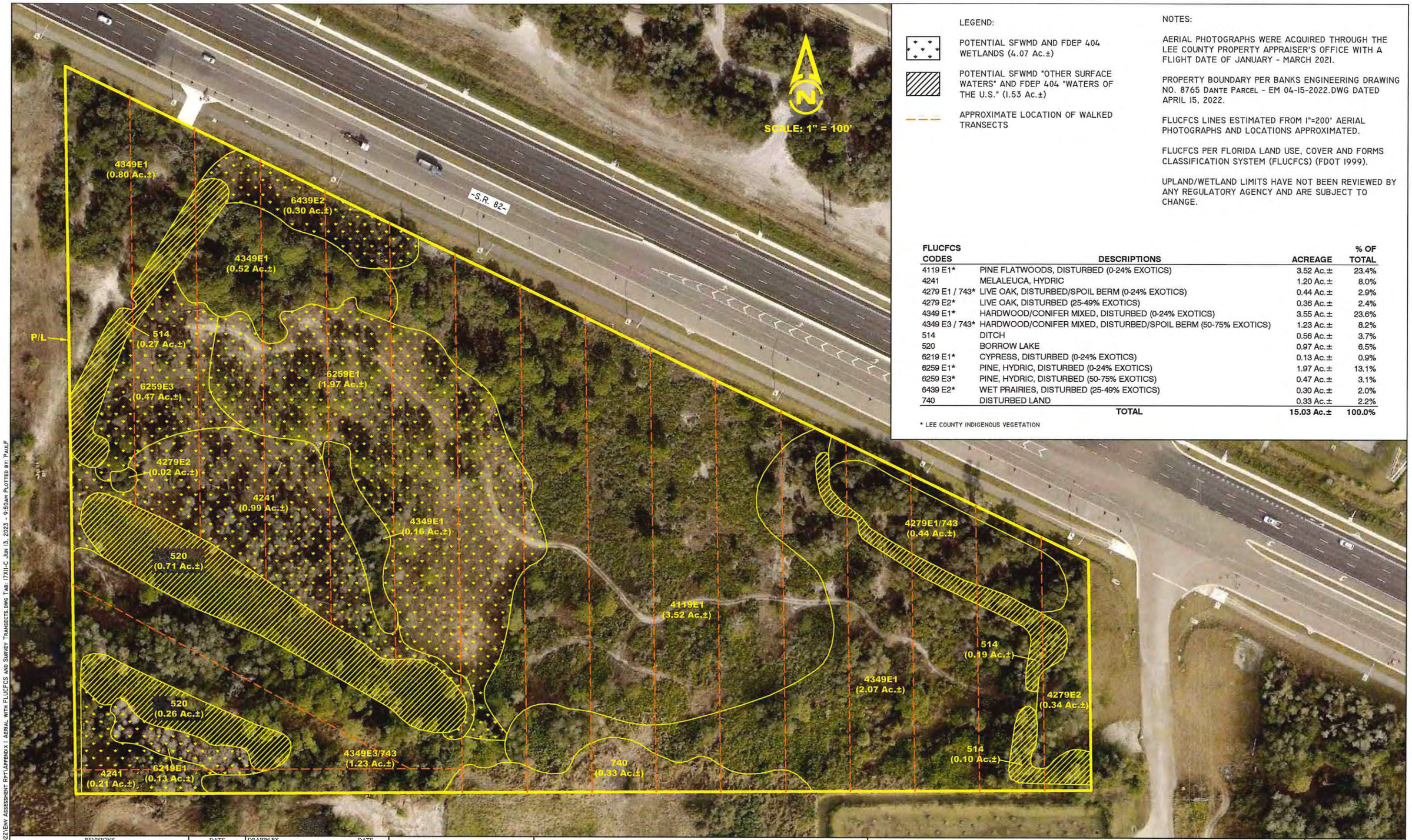
APPENDIX H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
17900 STATE ROAD 82 PARCEL

DRAWN BY	DATE
T.S.	12/12/22
REVIEWED BY	DATE
P.S.	12/12/22
REVISED	DATE

PASSARELLA & ASSOCIATES

APPENDIX I

AERIAL WITH FLUCFCS AND SURVEY TRANSECTS



LEGEND:

POTENTIAL SFWMD AND FDEP 404 WETLANDS (4.07 Ac.±)

POTENTIAL SFWMD "OTHER SURFACE WATERS" AND FDEP 404 "WATERS OF THE U.S." (1.53 Ac.±)

APPROXIMATE LOCATION OF WALKED TRANSECTS

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

PROPERTY BOUNDARY PER BANKS ENGINEERING DRAWING NO. 8765 DANTE PARCEL - EM 04-15-2022.DWG DATED APRIL 15, 2022.

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

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

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4119 E1*	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	3.52 Ac.±	23.4%
4241	MELALEUCA, HYDRIC	1.20 Ac.±	8.0%
4279 E1 / 743*	LIVE OAK, DISTURBED/SPOIL BERM (0-24% EXOTICS)	0.44 Ac.±	2.9%
4279 E2*	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.36 Ac.±	2.4%
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514	DITCH	0.56 Ac.±	3.7%
520	BORROW LAKE	0.97 Ac.±	6.5%
6219 E1*	CYPRESS, DISTURBED (0-24% EXOTICS)	0.13 Ac.±	0.9%
6259 E1*	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.97 Ac.±	13.1%
6259 E3*	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	0.47 Ac.±	3.1%
6439 E2*	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	0.30 Ac.±	2.0%
740	DISTURBED LAND	0.33 Ac.±	2.2%
	TOTAL	15.03 Ac.±	100.0%

* LEE COUNTY INDIGENOUS VEGETATION

J:\2022\22BEI3774\2022\ENV ASSESSMENT RPT\APPENDIX I AERIAL WITH FLUCFCS AND SURVEY TRANSECTS.DWG Tab: I7XII-C Jun 13, 2023 - 9:50am Plotted By: PaulF

REVISIONS	DATE

		DATE
DRAWN BY	R.F./T.S.	12/12/22
DESIGNED BY	P.S.	12/12/22
REVIEWED BY	S.J.	12/12/22

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Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

17900 STATE ROAD 82 PARCEL
AERIAL WITH FLUCFCS AND SURVEY TRANSECTS

DRAWING No. 22BEI3774

SHEET No. APPENDIX I

Exhibit M14

Historical Resources Impact Analysis

Dante Commercial
July 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Exhibits M15 & M17

Public Facilities Impact Analysis
&
Existing & Future Conditions Analysis

Dante Commercial CPA
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Dante Commercial Comprehensive Plan Amendment

Public Facilities Impacts Analysis & Existing and Future Conditions Analysis
Exhibits M15 & M17

Potable Water

The subject property is located adjacent to the Florida Governmental Utility Authority's (FGUA) Service Boundary as depicted in the Letter of Availability submitted with this application in Exhibit M18. A letter of no objection from Lee County Utilities has been obtained and is attached. FGUA has potable water lines in operation near the property including a 10-inch potable water main on the south side of S.R. 82 at the west property line of the existing gas station at Blackstone Drive. The property between the gas station and the subject property received development order approval under case number DOS2020-00135 to extend this water main along its frontage. The letter also depicts a 10-inch potable water main to the east on the south side of S.R. 82 near Golden Palms Circle.

Existing Development Potential: 1 Single-Family Dwelling Unit:
1 SF unit x 250 GPD = 250 GPD

Proposed Development Potential: 90,000 SF commercial:
90,000 SF x (15/100) = 13,500 GPD

Lee Plan Policy 95.1.3.1 provides a Potable Water Facilities LOS standard for supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC). According to the Lee County Public Facilities Level of Service and Concurrency Report 2022 Inventory and Projections, all systems are operating within capacity and meet the Lee Plan LOS Standard. Table 6 shows 3.1 available MGD and 2026 projections of 3.2 MGD and 91 GPD per ERC. In addition to the WTP capacity described in Table 6, FGUA has an interconnect agreement with the City of Fort Myers to purchase up to 2.0 MGD or potable water. The analysis of FGUA system demand only includes Lehigh Acres Tier 1 as identified on The Lee Plan Map 1, Special Treatment Areas Lehigh Acres Community Plan Overlays. Tier 1 generally represents the portion of Lehigh Acres with existing utilities. There is sufficient capacity to service the project as stated in the provided letter of availability which also states that administrative and system improvements are in progress to increase the capacity in the long term. The FGUA Adopted Fiscal Year 2023 Operating Budget and Fiscal Year 2023 – 2027 Capital Improvement Program shows a 5-year CIP of $78 million and incudes recommissioning Lehigh Acres Water Treatment Plant No. 2 and upgrading to an approximately 2 MGD plant in 2023 and 2024.

Sanitary Sewer

The subject property is located adjacent to the Florida Governmental Utility Authority's (FGUA) Service Boundary as depicted in the Letter of Availability submitted with this application in Exhibit M18. A letter of no objection from Lee County Utilities has been obtained and is attached. FGUA has sanitary sewer lines in operation near the property including an 8-inch gravity sewer main on the south side of S.R. 82 at the west property line of the existing gas station at Blackstone Drive. The property between the gas station and the subject property received development order approval under case number DOS2020-00135 to install 10-inch sanitary sewer through its project. The letter also depicts a 12-inch sewer force main to the east on the south side of S.R. 82 near Golden Palms Circle.

Existing Development Potential: 1 Single-Family Dwelling Unit
1 unit x 200 GPD = 200 GPD (or septic)

Proposed Development Potential: 90,000 SF commercial:
90,000 SF x (15 /100) = 13,500 GPD

Lee Plan Policy 95.1.3.2 provides a Sanitary Sewer Facilities LOS standard for treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC). According to the Lee County Public Facilities Level of Service and Concurrency Report 2022 Inventory and Projections, all systems are operating within capacity and meet the LOS standard for unincorporated LC. Table 10 shows 7 available MGD and 2026 projections of 8.3 MGD and 206 GPD per ERC. The analysis of the FGUA Lehigh Acres system demand only includes Lehigh Acres Tier 1 as identified on The Lee Plan Map 1, Special Treatment Areas Lehigh Acres Community Plan Overlays. Tier 1 generally represents the portion of Lehigh Acres with existing utilities. The FGUA also manages the North Fort Myers service area and Del Prado WRF. There is sufficient capacity to service the project as stated in the provided letter of availability which also states that administrative and system improvements are in progress to increase the capacity in the long term. The FGUA Adopted Fiscal Year 2023 Operating Budget and Fiscal Year 2023 – 2027 Capital Improvement Program shows a 5 year CIP of $78 million and includes expansion of the Lehigh Acres WWTP in 2023 and 2024.

Surface Water/Drainage Basins

The existing site is undeveloped with the exception of significant onsite disturbances observied in 1944-1958 historic aerials associated with WW II military operations including the construction of a portion of a large artillery practice area which effectively blocked the property's historic drainage pattern to the southwest and isolated the site from interacting with surrounding lands. Further hydraulic isolation occurred in 2016 with the electrical substation was constructed along the southeast of the property.

Lee Plan Map 5-D identifies the subject property as being within the Orange River (abutting S.R. 82) and Estero River (southwest portion) watershed areas. LOS standards for surface water management are contained in Lee Plan Policy 95.1.3.4 which provides a system requirement to prevent the flooding of designated evacuation routes on Lee Plan Map 3-J from the 25-year, 3-day storm event (rainfall) for more than 24 hours. Lee County Evacuation Routes are now identified on Lee Plan Map 3-F which designates S.R. 82 and Alabama Road S. to the north of S.R. 82 as evacuation routes. According to the Lee County Public Facilities

Level of Service and Concurrency Report 2022 Inventory and Projections, studies indicated that no evacuation routes located within the 48 watershed areas are expected to be flooded for more than 24 hours, thereby satisfying the Lee Plan Policy 60.1.3 and Policy 95.1.3 existing infrastructure/interim surface water management LOS standard for unincorporated LC. All new developments that receive approval from the SFWMD and comply with standards in Florida Administrative Code (AC) Chapter 62-330 will be deemed concurrent with the surface water management LOS standards set forth in The Lee Plan. The Dante Commercial project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

Parks, Recreation and Open Space

The proposed amendment results in a reduction of 1 potential single-family dwelling unit and the potential for only commercial uses on the site which will have no impact on Parks and Recreation.

Public Schools

The proposed amendment results in a reduction of 1 potential single-family dwelling unit and the potential for only commercial uses on the site which will have no impact on Public Schools.

Solid Waste

The subject property is located within the Lee County Solid Waste franchise area and a letter of availability is submitted with this application demonstrating that Lee County Solid Waste Department is capable of providing solid waste collection service for future changes to the proposed Dante Parcel Commercial Planned Development through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

LOS Standard: 7 pounds per day per capita
Current Available Capacity: 7.6 pounds per day per capita

The 2022 Concurrency Report provides that all unincorporated areas of Lee County are concurrent with the Level of Service standard set forth in the Lee Plan for solid waste, in compliance with Lee Plan Policy 95.1.3.

Conclusions

As this analysis demonstrates, there are adequate public facilities to support the development of the Dante Commercial property as proposed. The plan amendment for Dante Commercial will not cause any public facility deficiencies.

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

October 31, 2022

Via E-Mail

Paul Arnett
Development Services Coordinator, FGUA
280 Wekiva Springs Road, Suite 2070
Longwood, FL 32779

RE: Letter of No Objection for service by FGUA
Dante Parcel
Parcel: 13-45-26-00-00001.0030

Dear Mr. Arnett:

This letter is in response to your request for a Letter of No Objection to Florida Governmental Utility Authority (FGUA) providing potable water and sanitary sewer service to the subject property along State Route 82. Our records indicate that the north side of State Route 82 in this area is already in the FGUA water and sewer service areas. Additionally, the parcels east of Alabama Road on the south side of State Route 82 are also already in the FGUA water and sewer service areas.

Please be advised that the identified parcel is not located within LCU's sewer service area. LCU has no potable water or sanitary sewer lines in operation adjacent to the parcels.

Per Lee Plan Policies 53.1.1 and 56.1.1, LCU may object to potable water or sanitary sewer utilities applying to provide or expand service to areas within unincorporated Lee County that are not included in the areas illustrated on Maps 4A or 4B. LCU has no objection to the FGUA providing potable water and sanitary sewer service to the parcel listed in this letter.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)533-8181.

Respectfully,

Nathan Beals, PMP
Planning Manager of Lee County Utilities

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

March 6, 2023

Stacy Ellis Hewitt
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966
shewitt@bankseng.com

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 23-015 LED

Parcel ID No.: 13-45-26-00-0001.0030

17900 State Road 82, Fort Myers, FL, 33913

Dante Parcel

Dear Ms. Hewitt:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required. The FGUA is currently confronted with various factors that may temporarily limit the availability of Potable Water in some circumstances. Administrative and system improvements are in progress to increase capacity in the long term.

The application indicated that the proposed project consists of a 90,000 SF commercial building with an estimated potable water usage demand of 13,500 GPD and 13,500 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. However, due to water supply limitations, projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the 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 of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

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

CC: Mike Currier, South Region Area Manager

Encl.

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

Exhibit M16

Traffic Circulation Analysis

Dante Commercial CPA
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

DANTE COMMERCIAL COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2212.11)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

May 10, 2023

TR TRANSPORTATION CONSULTANTS, INC

CONTENTS

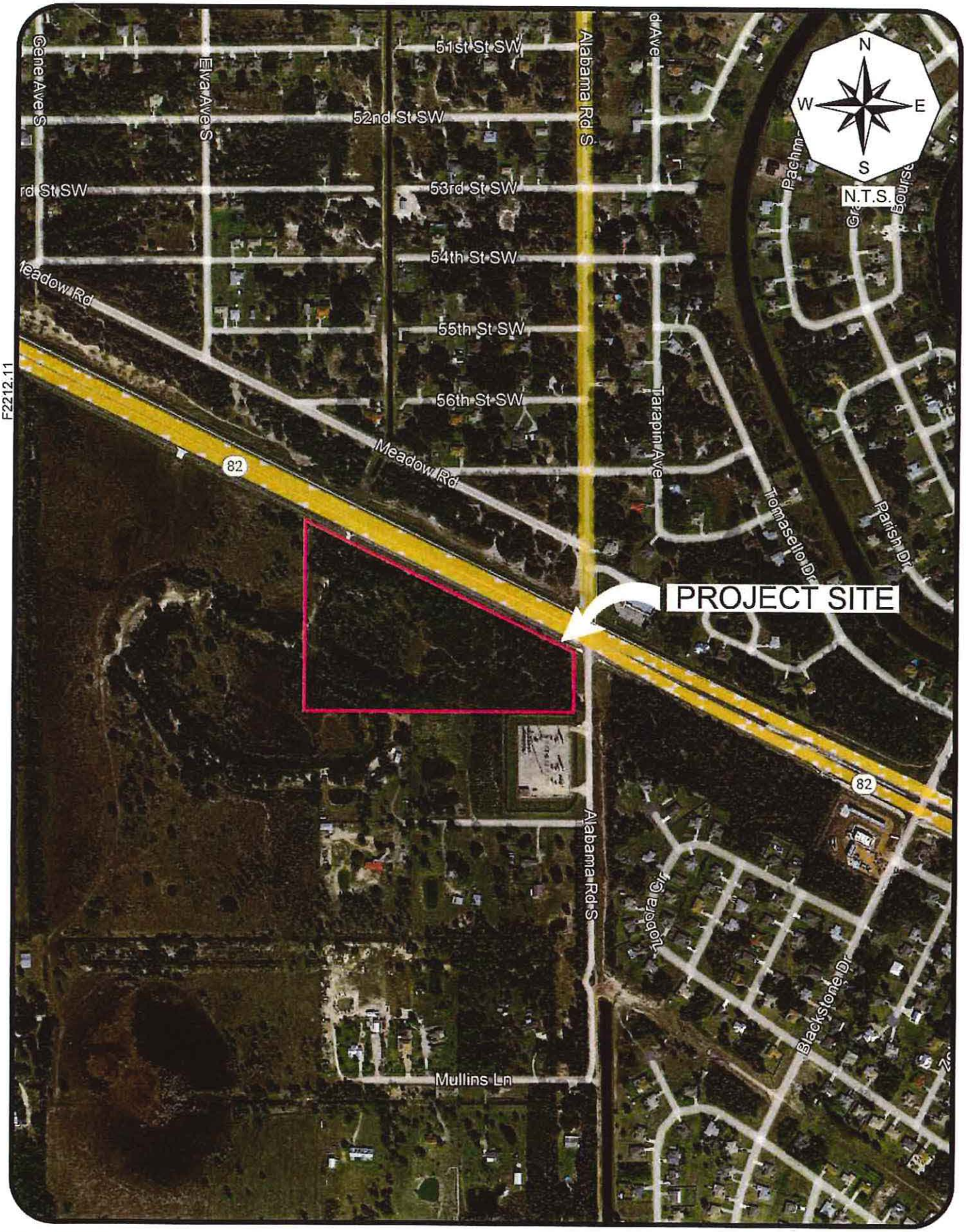
TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at the southwest corner of SR 82 and Alabama Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 15-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Commercial & Wetlands as well as a zoning amendment to permit the development of up to 90,000 commercial retail uses. Approximately 4 acres of the subject site is currently designated as Wetlands and will remain as Wetlands under the proposed amendment scenario. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site will be provided to Alabama Road via a single connection. No direct access to SR 82 is being proposed at this time.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.



F2212.11

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
DANTE COMMERCIAL

Figure 1

II. EXISTING CONDITIONS

The subject site is currently vacant. This subject site is bordered by vacant land to the west, SR 82 to the north, Alabama Road to the east, and by a Lee County electric substation, vacant land, and a single-family residential use to the south.

SR 82 (Immokalee Road) has been recently widened to a six-lane divided facility adjacent to the site. S.R. 82 has a posted speed limit of 55 mph and an adopted Corridor Access Management Plan (CAMP) with minimum access spacing for connections identified at 1,320 feet. S.R. 82 is under the jurisdiction of the Florida Department of Transportation (FDOT).

Alabama Road is a two-lane undivided arterial to the north of SR 82 and a two-lane undivided local roadway to the south. Alabama Road to the north of SR 82 has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation. Since Alabama Road has no posted speed limit to the south of SR 82, the speed limit per Florida Statute 316.183(2) is 30 mph. Alabama Road adjacent to the site is a privately maintained roadway.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Map Amendment would change the future land use designation on the approximately 15-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Commercial & Wetlands. Approximately 4 acres of the subject site is currently designated as Wetlands and will remain as Wetlands under the proposed amendment scenario. Based on the Lee Plan, the existing future land use categories allow for a maximum development of 1 dwelling unit per 10 acres of property. This would allow the subject site to currently be developed with just 1 dwelling unit which is negligible in terms of trip generation. Therefore, no comparison in terms of trip generation was completed between the approved future land use categories and the proposed land use change.

Table 1 summarizes the use that is requested as part of the proposed land use change. For the proposed future land use change, the subject site was assumed to be developed with up to 90,000 square feet of commercial retail uses. As previously mentioned, under the existing future land use categories only 1 dwelling unit is allowed to be developed on the subject site, which is negligible in terms of trip generation.

Table 1
Land Use
Dante Commercial

Proposed Land Use Category	Intensity
Commercial & Wetlands	90,000 Sq. Ft.

*Approximately 4 acres of the subject site is currently designated as Wetlands and will remain as Wetlands under the proposed amendment scenario.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 821 (Shopping Plaza 40-150k W/ Supermarket) was utilized for the trip generation purposes of the proposed commercial retail uses on site. The equations utilized from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation of the development as currently proposed. The daily trip generation is also indicated in this table. Table 2 also incorporated reduction in trips due to "pass-by" traffic associated with the retail uses. Consistent with ITE Trip Generation Manual, the "pass-by" rate for the Land Use Code 821 was limited to 40%.

Table 2
Comprehensive Plan Amendment & Rezoning
Trip Generation Based on Proposed Use

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (90,000 Sq. Ft.)	197	121	318	388	421	809	8,339
Less LUC 821 Pass-By	-63	-63	-126	-162	-162	-324	-3,336
New Trips	**134**	**58**	**192**	**226**	**259**	**485**	**5,003**

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Map Amendment would change the future land use designation on the approximate 15-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Commercial & Wetlands. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan were the widening of Sunshine Boulevard to a four-lane facility from SR 82 to Lee Boulevard, widening of Homestead Road to a four-lane facility from SR 82 to Sunrise Boulevard as well as extension of Alico Road (new four-lane facility) from Green Meadow Road to SR 82. There are no other improvements within the vicinity of the subject site on the Long Range Transportation Plan.

The Lee County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The PM peak hour trips to be generated from the project as shown in Table 3 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County maintained roadways were obtained from ***Lee County's Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the ***Florida Department of Transportation Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas, Table 7.*** Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the proposed change to the land use category on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Alabama Road north of Milwaukee Boulevard and Alico Road south of SR 82 were both shown to operate below the adopted LOS standards in 2045 in the Background traffic conditions and not as a result of adding the number of additional trips from the project. Therefore, no changes to the adopted Long Range Transportation Plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan and the 2023-2028 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, the only project funded for construction in the Study Area is the extension of Alico Road (new four-lane facility) from Green

Meadow Road to SR 82. There are no other programmed improvements in the vicinity of the subject site.

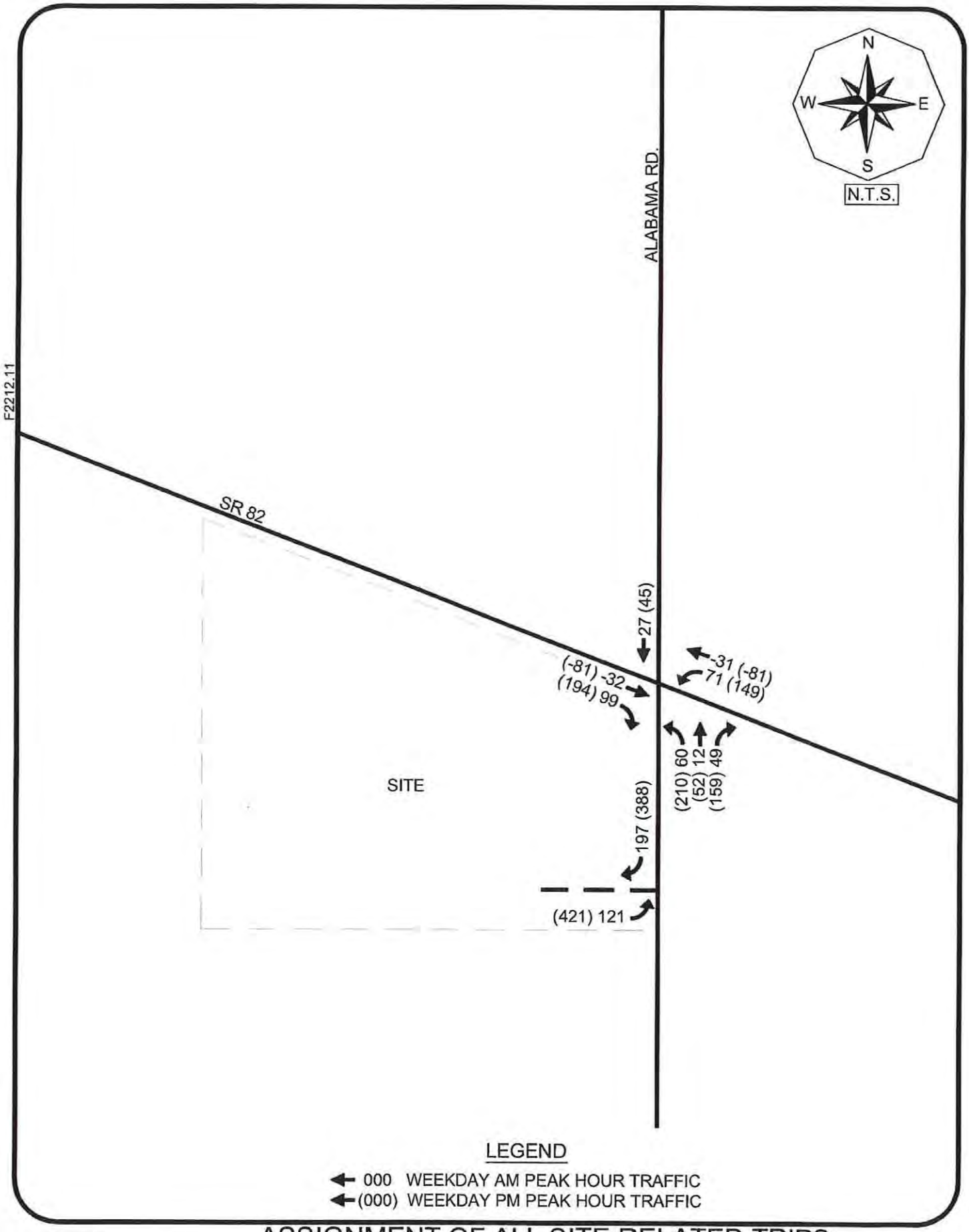
Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report.*** Due to lack of traffic data in the County's report for 23rd Street Southwest east of Sunshine Boulevard as well as Jaguar Boulevard north of SR 82, the existing peak hour, peak season, peak direction traffic volumes for these roadway segments were obtained by adjusting the latest AADT volumes by the appropriate K and D factors obtained from FDOT's ***Florida Traffic Online*** webpage. Note, for the new Alico Road extension from Green Meadow Road to SR 82, the existing peak hour, peak season, peak direction traffic volume was assumed based on the volume for Alico Road segment from Ben Hill Griffin Parkway to Green Meadow Road as shown on the County's latest Concurrency Report.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2028 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's ***Florida Traffic Online*** resource as well as the traffic data from the latest ***Lee County Traffic Count Report.*** Due to lack of historical traffic data on Parkdale Boulevard, an annual growth rate of 2% compounded annually was assumed. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2028 without the proposed amendment and year 2028 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2028 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. 23rd Street Southwest west of Sunshine Boulevard was shown to operate below the adopted LOS standards in 2028 in the Background traffic conditions and not as a result of adding the number of additional trips from the project. All remaining analyzed roadways were shown operate within their adopted minimum Level of Service standards. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximately 15-acre subject site from Agricultural (AG-2) to Commercial Planned Development (CPD) to permit the development of up to 90,000 commercial retail uses. The trips the proposed development is anticipated to generate, as shown in the Table 2, were assigned to the surrounding roadway network. The trips were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the retail pass-by trips as shown on Table 2. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).



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ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
DANTE COMMERCIAL

Figure 2

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes. The Level of Service threshold volumes for County maintained roadways were obtained from ***Lee County's Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the ***Florida Department of Transportation Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas, Table 7***. Based on the information contained within Table 5A, no roadways in the area are anticipated to be significantly impacted as a result of the proposed rezoning request.

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2028. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2028 background traffic conditions on the area roadway network.

Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak

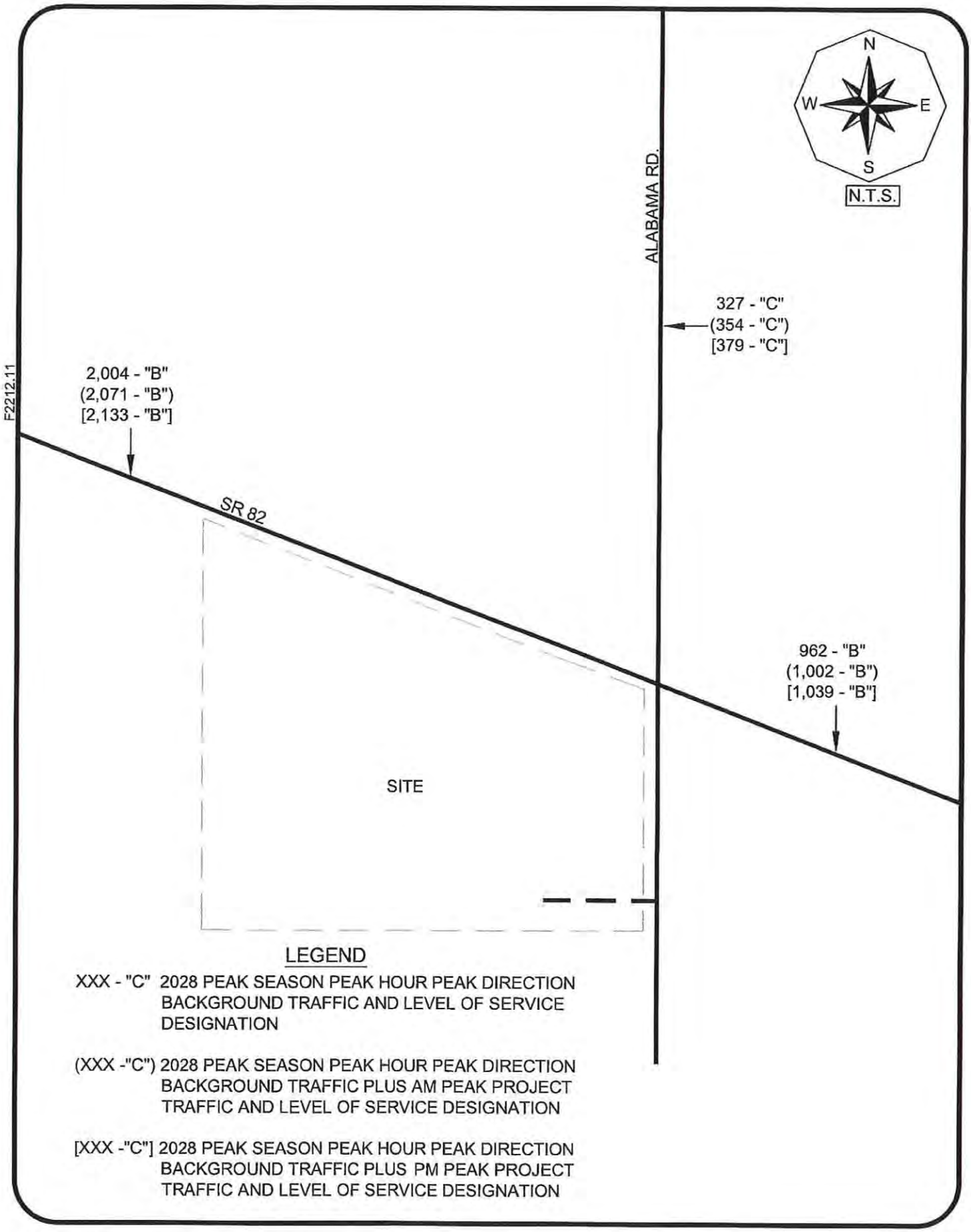
hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. SR 82 and Alabama Road were shown to operate at a Level of Service "C" or better in 2028 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

Intersection Analysis

Intersection analysis was performed at the proposed site access drive on Alabama Road as well as at the unsignalized intersection of SR 82 with Alabama Road utilizing the latest version of the ***SYNHCRO©***. The analysis was based on the projected 2028 weekday A.M. and P.M. peak hour traffic conditions with the project traffic conditions. Traffic counts were conducted at the intersection of SR 82 and Alabama Road between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on April 27, 2023. The peak hour turning movements were then adjusted for peak season conditions based on the peak season factor data as provided by FDOT in their ***Florida Traffic Online*** resource. The FDOT peak season correction factor is included in the Appendix of this report for reference.

The existing weekday peak hour traffic volumes were then increased by a growth rate factor to determine the projected 2028 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2028 background volumes to estimate the future 2028 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.



TR TRANSPORTATION CONSULTANTS, INC

2028 LEVEL OF SERVICE ANALYSIS
DANTE COMMERCIAL

Figure 3

The results of the intersection analysis at the SR 82 and Alabama Road intersection indicate all approaches, except for westbound left turn approach, to operate at a poor Level of Service in 2028 both with and without the project trips added to the intersection. Signalization of this intersection would address the poor Level of Service and delay that was shown at this location. This intersection will be analyzed again at the time the project seeks a local Development Order approval, which is when more specific project uses/intensities will be known. At this time the intersection analysis was completed based on the worst-case development scenario on the subject property.

The results of the intersection analysis at the proposed site access drives on Alabama Road indicate all movements to operate at an acceptable Level of Service in 2028 with the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection capacity improvements are warranted as a result of this analysis. ***SYNCHRO©*** summary sheets are attached to the Appendix of this report for reference.

VII. CONCLUSION

The proposed Comprehensive Land Use Plan and re-zoning application is for the property located at the southwest corner of SR 82 and Alabama Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. The proposed request will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan Amendment and Rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

The results of the intersection analysis at the SR 82 and Alabama Road intersection indicate all approaches, except for westbound left turn approach, to operate at a poor Level of Service in 2028 both with and without the project trips added to the intersection. Signalization of this intersection would address the poor Level of Service and delay that was shown at this location. This intersection will be analyzed again at the time the project seeks a local Development Order approval, which is when more specific project uses/intensities will be known. At this time the intersection analysis was completed based on the worst-case development scenario on the subject property.

The results of the intersection analysis at the proposed site access drives on Alabama Road indicate all movements to operate at an acceptable Level of Service in 2028 with the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection capacity improvements are warranted as a result of this analysis.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a local Development Order approval.

APPENDIX

TABLES 1A & 2A

2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - DANTE COMMERCIAL

		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
SR 82	W. of Sunshine Blvd	6LD	Arterial	0	2,700	3,900	4,920	5,600
	W. of Alabama Rd	6LD	Arterial	0	2,700	3,900	4,920	5,600
	W. of Blackstone Dr	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Parkdale Blvd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Jaguar Blvd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Homestead Rd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	E. of Homestead Rd	4LD	Arterial	0	1,800	2,600	3,280	3,730
Sunshine Blvd	N. of SR 82	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of 23rd St SW	4LD	Arterial	0	250	1,840	1,960	1,960
23rd St SW	W. of Sunshine Blvd	2LU	Arterial	0	140	800	860	860
	E. of Sunshine Blvd	2LU	Arterial	0	140	800	860	860
Alabama Rd	N. of SR 82	2LU	Arterial	0	140	800	860	860
	N. of Milwaukee Blvd	2LU	Arterial	0	140	800	860	860
Alico Rd Extenstion	S. of SR 82	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Parkdale Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
Jaguar Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740
Homestead Rd	N. of SR 82	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of Jaguar Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of Parkdale Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of Milwaukee Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
Milwaukee Blvd	E. of Alabama Rd	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
DANTE COMMERCIAL

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 485 VPH IN= 226 OUT= 259

ROADWAY	ROADWAY SEGMENT	2045 FSUTMS AADT	COUNTY PCS / FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 PK HR PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME [1]	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
SR 82	W. of Sunshine Blvd	48,847	126021	48,847	0.090	4,396	0.527	EAST	2,317	B	25%	65	2,382	B
	W. of Alabama Rd	62,607	126021	62,607	0.090	5,635	0.527	EAST	2,970	C	50%	130	3,100	C
	W. of Blackstone Dr	53,634	120068	53,634	0.090	4,827	0.537	EAST	2,592	C	30%	78	2,670	D
	W. of Parkdale Blvd	45,827	120068	45,827	0.090	4,124	0.537	EAST	2,215	C	25%	65	2,280	C
	W. of Jaguar Blvd	32,111	120068	32,111	0.090	2,890	0.537	EAST	1,552	B	20%	52	1,604	B
	W. of Homestead Rd	22,332	120068	22,332	0.090	2,010	0.537	EAST	1,079	B	15%	39	1,118	B
	E. of Homestead Rd	23,497	120068	23,497	0.090	2,115	0.537	EAST	1,136	B	10%	26	1,162	B
Sunshine Blvd	N. of SR 82	29,145	124182	29,145	0.090	2,623	0.539	NORTH	1,414	C	15%	39	1,453	C
	N. of 23rd St SW	18,297	124182	18,297	0.090	1,647	0.539	NORTH	888	C	10%	26	914	C
23rd St SW	W. of Sunshine Blvd	8,785	124469	8,785	0.090	791	0.539	EAST	426	C	5%	13	439	C
	E. of Sunshine Blvd	14,825	124171	14,825	0.090	1,334	0.539	EAST	719	C	5%	13	732	C
Alabama Rd	N. of SR 82	14,640	124623	14,640	0.090	1,318	0.539	NORTH	710	C	20%	52	762	C
	N. of Milwaukee Blvd	28,251	124623	28,251	0.090	2,543	0.539	NORTH	1,371	F	15%	39	1,410	F
Alico Rd Extenstion	S. of SR 82	44,682	53	44,682	0.094	4,200	0.55	SOUTH	2,310	F	10%	26	2,336	F
Parkdale Blvd	N. of SR 82	9,177	120152	9,177	0.090	826	0.539	NORTH	445	D	5%	13	458	D
Jaguar Blvd	N. of SR 82	9,154	120152	9,154	0.090	824	0.539	NORTH	444	D	5%	13	457	D
	E. of Homestead Rd	9,900	120152	9,900	0.090	891	0.539	EAST	480	D	5%	13	493	D
Homestead Rd	N. of SR 82	5,382	124173	5,382	0.090	484	0.539	NORTH	261	C	5%	13	274	C
	N. of Jaguar Blvd	6,629	124173	6,629	0.090	597	0.539	NORTH	322	C	5%	13	335	C
	N. of Parkdale Blvd	15,793	124173	15,793	0.090	1,421	0.539	NORTH	766	C	5%	13	779	C
	N. of Milwaukee Blvd	16,027	124173	16,027	0.090	1,442	0.539	NORTH	777	C	5%	13	790	C
Milwaukee Blvd	E. of Alabama Rd	3,272	120158	3,272	0.090	294	0.539	EAST	158	C	5%	13	171	C
	E. of Homestead Rd	11,021	120158	11,021	0.090	992	0.539	EAST	535	D	5%	13	548	D

1 The 2045 Pk Hr Pk Direction Traffic Volumes were calculated by adjusting the 2045 AADT volumes obtained from the adopted FSUTMS model by the appropriate K and D factors.

* The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Report.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Sunshine Blvd, 23rd Street SW, Alabama Rd, Jaguar Blv. Homestead Rd & Milwaukee Blvd were obtained from FDOT Florida Traffic Online.

Note: Due to lack of traffic data, the K-100 and D factors for Parkdale Blvd were assumed from FDOT's count station No. 120152 (Jaguar Blvd).

* The K-100 and D factors for FDOT mantained roadways were obtained from Florida Traffic Online resource.

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
DANTE COMMERCIAL

				GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
SR 82	W. of Sunshine Blvd	6LD	Arterial	0	2,700	3,900	4,920	5,600
	W. of Alabama Rd	6LD	Arterial	0	2,700	3,900	4,920	5,600
	W. of Blackstone Dr	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Parkdale Blvd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Jaguar Blvd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	W. of Homestead Rd	4LD	Arterial	0	1,800	2,600	3,280	3,730
	E. of Homestead Rd	4LD	Arterial	0	1,800	2,600	3,280	3,730
Sunshine Blvd	N. of SR 82	2LU	Arterial	0	140	800	860	860
	N. of 23rd St SW	2LU	Arterial	0	140	800	860	860
23rd St SW	W. of Sunshine Blvd	2LU	Arterial	0	140	800	860	860
	E. of Sunshine Blvd	2LU	Arterial	0	140	800	860	860
Alabama Rd	N. of SR 82	2LU	Arterial	0	140	800	860	860
	N. of Milwaukee Blvd	2LU	Arterial	0	140	800	860	860
Alico Rd Extenstion	S. of SR 82	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Parkdale Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
Jaguar Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740
Homestead Rd	N. of SR 82	2LU	Arterial	0	140	800	860	860
	N. of Jaguar Blvd	2LU	Arterial	0	140	800	860	860
	N. of Parkdale Blvd	2LU	Arterial	0	140	800	860	860
	N. of Milwaukee Blvd	2LU	Arterial	0	140	800	860	860
Milwaukee Blvd	E. of Alabama Rd	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANTE COMMERCIAL

TOTAL PROJECT TRAFFIC AM = 192 VPH IN = 134 OUT= 58
TOTAL PROJECT TRAFFIC PM = 485 VPH IN= 226 OUT= 259

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2022 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2021/2022 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
SR 82	W. of Sunshine Blvd	126021	19,921	45,500	14	6.08%	1,326	2,004	B	0.41	25%	34	65	2,037	B	0.41	2,069	B	0.42
	W. of Alabama Rd	126021	19,921	45,500	14	6.08%	1,326	2,004	B	0.41	50%	67	130	2,071	B	0.42	2,133	B	0.43
	W. of Blackstone Dr	120068	10,100	17,200	15	3.61%	750	962	B	0.29	30%	40	78	1,002	B	0.31	1,039	B	0.32
	W. of Parkdale Blvd	120068	10,100	17,200	15	3.61%	750	962	B	0.29	25%	34	65	995	B	0.30	1,026	B	0.31
	W. of Jaguar Blvd	120068	10,100	17,200	15	3.61%	750	962	B	0.29	20%	27	52	988	B	0.30	1,013	B	0.31
	W. of Homestead Rd	120068	10,100	17,200	15	3.61%	750	962	B	0.29	15%	20	39	982	B	0.30	1,000	B	0.30
	E. of Homestead Rd	120068	10,100	17,200	15	3.61%	750	962	B	0.29	10%	13	26	975	B	0.30	987	B	0.30
Sunshine Blvd	N. of SR 82	412	10,300	13,900	9	3.39%	395	499	C	0.58	15%	20	39	519	C	0.60	538	C	0.63
	N. of 23rd St SW	412	10,300	13,900	9	3.39%	395	499	C	0.58	10%	13	26	512	C	0.60	525	C	0.61
23rd St SW	W. of Sunshine Blvd	469	10,200	15,100	9	4.46%	763	1,035	F	1.20	5%	7	13	1,042	F	1.21	1,048	F	1.22
	E. of Sunshine Blvd	469	10,200	15,100	9	4.46%	475	617	C	0.72	5%	7	13	624	C	0.73	630	C	0.73
Alabama Rd	N. of SR 82	200	9,000	11,800	9	3.06%	265	327	C	0.38	20%	27	52	354	C	0.41	379	C	0.44
	N. of Milwaukee Blvd	200	9,000	11,800	9	3.06%	349	431	C	0.50	15%	20	39	451	C	0.52	470	C	0.55
Alico Rd Extension	S. of SR 82	53	26,900	28,000	9	2.00%	395	454	C	0.22	10%	13	26	467	C	0.22	480	C	0.23
Parkdale Blvd	N. of SR 82	N/A	N/A	N/A	N/A	2.00%	230	264	C	0.36	5%	7	13	271	C	0.37	277	C	0.37
Jaguar Blvd	N. of SR 82	120152	3,500	2,600	7	2.00%	126	145	C	0.20	5%	7	13	151	C	0.20	158	C	0.21
	E. of Homestead Rd	120152	3,500	2,600	7	2.00%	126	145	C	0.20	5%	7	13	151	C	0.20	158	C	0.21
Homestead Rd	N. of SR 82	451	10,100	11,600	9	2.00%	517	594	C	0.69	5%	7	13	601	C	0.70	607	C	0.71
	N. of Jaguar Blvd	451	10,100	11,600	9	2.00%	517	594	C	0.69	5%	7	13	601	C	0.70	607	C	0.71
	N. of Parkdale Blvd	451	10,100	11,600	9	2.00%	517	594	C	0.69	5%	7	13	601	C	0.70	607	C	0.71
	N. of Milwaukee Blvd	451	10,100	11,600	9	2.00%	517	594	C	0.69	5%	7	13	601	C	0.70	607	C	0.71
Milwaukee Blvd	E. of Alabama Rd	120158	3,600	4,700	7	3.68%	168	219	C	0.30	5%	7	13	226	C	0.31	232	C	0.31
	E. of Homestead Rd	120158	3,600	4,700	7	3.68%	168	219	C	0.30	5%	7	13	226	C	0.31	232	C	0.31

1 AGR for all roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report and Florida Traffic Online webpage.

1 Due to lack of historical traffic data on Parkdale Blvd, a minimum annual growth rate of 2% compounded annually was assumed.

1 Current peak hour peak season peak direction traffic volume for Parkdale Boulevard was obtained from the traffic counts conducted at SR 82 & Blackstone Drive/Parkdale Blvd intersection. The traffic volumes from the counts were then adjusted to peak season conditions based on the PSCF obtained from Florida Traffic Online webpage.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

2 Current peak hour peak season peak direction traffic volumes for 23rd Street SW and Jaguar Blvd was obtained by adjusting the 2022 AADT by K and D factors obtained from FDOT's Florida Traffic Online webpage.

2 For new Alico Road extension, the current peak hour peak season peak direction traffic volume was assumed based on the volume for Alico Road segment from Ben Hill Griffin Pkwy to Green Meadows Road as shown on the County's Public Facilities Level of Service and Concurrency Report.

TABLES 5A & 6A

REZONING LOS ANALYSIS

TABLE 5A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DANTE COMMERCIAL

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 192 VPH IN= 134 OUT= 58

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 485 VPH IN= 226 OUT= 259

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Immokalee Rd (SR 82)	W. of Alabama Rd	6LD	0	2,700	3,900	4,920	5,600	50%	130	3.3%
	E. of Alabama Rd	4LD	0	1,800	2,600	3,280	3,730	30%	78	3.0%
Alabama Rd	N. of SR 82	2LN	0	140	800	860	860	20%	52	6.5%

* Level of Service threshold volumes were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April, 2016).

* Level of Service thresholds for SR 82 were obtained from the FDOT's Peak Hour Directional Service Volumes, Table 7.

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANTE COMMERCIAL

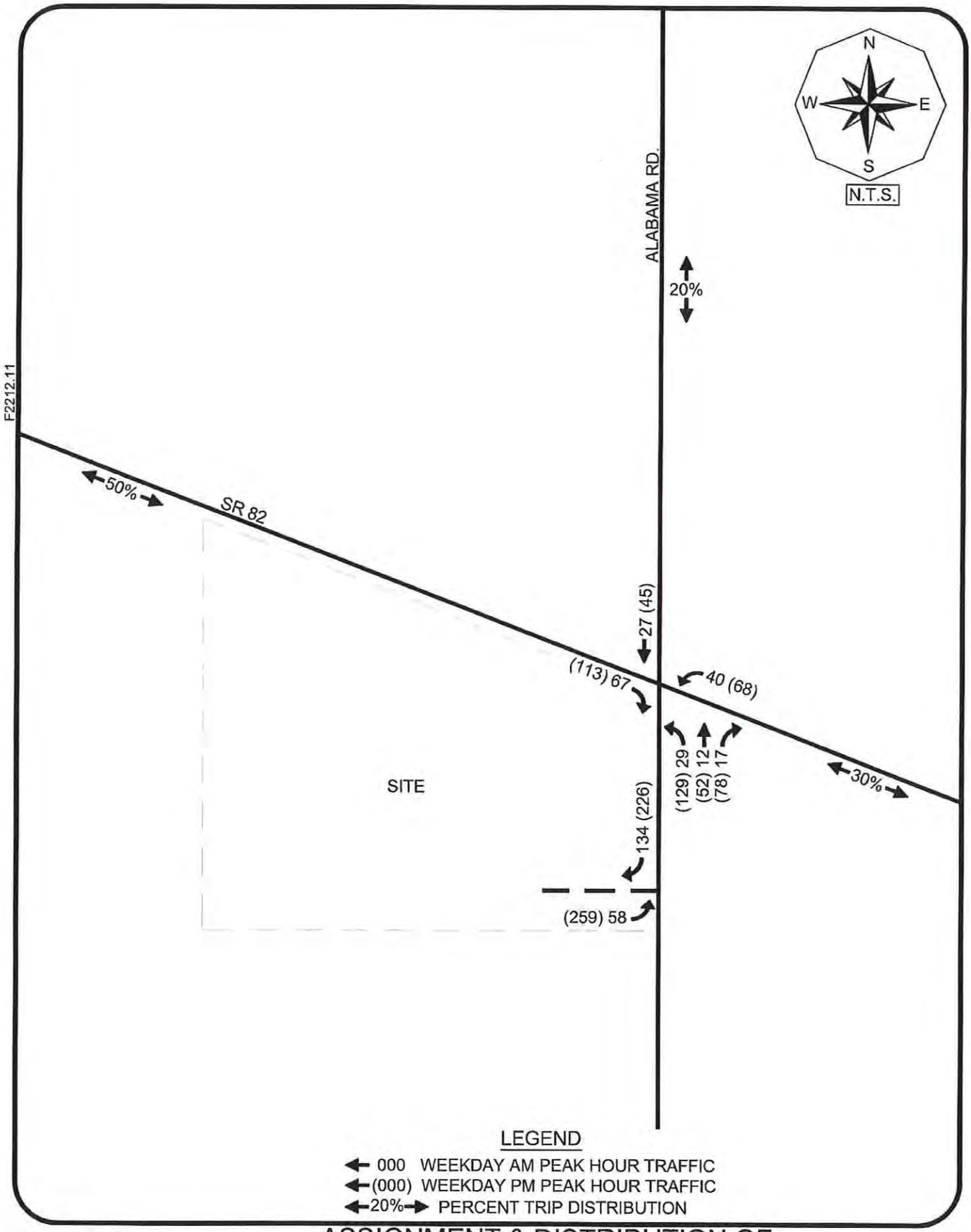
TOTAL PROJECT TRAFFIC AM =	192	VPH	IN = 134	OUT=	58
TOTAL PROJECT TRAFFIC PM =	485	VPH	IN= 226	OUT=	259

ROADWAY	SEGMENT	Sta#	BASE YR ADT	LATEST ADT	YRS OF GROWTH	ANNUAL RATE	2021 PK HR PK SEASON PEAK DIR.[1]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	2028 BCKGRND + PM PROJ VOLUME	LOS
Immokalee Rd (SR 82)	W. of Alabama Rd	126021	19,921	45,500	14	6.08%	1,326	2,004	B	50%	67	130	2,071	B	2,133	B
	E. of Alabama Rd	120068	10,100	17,200	15	3.61%	750	962	B	30%	40	78	1,002	B	1,039	B
Alabama Rd	N. of SR 82	200	9,000	11,800	9	3.06%	265	327	C	20%	27	52	354	C	379	C

1 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

* AGR was calculated based the historical traffic data obtained from Lee County Traffic Count Report and FDOT's Florida Traffic Online webpage.

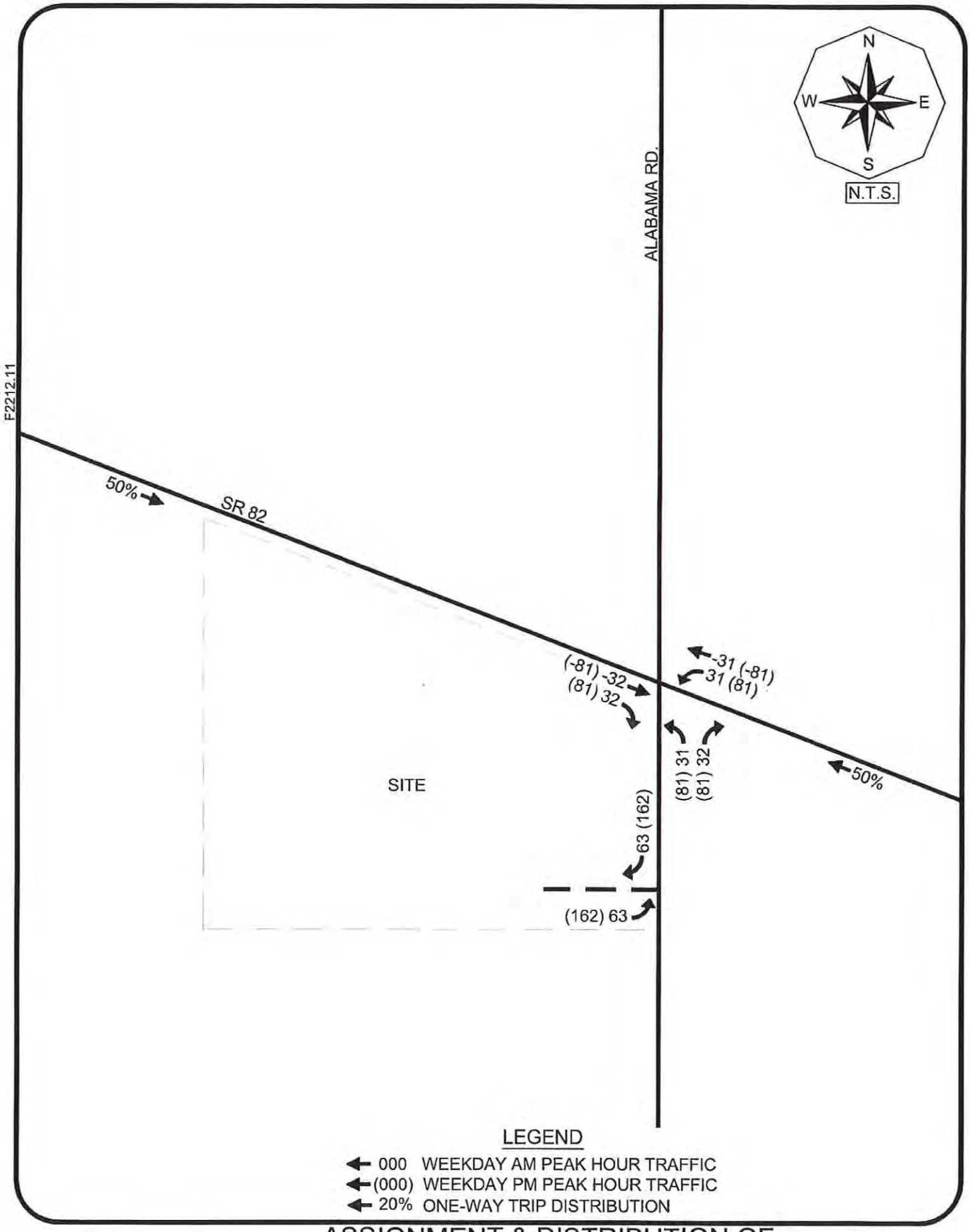
SUPPLEMENTAL FIGURES A-1 & A-2



TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS DANTE COMMERCIAL

Figure A-1



TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS DANTE COMMERCIAL

Figure A-2

FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES FOR FLORIDA'S URBANIZED AREAS

TABLE 7

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

TRAFFIC DATA

FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6021 - SR 82/IMMOKOLEE RD, 500' E OF GUNNERY RD, PTMS 101, LCPR 21

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	45500 C	E 24000	W 21500	9.00	52.70	8.50
2021	28000 X	0	0	9.00	52.60	7.60
2020	28500 X	0	0	9.00	54.00	7.70
2019	30000 T	0	0	9.00	57.60	9.50
2018	29000 S	0	0	9.00	58.50	9.40
2017	28500 F	0	0	9.00	65.10	7.30
2016	28137 C	E 14317	W 13820	9.00	65.10	6.00
2015	26771 C	E 13569	W 13202	9.00	65.10	7.70
2014	25227 C	E 12754	W 12473	9.00	66.20	8.40
2013	23844 C	E 12596	W 11248	9.00	68.60	5.40
2012	22000 F	E 0	W 0	9.00	66.60	7.40
2011	22182 C	E 11177	W 11005	9.00	66.60	9.10
2010	21207 C	E 10845	W 10362	9.51	66.56	6.80
2009	19500 F	0	0	9.96	65.45	7.80
2008	19921 C	E 10020	W 9901	9.96	65.45	9.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 VEHICLE CLASS HISTORY DATA

COUNTY: 12 -- LEE
SITE: 0068 DESCRIPTION: SR 82, WEST OF BELL BOULEVARD S (LC212)

YEAR	AADT	PASSENGER VEHICLES %	PASSENGER VEHICLES VOLUME	TOTAL TRUCKS %	TOTAL TRUCKS VOLUME	SINGLE UNIT TRUCKS %	SINGLE UNIT TRUCKS VOLUME	COMBINATION TRAILER TRUCKS %	COMBINATION TRAILER TRUCKS VOLUME	MULTI TRAILER TRUCKS %	MULTI TRAILER TRUCKS VOLUME
2022	17200	81.47	14,013	18.53	3,187	12.25	2,107	6.27	1,078	0.01	2
2021	15700	85.92	13,489	14.08	2,211	7.91	1,242	6.14	964	0.03	5
2018	11400	86.17	9,823	13.83	1,577	7.02	800	6.81	776	0.00	0
2017	12200	88.81	10,835	11.19	1,365	5.09	621	6.04	737	0.06	7
2016	10200	90.25	9,206	9.75	994	4.36	445	5.30	541	0.09	9
2015	10100	88.59	8,948	11.41	1,152	5.38	543	5.89	595	0.14	14
2014	10300	90.76	9,348	9.24	952	4.00	412	5.08	523	0.16	16
2012	8400	88.40	7,426	11.60	974	5.37	451	6.00	504	0.23	19
2010	8800	86.95	7,652	13.05	1,148	6.20	546	6.72	591	0.13	11
2009	9100	88.76	8,077	11.24	1,023	6.03	549	5.17	470	0.04	4
2008	8000	85.44	6,835	14.56	1,165	5.82	466	8.69	695	0.05	4
2007	10100	84.35	8,519	15.65	1,581	9.50	960	6.14	620	0.01	1

NOTE: 1 - PASSENGER VEHICLES = VEHICLE CLASS 1-3, 14, 15
2 - TOTAL TRUCKS = VEHICLE CLASS 4-13
3 - SINGLE UNIT TRUCKS = VEHICLE CLASS 4-7
4 - COMBINATION TRAILER TRUCKS = VEHICLE CLASS 8-10
5 - MULTI TRAILER TRUCKS = VEHICLE CLASS 11-13

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 VEHICLE CLASS HISTORY DATA

COUNTY: 12 -- LEE
SITE: 4623 DESCRIPTION: ALABAMA ROAD, NORTH OF S.R. 82

YEAR	AADT	PASSENGER VEHICLES %	PASSENGER VEHICLES VOLUME	TOTAL TRUCKS %	TOTAL TRUCKS VOLUME	SINGLE UNIT TRUCKS %	SINGLE UNIT TRUCKS VOLUME	COMBINATION TRAILER TRUCKS %	COMBINATION TRAILER TRUCKS VOLUME	MULTI TRAILER TRUCKS %	MULTI TRAILER TRUCKS VOLUME
2018	7700	93.77	7,220	6.23	480	4.50	347	1.73	133	0.00	0
2014	7100	95.61	6,788	4.39	312	3.44	244	0.95	67	0.00	0

NOTE: 1 - PASSENGER VEHICLES = VEHICLE CLASS 1-3, 14, 15
2 - TOTAL TRUCKS = VEHICLE CLASS 4-13
3 - SINGLE UNIT TRUCKS = VEHICLE CLASS 4-7
4 - COMBINATION TRAILER TRUCKS = VEHICLE CLASS 8-10
5 - MULTI TRAILER TRUCKS = VEHICLE CLASS 11-13

FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
4173		HOMESTEAD ROAD, NORTH OF MILWAUKEE BLVD	E	E	7600 E	9.0	53.9F	16.4F
4175		DANIELS PARKWAY, EAST OF GATEWY BLVD.	E 16000E	W 16000E	32000 S	9.0	53.9F	5.1P
4177		ALICO ROAD, EAST OF S.R. 45 / U.S. 41	E 15500	W 14500	30000 C	9.0	53.9F	11.6A
4178		BOY SCOUT ROAD, EAST OF SEMMERLIN RD	E 19000	W 18000	37000 C	9.0	54.0F	3.3A
4181		MOHAWK PARKWAY, EAST OF CHIQUITA BLVD.	0E	0E	4500 X	9.0	54.0F	10.5F
4182		SUNSHINE BLVD., NORTH OF S.R. 82	N 5500	S 4700	10200 C	9.0	53.9F	10.0A
4183		BUCKINGHAM RD, E OF ALVIN AVE	E 5700	W 6200	11900 C	9.5	53.9F	10.4A
4185		GREENBRIAR BLVD., E OF RICHMOND AVENUE	0E	0E	1600 X	9.0	53.9F	15.0F
4186		RICHMOND AVENUE, SOUTH OF 12TH STREET	N 1100	S 1100	2200 C	9.0	53.9F	10.3A
4189		SANDS BLVD., 200 FT NORTH OF CAPE CORAL PARKWAY	0E	0E	2600 X	9.0	54.0F	10.5F
4190		BEACH PARKWAY, EAST OF AGUALINDA BLVD	0E	0E	4100 X	9.0	54.0F	10.5F
4192		TRAFALGAR PARKWAY, EAST OF SW 20TH AVE	E 4700E	W 4300E	9000 F	9.0	54.0F	5.3P
4194		NICHOLAS PARKWAY, WEST OF SANTA BARBARA BLVD	0E	0E	12500 X	9.0	54.0F	10.5F
4195		CULTURE CLUB BLVD., NORTH OF SE 9TH STREET	N 6100E	S 6100E	12200 R	9.0	53.7F	10.5F
4196		NE 24TH AVENUE, NORTH OF DIPLOMAT PKWY	N 1700	S 1400	3100 C	9.0	53.9F	5.3A
4197		SANTA BARBARA BLVD, NORTH OF TROPICANA PKWY E	N 6600	S 6800	13400 C	9.0	53.9F	5.7A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
4465		ESTERO PKWY, E OF SR45/US 41 LC 465	0E	0E	20500 X	9.0	53.7F	5.0F
4469		LEONARD/23RD STREET SW, E OF GUNNERY RD LC 469	0E	0E	17000 X	9.0	53.9F	6.4D
4487		SLATER RD, N OF I-75	0E	0E	2400 X	9.5	53.9F	16.2F
4490		COCONUT RD, E OF SR 45/US 41 LC 490	0E	0E	19000 X	9.0	53.7F	3.9F
4492		IMPERIAL ST, S OF CR 865/BONITA BEACH RD LC 49	0E	0E	21500 X	9.0	53.1F	8.3D
4510		GASPARILLA BLVD, S OF CHARLOTTE COUNTY LINE LC	0E	0E	5000 X	9.0	53.9F	4.1F
4511		FOWLER ST, EAST OF SR 45/US 41 LC 511	E	E	25500 E	9.0	54.0F	3.4F
4513		VETERANS BLVD, E OF COUNTRY CLUB BLVD LC 513	E	E	58000 E	9.0	53.7F	5.4F
4514		BEN HILL GRIFFIN PKWY, S OF ALICO RD LC 514	0E	0E	23500 X	9.0	53.7F	8.3D
4515		DEL PRADO BLVD, S OF EVEREST PKWY LC 515	0E	0E	43000 X	9.0	54.0F	16.2F
4516		DEL PRADO BLVD, N OF VETERANS PKWY LC 516	0E	0E	51000 X	9.0	54.0F	16.2F
4521		PLANTATION RD, NORTH OF SIX MILE CYPRESS LC 52	E	E	6200 E	9.0	53.7F	7.3F
4522		MIRACLE PKWY/VETERANS PKWY, E OF SKYLINE BLVD	E	E	44000 E	9.0	53.7F	9.8F
4525		THREE OAKES PKWY, S OF CORKSCREW RD LC 525	0E	0E	29500 X	9.0	53.7F	8.3D
4526		VETERANS PKWY, EAST OF SURFSIDE BLVD LC 526	E	E	25000 E	9.0	53.7F	5.4F
4527		VETERANS PKWY, SOUTH OF SR 78/PINE ISLAND RD L	E	E	16500 E	9.0	53.7F	5.4F

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FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
4143		CRYSTAL DRIVE, EAST OF METRO PARKWAY	E	4200E	W	4000E	8200	R	9.0	53.7F	5.0F
4144		ROCKFILL ROAD, NORTH OF EDISON AVENUE (HPMS ID:		E		E	4000	E	9.0	53.7F	9.2F
4145		EDISON AVENUE / TOWLES STREET, EAST OF HIGHLAND	E	2900	W	3000	5900	C	9.0	53.7F	16.9A
4147		WEST GULF DRIVE, EAST OF ISLAND INN ROAD		0E		0E	6000	X	9.0	53.9F	6.4D
4148		SANIBEL CAUSEWAY, NORTH OF PERIWINKLE PARK ROAD		0E		0E	22000	X	9.0	53.9F	8.3D
4149		WILLIAMS ROAD, EAST OF S.R. 45 / U.S. 41	E	3200E	W	2900E	6100	F	9.0	53.7F	4.1P
4152		PINE RIDGE ROAD, NORTH OF SUMMERLIN ROAD		0E		0E	6700	X	9.0	53.9F	6.4D
4153		LUCKETT ROAD, EAST OF ORTIZ AVENUE	E	3600E	W	3800E	7400	S	9.0	53.7F	16.2P
4155		CHIQUITA BLVD., NORTH OF S.R. 78 / PINE ISLAND R	N	6300E	S	6900E	13200	S	9.0	53.9F	10.5F
4157		SKYLINE BLVD., NORTH OF CAPE CORAL PARKWAY	N	11000E	S	11000E	22000	F	9.0	54.0F	4.4P
4161		GLEASON PARKWAY, EAST OF CHIQUITA BLVD.	E	0E	W	0E	5300	E	9.0	54.0F	5.4A
4164		ANDALUSIA PARKWAY, SOUTH OF DIPLOMAT PKWY	N	3700	S	3900	7600	C	9.0	53.9F	9.4A
4166		HANCOCK BRIDGE ROAD, EAST OF SANTA BARBARA BLVD.	E	8200E	W	10500E	18700	F	9.0	54.0F	4.0P
4168		COUNTRY CLUB ROAD, NORTH OF VETERANS MEMORIAL	N	10000E	S	10000E	20000	F	9.0	54.0F	4.9P
4171		23RD STREET S.W., EAST OF SUNSHINE BLVD.		0E		0E	9800	X	9.0	53.9F	8.5F
4172		BETH STACEY BLVD., NORTH OF 23RD STREET SW		0E		0E	9900	X	9.0	53.7F	8.5F

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FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
4600		EMBERS PARKWAY, EAST OF EL DORADO BLVD	E	5000	W	5500	10500	C	9.0	53.9F	7.0A
4604		KISMET PARKWAY, EAST OF CHIQUITA BLVD.	E	2500E	W	2600E	5100	R	9.0	53.9F	10.5F
4605		LITTLETON ROAD, EAST OF NE 24TH AVENUE	E	5900	W	4900	10800	C	9.0	53.9F	7.9A
4607		VERONICA SHOEMAKER BLVD, N OF SR 884/COLONIAL BL		E		E	11200	E	9.0	53.7F	12.3F
4608		MICHIGAN AVE, E OF SEABOARD ST LC 608		E		E	3700	E	9.0	53.7F	12.3F
4610		EDISON AVENUE, EAST OF TOWLES STREET	E	1800E	W	1700E	3500	R	9.0	53.7F	9.2F
4611		TERRY STREET E. / W., NORTH OF S.R. 45 / U.S. 41	E	5600	W	5800	11400	C	9.0	53.9F	6.2A
4612		FORD ST, S OF EDISON AVE LC 612		E		E	6200	E	9.0	53.7F	10.1F
4613		CASA YBEL ROAD, NORTH OF WEST GULF DRIVE	N	0E	S	0E	4400	E	9.0	53.9F	6.7A
4614		HANSON ST, W OF US 41 LC 614		E		E	1800	E	9.0	54.0F	4.1F
4615		ORANGE RIVER ROAD, NORTH OF ORANGE RIVER ROAD	N	5400E	S	5200E	10600	R	9.0	53.9F	7.4F
4616		CR-884/SR-884, 2000 FT SW OF SR-82/IMMOKALEE RD	E	29500E	W	28500E	58000	S	9.0	53.9F	5.1F
4617		E. CARLOS BLVD., EAST OF S.R. 45 / U.S. 41	E	0E	W	0E	8400	E	9.0	53.7F	5.2A
4620		WINKLER AVE, W OF SR 739/METRO PKWY LC 620		E		E	22500	E	9.0	53.7F	5.1F
4623		ALABAMA ROAD, NORTH OF S.R. 82		0E		0E	7300	X	9.0	53.9F	8.5F
4625		STRING FELLOW ROAD, NORTH OF C.R. 78 / PINE ISLA	N	0E	S	0E	7200	E	9.5	53.9F	13.1A

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FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0149		IDLEWILD ST, E OF METRO PRKWY	E	2000E	W	2000E	4000	R	9.0	53.7F	5.0F
0150		ISLAND PARK RD, S OF US 41	N	900E	S	850E	1750	S	9.0	53.9F	4.0F
0151		JACARANDA BLVD, E OF EL DORADO BLVD N	E	150E	W	150E	300	S	9.0	54.0F	10.5F
0152		JAGUAR BLVD, E OF SR 82		0E		0E	2600	X	9.0	53.9F	16.4F
0153		LAKEWOOD BLVD, S OF HOLE IN ONE CIR	N	800E	S	700E	1500	F	9.0	53.9F	3.2P
0154		MEADOW RD, S OF HEDGWOOD ST		0E		0E	40	E	9.0	52.1F	4.9D
0155		MEADOW RD, E OF FLOYD AVE S		E		E	2700	E	9.0	52.1F	8.5F
0156		MEADOW RD, E OF RAY AVE S		E		E	1100	E	9.0	52.1F	8.5F
0157		MIDDLE GULF DR, S OF CASA YBEL RD	N	750E	S	750E	1500	F	9.0	53.9F	4.3P
0158		MILWAUKEE BLVD, E OF HOMESTEAD BLVD S	E	2500E	W	2200E	4700	F	9.0	53.9F	6.3P
0159		MOORE AVE, N OF SENTINELA BLVD		0E		0E	1100	X	9.0	53.9F	15.0F
0160		NEAL RD, S OF COW TRIAL LN	N	1400E	S	1500E	2900	F	9.5	53.9F	9.7P
0161		NEW POST RD, S OF SR 78/BAY SHORE RD	N	1700	S	1500	3200	C	9.0	53.9F	9.8F
0162		PENZANCE BLVD, W OF 6 MILE CYPRESS	E	1600E	W	1500E	3100	S	9.0	53.7F	5.0F
0163		PINE CHASE DR, N END OF PINE CHASE E OF THREE OA		0E		0E	1900	X	9.0	53.7F	4.0F
0164		PITTSBURGH BLVD, W OF THREE OAKS PRKWY	E	1100E	W	850E	1950	F	9.0	53.7F	5.0P

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0152 - JAGUAR BLVD, E OF SR 82

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	2600 X	0	0	9.00	53.90	16.40
2021	2500 X	0	0	9.00	53.50	14.50
2020	2400 E	0	0	9.00		9.90
2019	2400 E	E 0	W 0	9.00		11.60
2018	2100 C	E 1000	W 1100	9.00	53.30	11.60
2017	3900 S	E 1900	W 2000	9.00	55.40	10.50
2016	3700 F	E 1800	W 1900	9.00	63.90	10.80
2015	3500 C	E 1700	W 1800	9.00	55.50	11.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0158 - MILWAUKEE BLVD, E OF HOMESTEAD BLVD S

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	4700 F	E 2500	W 2200	9.00	53.90	6.30
2021	4500 C	E 2400	W 2100	9.00	53.50	6.30
2020	3800 E	E 0	W 0	9.00		9.90
2019	4000 E	E	W	9.00		11.60
2018	3600 C	E 1900	W 1700	9.00	53.30	11.60
2017	4000 S	E 2100	W 1900	9.00	55.40	10.50
2016	3800 F	E 2000	W 1800	9.00	63.90	10.80
2015	3600 C	E 1900	W 1700	9.00	55.50	11.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4171 - 23RD STREET S.W., EAST OF SUNSHINE BLVD.

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	9800 X		0		0	9.00	53.90	8.50
2021	9400 X		0		0	9.00	53.50	7.60
2020	8900 E	E		W		9.00	59.30	4.60
2019	8900 F	E	4600	W	4300	9.00	53.30	4.60
2018	8900 C	E	4600	W	4300	9.00	53.30	4.60
2017	7100 T	E	3600	W	3500	9.00	53.20	7.30
2016	6900 S	E	3500	W	3400	9.00	60.30	3.40
2015	7200 F	E	3700	W	3500	9.00	55.50	3.40
2014	6800 C	E	3500	W	3300	9.00	55.20	3.40
2013	7600 S		0		0	9.00	55.00	6.50
2012	7600 F		0		0	9.00	55.30	7.40
2011	7600 C	E	0	W	0	9.00	55.20	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC DATA FROM THE LEE COUNTY CONCURRENCY REPORT

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

Table 21 b) 3 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	M. Art	4LD	E	2,000	B	629	0.31	B	661	0.33	*
10200	EVERGREEN RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	100	0.12	C	116	0.13	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	Maj. Col	2LN	E	860	C	340	0.40	C	358	0.42	
10400	FOWLER ST	US 41	N AIRPORT RD	P. Art	6LD	E	2,300	D	1,308	0.57	D	1,375	0.60	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	P. Art	6LD	E	2,300	D	1,565	0.68	D	1,644	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	Maj. Col	2LN	E	860	C	231	0.27	C	258	0.30	Constrained*
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	M. Art	2LN	E	860	C	505	0.59	C	531	0.62	Old Count
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	M. Art	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	P. Art	4LD	E	1,840	C	528	0.29	C	555	0.30	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	P. Art	4LD	E	1,840	C	1,149	0.62	C	1,284	0.70	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	P. Art	6LD	E	2,780	C	1,149	0.41	C	1,208	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	P. Art	6LD	E	2,780	B	1,149	0.41	B	1,208	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,780	C	2,227	0.80	C	2,340	0.84	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	Min. Col	2LN	E	860	C	72	0.08	C	76	0.09	*
11500	GUNNERY RD	SR 82	LEE BLVD	P. Art	4LD	E	1,920	B	1,427	0.74	B	1,522	0.79	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	P. Art	2LN	E	1,020	C	777	0.76	C	912	0.89	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	P. Art	4LD	E	1,880	B	1,082	0.58	B	1,138	0.61	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	P. Art	4LD	E	1,880	B	1,362	0.72	B	1,432	0.76	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12100	HART RD	SR 78	TUCKER LANE	Min. Col	2LN	E	860	C	337	0.39	C	354	0.41	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	M. Art	4LN	E	1,960	C	517	0.26	C	687	0.35	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	M. Art	4LN	E	1,960	D	1,249	0.64	D	1,345	0.69	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	State	6LF	D	5,620	D	5,608	1.00	F	6,508	1.16	
31900	I-75	CORKSCREW RD	ALICO RD	State	6LF	D	5,620	E	5,816	1.03	F	6,656	1.18	State Performance Standard is D
32000	I-75	ALICO RD	DANIELS PKWY	State	6LF	D	6,620	E	6,038	0.91	E	6,636	1.00	State Performance Standard is D
32100	I-75	DANIELS PKWY	COLONIAL BLVD	State	6LF	D	5,620	D	5,063	0.90	E	5,849	1.04	State Performance Standard is D
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	State	6LF	D	5,620	D	5,297	0.94	E	5,947	1.06	State Performance Standard is D
32400	I-75	LUCKETT RD	SR 80	State	6LF	D	6,620	C	5,063	0.76	C	5,627	0.85	
32500	I-75	SR 80	SR 78	State	6LF	D	6,620	B	3,557	0.54	B	3,993	0.60	
32600	I-75	SR 78	COUNTY LINE	State	6LF	C	4,670	B	3,241	0.69	C	3,572	0.76	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	State	6LF	D	5,620	C	4,788	0.85	D	4,936	0.88	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	Maj. Col	2LN	E	860	C	201	0.23	C	212	0.25	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	State	6LD	D	3,171	C	1,892	0.60	C	2,444	0.77	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	State	6LD	D	3,171	C	1,362	0.43	C	1,779	0.56	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	State	6LD	D	4,920	B	1,326	0.27	B	1,619	0.33	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	State	4LD	D	3,280	B	750	0.23	B	926	0.28	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	State	4LD	D	3,280	B	707	0.22	B	871	0.27	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	P. Art	4LD	E	1,920	B	1,080	0.56	B	1,135	0.59	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	Controlled xs	4LD	E	1,920	B	730	0.38	B	767	0.40	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	Maj. Col	2LN	E	860	C	384	0.45	C	463	0.54	*
13700	ISLAND PARK RD	PARK RD	US 41	Maj. Col	2LN	E	860	C	79	0.09	C	210	0.24	
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	P. Art	4LN	E	2,120	B	614	0.29	B	824	0.39	Joel Blvd CPD

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County Maintained Controlled Access Aterial Facility

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

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

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

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	F. Class	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD DIRECTIONAL CAPACITY	2021 100TH HIGHEST HOUR LOS	2021 100TH HIGHEST HOUR VOL	2021 100TH HIGHEST HOUR V/C	FUTURE FORECAST (2026) LOS	FUTURE FORECAST (2026) VOL	FUTURE FORECAST (2026) V/C	Notes
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	State	6LD	D	3,171	C	3,002	0.95	F	3,356	1.06	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	2,509	0.79	C	2,807	0.89	
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	Controlled xs	4LD	D	2,040	A	1,000	0.49	A	1,051	0.52	
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	Xprswy	4LD	D	2,040	A	1,195	0.59	A	1,256	0.62	
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	Xprswy	6LD	D	3,080	A	2,103	0.68	B	2,210	0.72	*
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	Xprswy	6LD	D	3,080	B	2,968	0.96	F	3,119	1.01	
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	Xprswy	6LD	D	3,080	B	2,772	0.90	B	2,913	0.95	
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	Xprswy	4LB	D	4,000	D	2,964	0.74	D	3,115	0.78	
29100	W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	Maj. Col	2LN	E	860	C	230	0.27	C	241	0.28	*
29200	W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	Maj. Col	2LN	E	860	C	75	0.09	C	168	0.20	old count projection(2010)
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	92	0.11	C	104	0.12	old count projection(2010)
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	Min. Col	2LN	E	860	C	48	0.06	C	54	0.06	old count projection(2010)
29000	W. 6TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	181	0.21	C	190	0.22	
26400	W23RD ST	GUNNERY RD	SUNSHINE BLVD	M. Art	2LN	E	860	D	763	0.89	D	802	0.93	
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	M. Art	2LN	E	860	D	567	0.66	D	623	0.72	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	Maj. Col	2LN	E	860	D	747	0.87	D	785	0.91	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	Maj. Col	2LN	E	860	C	461	0.54	C	557	0.62	old count(2010)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	M. Art	4LD	E	1,520	C	276	0.18	C	290	0.19	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	M. Art	2LN	E	880	B	593	0.67	B	625	0.71	Year 2010 data
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	M. Art	2LN	E	880	B	418	0.48	B	439	0.50	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	M. Art	4LD	E	1,780	D	746	0.42	D	784	0.44	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	M. Art	2LN	E	800	B	350	0.44	B	395	0.49	old count projection(Year 2010)
29900	WOODLAND BLVD	US 41	AUSTIN ST	Maj. Col	2LN	E	860	C	266	0.31	C	300	0.35	old count projection(2010)

* Previous Year Data

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

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

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

[redacted] County-Maintained Collector Roadway - Unincorporated Lee County

[redacted] State-Maintained Arterial Roadway - Unincorporated Lee County

[redacted] County-Maintained Collector Roadway - Incorporated Lee County

[redacted] County Maintained Controlled Access Aterial Facility

[redacted] County-Maintained Arterial Roadway - Unincorporated Lee County

[redacted] County Maintained Expressway

[redacted] County-Maintained Arterial Roadway - Incorporated Lee County

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

Table 21 b) 4 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
13900	JOEL BLVD	18TH ST	SR 80	P. Art	2LN	E	1,010	C	482	0.48	D	505	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	Min. Col	2LN	E	360	C	52	0.07	C	72	0.08	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	Maj. Col	2LN	E	860	C	256	0.30	C	269	0.31	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	Maj. Col	2LN	E	860	C	264	0.31	C	277	0.32	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	E	860	C	106	0.12	C	120	0.14	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	Maj. Col	2LN	E	860	C	384	0.45	C	404	0.47	
14600	LEE BLVD	SR 82	ALVIN AVE	P. Art	6LD	E	2,840	B	2,084	0.73	B	2,190	0.77	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	B	1,957	0.69	B	2,136	0.75	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	B	2,093	0.74	B	2,200	0.77	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	B	898	0.45	B	943	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	P. Art	2LN	E	1,020	C	898	0.88	C	943	0.92	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	544	0.63	D	614	0.71	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	B	832	0.46	B	867	0.48	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	M. Art	2LN	E	860	D	753	0.89	D	819	0.95	
15300	LITTLETON RD	CORBETT RD	US 41	Maj. Col	2LN	E	860	C	528	0.61	C	555	0.65	
15400	LITTLETON RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	437	0.51	C	459	0.53	
15500	LUCKETT RD	ORTIZ AVE	I-75	M. Art	2LN	E	880	B	317	0.36	B	392	0.45	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	Maj. Col	2LN	E	860	B	285	0.33	C	293	0.35	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	Min. Col	2LN	E	860	C	77	0.09	C	89	0.10	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	P. Art	4LD	E	1,960	B	1,173	0.60	B	1,233	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	P. Art	4LD	E	1,960	B	1,180	0.60	B	1,240	0.63	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	M. Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR/GLADIOLUS DR	IONA LOOP RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	State	2LN	D	970	[redacted]	1,039	1.07	[redacted]	1,143	1.18	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	State	2LN	D	970	[redacted]	1,039	1.07	[redacted]	1,143	1.18	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	1,136	0.36	C	1,492	0.47	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	State	6LD	D	3,171	C	1,397	0.44	C	1,875	0.59	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	Maj. Col	2LN	E	860	C	168	0.20	C	176	0.20	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	168	0.20	C	181	0.21	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	2LN	E	860	C	182	0.21	C	205	0.24	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	Min. Col	2LN	E	860	C	69	0.08	C	72	0.08	
18000	NALLE RD	SR 78	NALLE GRADE RD	Min. Col	2LN	E	860	C	128	0.15	C	147	0.17	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	C	130	0.15	C	137	0.16	*
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	M. Art	2LN	E	1,140	A	145	0.13	B	264	0.23	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	145	0.13	B	286	0.25	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M. Art	2LN	E	1,140	A	100	0.09	A	133	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	Min. Col	2LN	E	860	C	82	0.10	C	95	0.11	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min. Col	2LN	E	860	C	393	0.46	C	488	0.57	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	4LN	E	1,790	C	528	0.29	C	555	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	502	0.50	

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

TRAFFIC DATA FROM LEE COUNTY

TRAFFIC COUNT REPORT

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
SUMMERLIN RD	S OF LAKEWOOD BLVD	47	22200	23300	24300	22800	24700	25700	26500	22000	25000	24700
SUMMERLIN RD	S OF UNINVERSITY DR	66	24500	28000	30500		32500	33300	32700	27300	31400	31700
SUMMERLIN RD	N OF PARK MEADOWS	35	28100	29800	29000	31500	32700	33400	32900	26200	30700	31500
SUMMERLIN RD	N OF MATTHEWS RD	74	18100	19100	19700	19000	19300	18800	20000	17100	18800	19700
SUMMERLIN RD	S OF COLONIAL BLVD	411		20000								
SUNNILAND BLVD	N OF LEE BLVD					2500						
SUNSHINE BLVD	N OF IMMOKALEE RD	413	3900	4000		3900		3300				6400
SUNSHINE BLVD	S OF LEE BLVD	406	6100	7100		7500		7500		8500		9600
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	10300	8300		10100		12100		14000		13900
TERMINAL ACCESS RD	E OF TREELINE AVE	59	23500	26400				27100	28500	18400	28700	32500
THREE OAKS PKWY	S OF CORKSCREW RD	525	18800		20900	21800	25100	20800	23900		30000	24400
THREE OAKS PKWY	N OF CORKSCREW RD	415	19900									
THREE OAKS PKWY	S OF ESTERO PKWY	72	16000	16600	16500	16800	17900		21700	18000	20000	22500
THREE OAKS PKWY	S OF ALICO RD	414	13700	11800	12300	13100	14100	12300		13600		15600
TICE ST	W OF I 75	416		3000		3500		3800		3400		4000
TREELINE AVE	S OF PELICAN COLONY BLVD	62	8900	9700	10800	11600	11800	13100	13700	11600	13200	14000
TREELINE AVE	N OF AIRPORT TERMINAL	61	24500	25500	23800	25000	23800	23400	22700	14600		
12 ST W	E OF GUNNERY RD	472			4100				5200			
23RD ST SW	E OF GUNNERY RD	469	10200	11000		11800	12700	13200		16400		15100
US 41 (SR 45)	N OF COLLIER CO LINE	23	33000	33900	34800	36100	36900	32600	37200	31800	36600	37300
US 41 (SR 45)	N OF BONITA BEACH RD	92			42600	57100		46600	49000	41500		51500

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
A & W BULB RD	N OF GLADIOLUS DR	215	6800		6600		7100		7700			
ALABAMA RD	N OF IMMOKALEE RD	201			6800		7100		6000			
ALABAMA RD	S OF HOMESTEAD RD	200	9000	9300	10300	11000		10200	10700	7900		11800
ALICO RD	E OF US 41	204	23400	19900	21900	24100	22100	22800	24200	25600		
ALICO RD	E OF LEE RD	207										
ALICO RD	W OF I - 75	10	29100	38400	41100	43600	44800	47900	49800	41900	49600	53700
ALICO RD	E OF I - 75	53	26900	28400	25600	24300	24600	26200	24200	20200	26100	28000
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205		7500		8500		8900				16200
ALICO RD	N OF CORKSCREW RD	206										5300
BARRETT RD	S OF PINE ISLAND RD	509										3200
BASS RD	N OF SUMMERLIN RD	216	8400		8200		11500		11400		10600	
BAYSHORE RD (SR 78)	W OF HART RD	104			28600	29900		30800	30900	24200	26800	27200
BAYSHORE RD (SR 78)	W OF WILLIAMSBURG DR	64	20100	21000	22900	23900	21900	26300	28100	25800	29200	30600
BELL BLVD	S OF LEELAND HEIGHTS BV	203	8100	8800	9600	9900	10000	10800	12300	12700		
BEN HILL GRIFFIN	S OF ALICO RD	514		29900		22800		24400	28400	21500	25600	
BEN HILL GRIFFIN	N OF ESTERO PKWY	71	18800	19100	19400	20800	21000	22000	25200	21000	25200	26900
BEN HILL GRIFFIN	N OF CORKSCREW RD	517	15100	19500	19600		21200		18900			
BETH STACEY RD	S OF HOMESTEAD RD	220	7700		7500		7500		7700			
BONITA BEACH RD	E OF HICKORY BLVD	132								10500	14300	14500
BONITA BEACH RD	E OF VANDERBILT RD	7	23400	24600	25700	25900	25600	25000	25100	22500	26000	23900
BONITA BEACH RD	E OF ARROYAL RD	221										

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510		6500								
GATEWAY BLVD	S OF GRIFFIN	536							22460			
GILCHRIST AVE	S OF 4TH STREET W	535									13500	
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	7600		13100		13100		11000		11400	
GLADIOLUS DR	E OF A&W BULB RD	39	19800	20500	21900	22600	23000	22500	23200	19800	21900	23000
GLADIOLUS DR	W OF US 41	46	37600	38900	40600	42000	42700	41500	43200	39000	44900	46200
GRIFFIN DR	S OF SR 82	534							8000			
GUNNERY RD	N OF IMMOKALEE RD	290	17600	18300	19100	21500	20400			26300	25800	26100
GUNNERY RD	N OF LEE BLVD (CR 884)	289	13600	13600	15100	14800	15500	15800	15700	16700		15700
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	18400	20600	21500	22000	22200	23700	22900	19700	21100	21900
HANCOCK BRIDGE PKWY	W OF MOODY RD	291										
HANCOCK BRIDGE PKWY	E OF ORANGE GROVE BLVD	116								15900		22000
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	20900	20900	20900	23800	21300	23800	23700	21400	22700	
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	293										
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	115										19900
HART RD	N OF BAYSHORE RD (SR 78)	298	6000		6500		6800					
HOMESTEAD RD	@ WESTMINSTER RD	6	24000	24800	26200	27000	27100	27500	26100	20000	26400	28400
HOMESTEAD RD	S OF ARTHUR RD	451	10100	10400	11600	11800	11700					11600
HOMESTEAD RD	N OF IMMOKOLEE RD	456							1900			
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90			25900	28800			30700	29900		
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	23800	25100	26700	28000	26100		28000	27600	36500	40400

PCS 53 - Alico Rd east of I-75

2022 AADT = 28,000 VPD

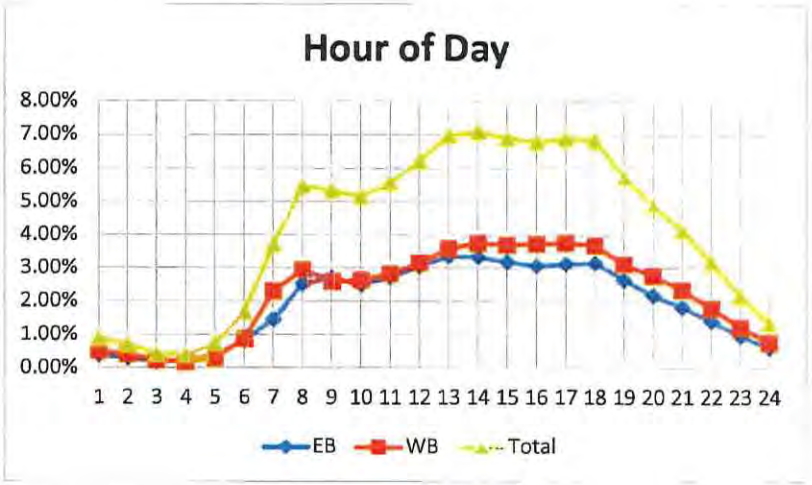
Hour	EB	WB	Total
0	0.40%	0.53%	0.93%
1	0.31%	0.43%	0.74%
2	0.20%	0.25%	0.45%
3	0.22%	0.20%	0.43%
4	0.44%	0.32%	0.77%
5	0.83%	0.90%	1.72%
6	1.47%	2.32%	3.75%
7	2.54%	2.98%	5.51%
8	2.73%	2.60%	5.37%
9	2.51%	2.66%	5.19%
10	2.73%	2.85%	5.60%
11	3.06%	3.17%	6.25%
12	3.37%	3.62%	7.01%
13	3.34%	3.77%	7.12%
14	3.20%	3.72%	6.92%
15	3.08%	3.75%	6.82%
16	3.14%	3.78%	6.91%
17	3.16%	3.71%	6.87%
18	2.64%	3.13%	5.77%
19	2.18%	2.77%	4.94%
20	1.83%	2.35%	4.16%
21	1.40%	1.81%	3.20%
22	0.96%	1.23%	2.19%
23	0.61%	0.78%	1.38%

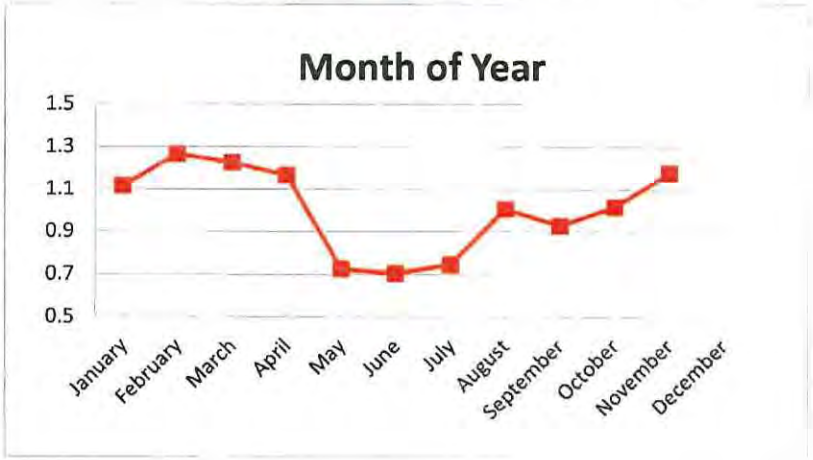
Month of Year	Fraction
January	1.12
February	1.27
March	1.23
April	1.17
May	0.73
June	0.71
July	0.75
August	1.01
September	0.93
October	1.02
November	1.18
December	

Day of Week	Fraction
Sunday	0.71
Monday	1.03
Tuesday	1.08
Wednesday	1.1
Thursday	1.11
Friday	1.12
Saturday	0.86

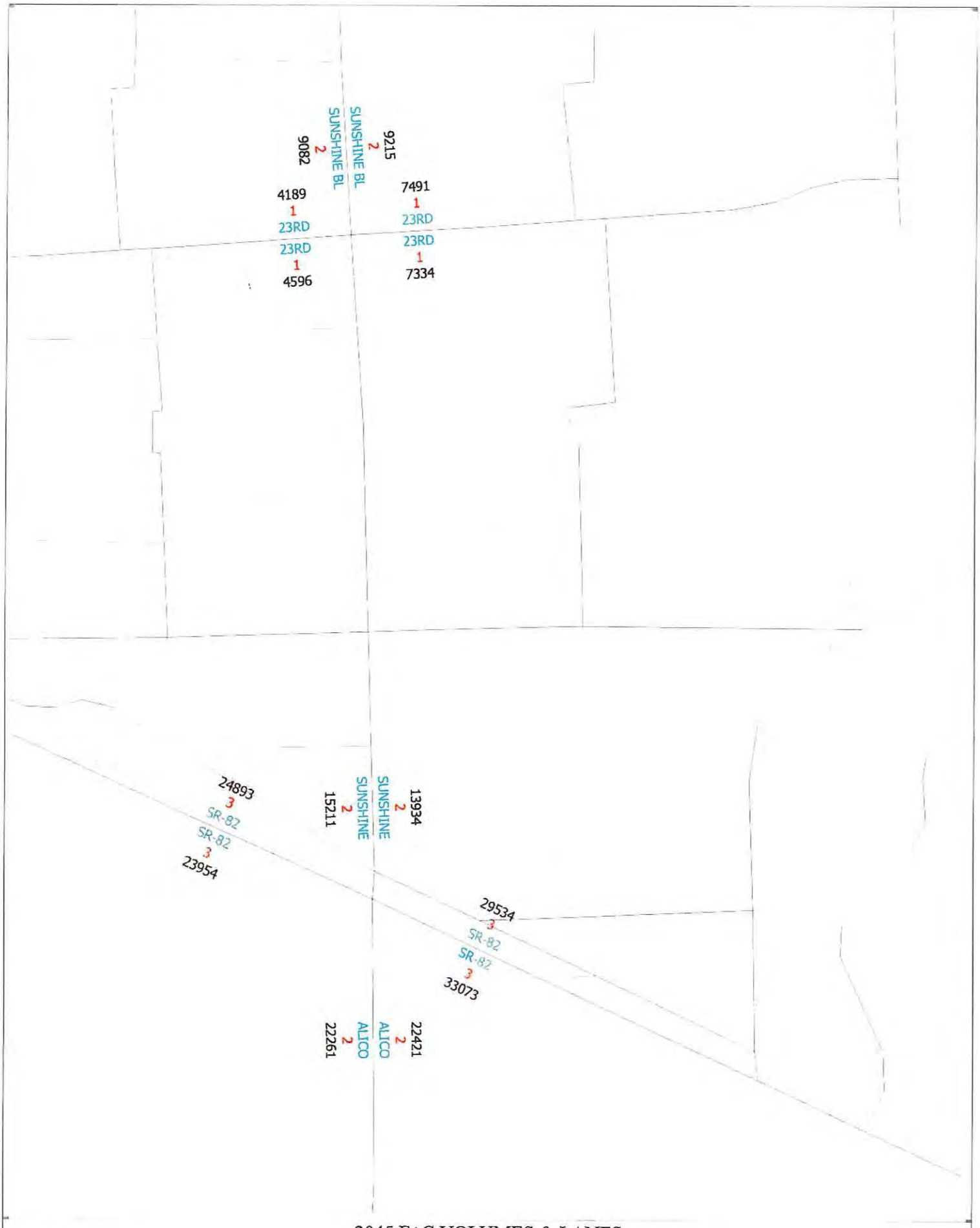
Directional Factor		
AM	0.61	WB
PM	0.55	WB

Design Hour Volume		
#	Volume	Factor
5	3001	0.107
10	2907	0.104
20	2780	0.099
30	2738	0.098
50	2683	0.096
100	2622	0.094
150	2580	0.092
200	2543	0.091



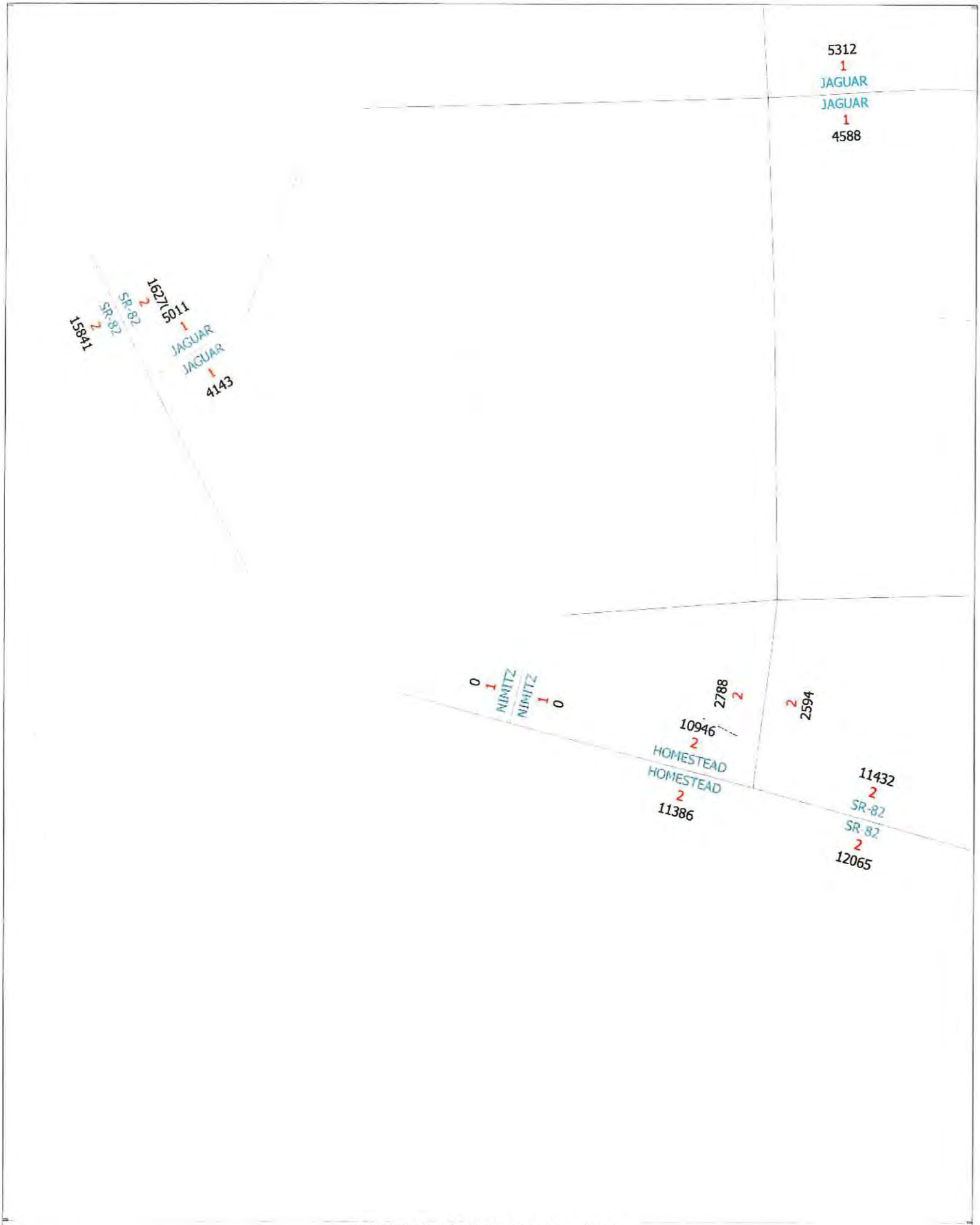


2045 E+C NETWORK VOLUMES



2045 E+C VOLUMES & LANES

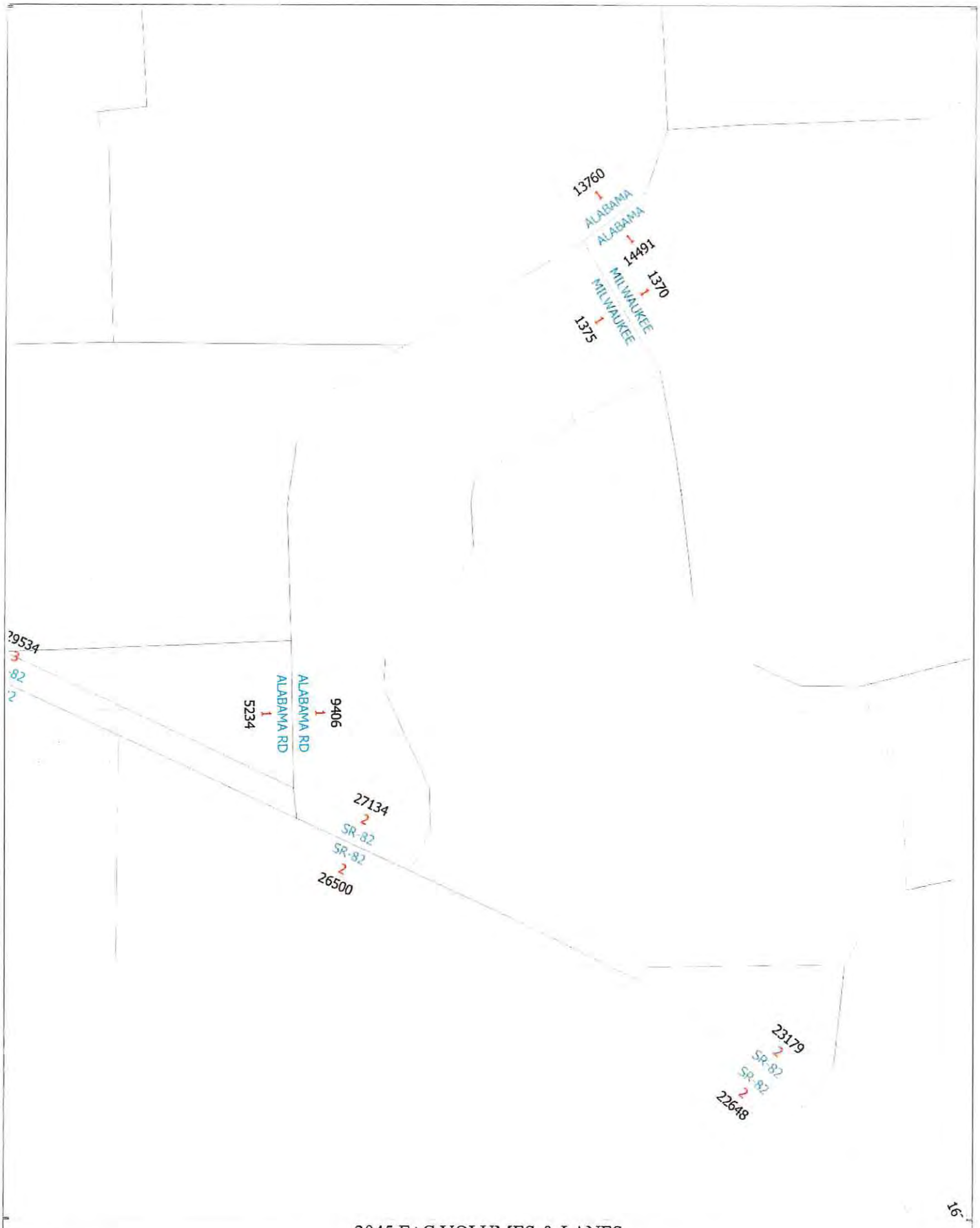
cube



2045 E+C VOLUMES & LANES

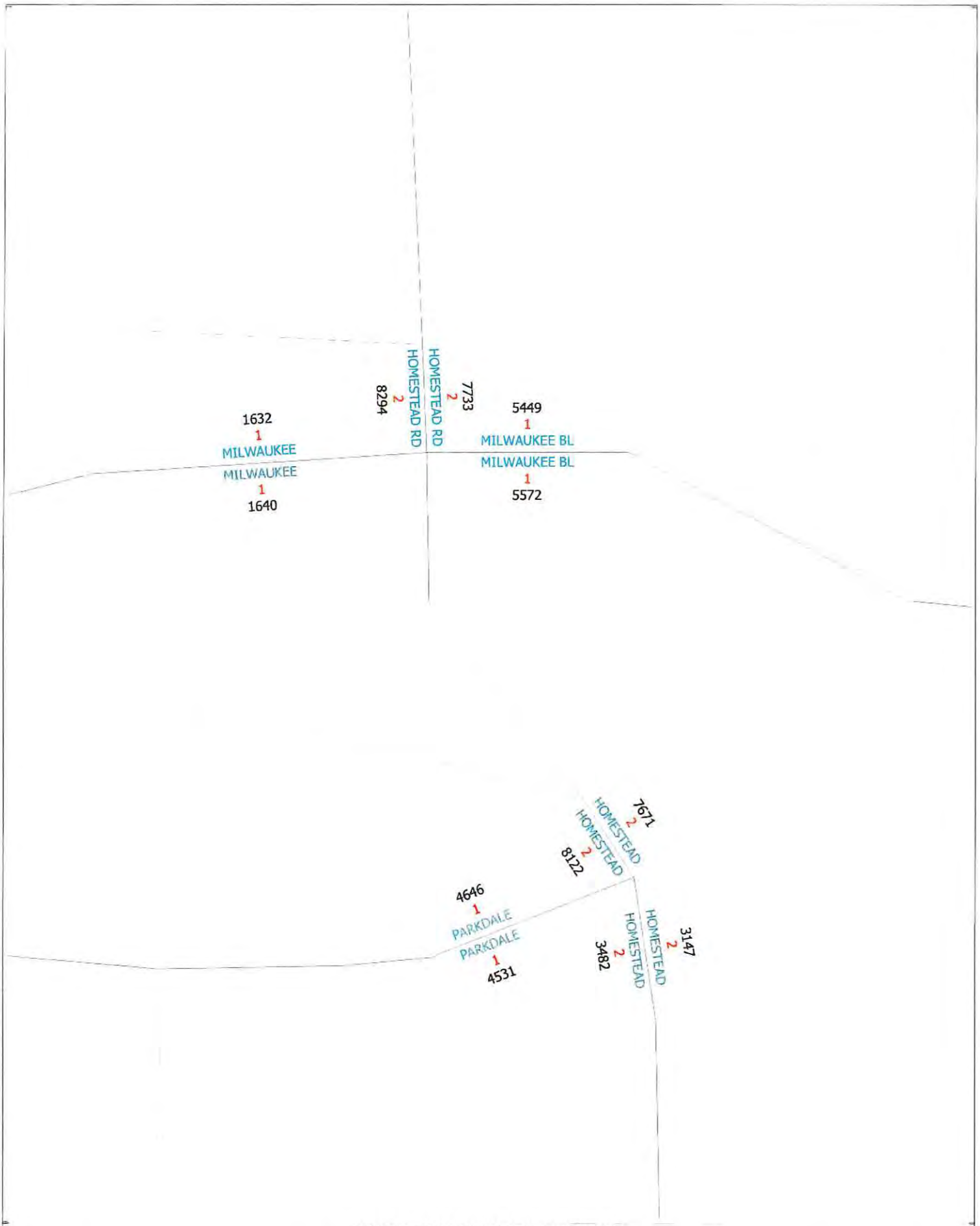
cube

(Licensed to TR Transportation Consultants Inc)



2045 E+C VOLUMES & LANES

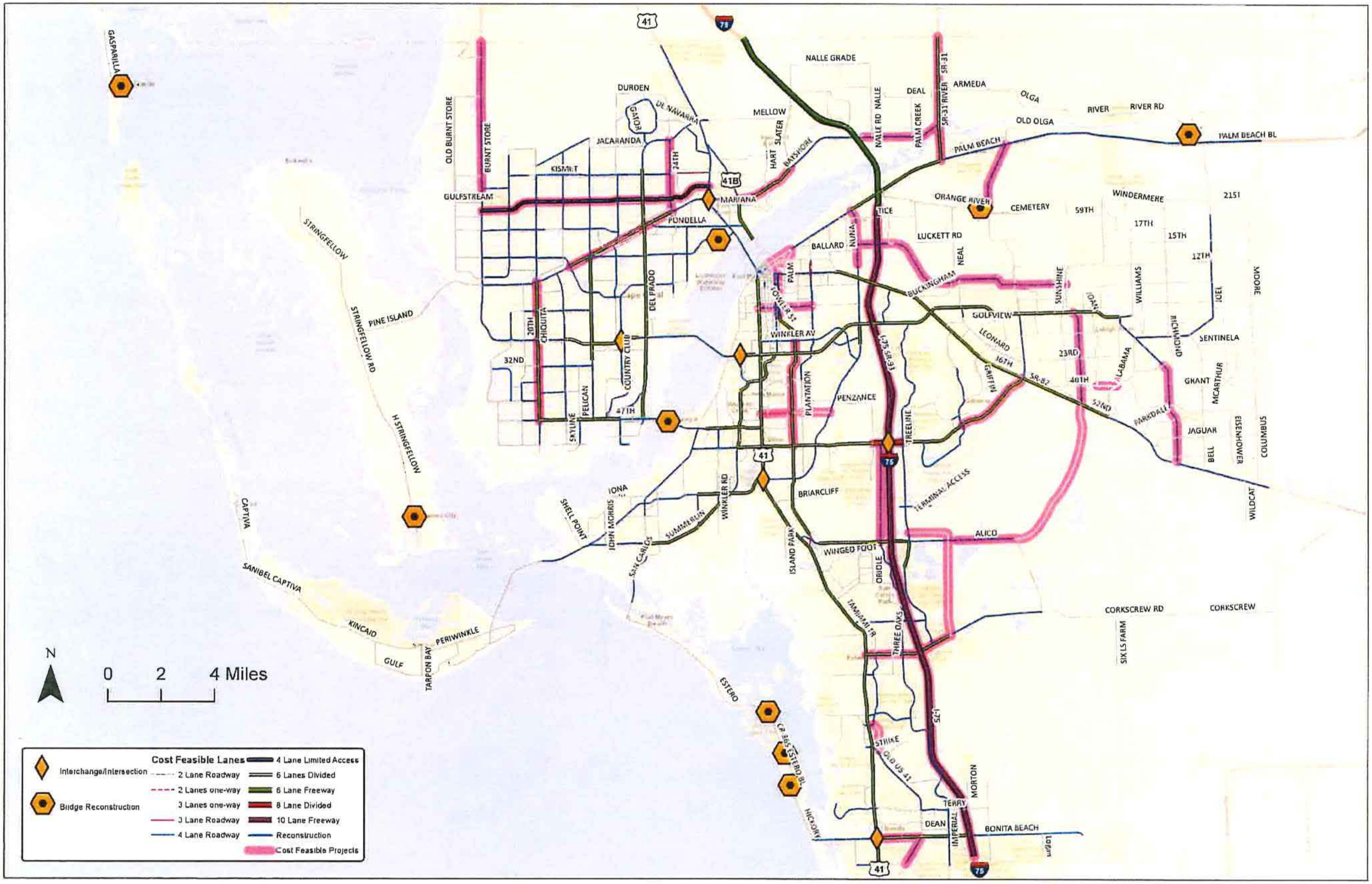
cube



2045 E+C VOLUMES & LANES

cube

LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN


Interchange/Intersection
Bridge Reconstruction
Cost Feasible Lanes
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
N
0 2 4 Miles
GASPARILLA
NALLE GRADE
DURDEN
DEAL
ARMEDA
OLGA
RIVER
RIVER RD
OLD OLGA
PALM BEACH BL
PALM BEACH
MELLOW
JACARANDA
KISMET
GULFSTREAM
MARIANA
PONDELLA
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
2151
TICE
LUCKETT RD
17TH
15TH
12TH
BALLARD
BUCKINGHAM
SUNSHINE
WILLIAMS
MOORE
JOEL
GOLFVIEW
LEONARD
SENTINELA
RICHMOND
PINE ISLAND
STRINGFELLOW
STRINGFELLOW RD
H STRINGFELLOW
WINKLER AV
32ND
23RD
16TH
SR-82
40TH
GRANT
MCARTHUR
PENZANCE
47TH
52ND
PARKDALE
JAGUAR
EISENHOWER
COLUMBUS
BELL
WILDCAT
IONA
BRIARCLIFF
TERMINAL ACCESS
ALICO
CAPTIVA
SHELL POINT
JOHN MORRIS
SUMMERLIN
WINKLER RD
SAN CARLOS
ISLAND PARK
WINGED FOOT
ORIOLE
SANIBEL CAPTIVA
KINCAID
PERIWINKLE
GULF
TARPON BAY
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX LS FARM
ESTERO
STRIKE
OLD US 41
I-75
MORTON
TERRY
DEAN
IMPERIAL
BONITA BEACH
HICKORY
OLD BURNT STORE
BURNT STORE
24TH
HART
SLATER
BAYSHORE
NALLE RD
NALLE
PALM CREEK
SR-31 RIVER
SR-31
NUNA
PALM
NEAL
20TH
CHIQUITA
DEL PRADO
COUNTRY CLUB
PELICAN
SKYLINE
PLANTATION
TREELINE
I-75 SR-93
GRIFFIN
ALABAMA
41
41B
75

TRAFFIC COUNTS

SR 82

@ BLACKSTONE DR/PARKDALE BLVD

SR 82 @ Blackstone Dr 1-18-23 AM

File Name: SR 82 @ Blackstone Dr 1-18-23 AM
Location:

All Vehicles

Site Code:
Study Date: 01/18/2023

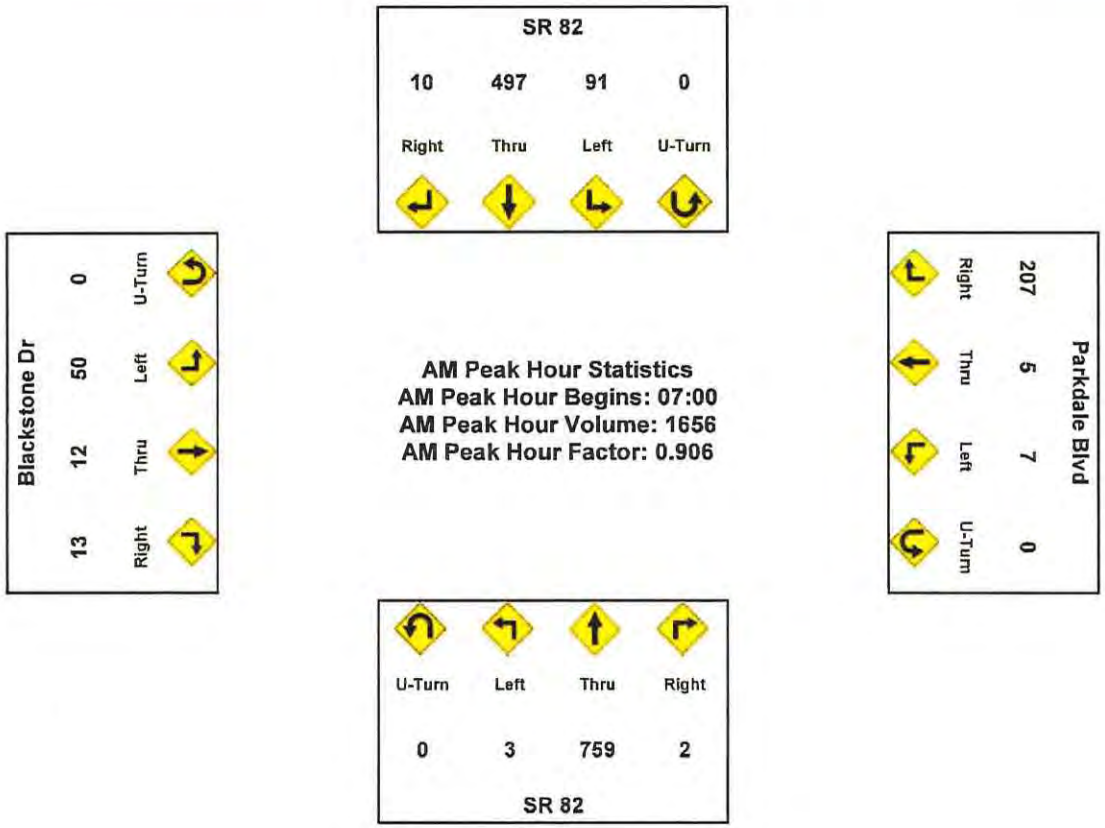
	SR 82 Southbound					Parkdale Blvd Westbound					SR 82 Northbound					Blackstone Dr Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00	1	107	34	0	142	61	0	1	0	62	1	225	2	0	228	5	1	19	0	25	457
07:15	3	112	22	0	137	49	0	4	0	53	0	192	0	0	192	2	2	7	0	11	393
07:30	2	150	16	0	168	53	0	1	0	54	0	171	0	0	171	3	7	16	0	26	419
07:45	4	128	19	0	151	44	5	1	0	50	1	171	1	0	173	3	2	8	0	13	387
Total	10	497	91	0	598	207	5	7	0	219	2	759	3	0	764	13	12	50	0	75	1656
08:00	2	116	14	0	132	53	3	1	0	57	1	168	1	0	170	0	5	8	0	13	372
08:15	2	102	24	0	128	40	0	0	0	40	0	163	3	0	166	2	1	11	0	14	348
08:30	1	119	13	0	133	26	0	0	0	26	0	142	0	0	142	5	1	7	0	13	314
08:45	7	88	11	1	107	26	0	0	0	26	0	135	0	0	135	2	0	4	0	6	274
Total	12	425	62	1	500	145	3	1	0	149	1	608	4	0	613	9	7	30	0	46	1308
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	22	922	153	1	1098	352	8	8	0	368	3	1367	7	0	1377	22	19	80	0	121	2964
Appr %	02.0	84.0	13.9	00.1		95.7	02.2	02.2	00.0		00.2	99.3	00.5	00.0		18.2	15.7	66.1	00.0		
Total %	00.7	31.1	05.2	00.0		11.9	00.3	00.3	00.0		00.1	46.1	00.2	00.0		00.7	00.6	02.7	00.0		
% Trucks	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
AM Pk Hr	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol	10	497	91	0	598	207	5	7	0	219	2	759	3	0	764	13	12	50	0	75	1656
AM PHF	0.625	0.828	0.669	NaN	0.890	0.848	0.250	0.438	NaN	0.883	0.500	0.843	0.375	NaN	0.838	0.650	0.429	0.658	NaN	0.721	0.906

SR 82 @ Blackstone Dr 1-18-23 AM

File Name: SR 82 @ Blackstone Dr 1-18-23 AM
Location:

All Vehicles

Site Code:
Study Date: 01/18/2023



← 219 × 1.05 = 230

SR 82 @ Blackstone Dr 1-18-23 PM

File Name: SR 82 @ Blackstone Dr 1-18-23 PM
Location:

All Vehicles

Site Code:
Study Date: 01/18/2023

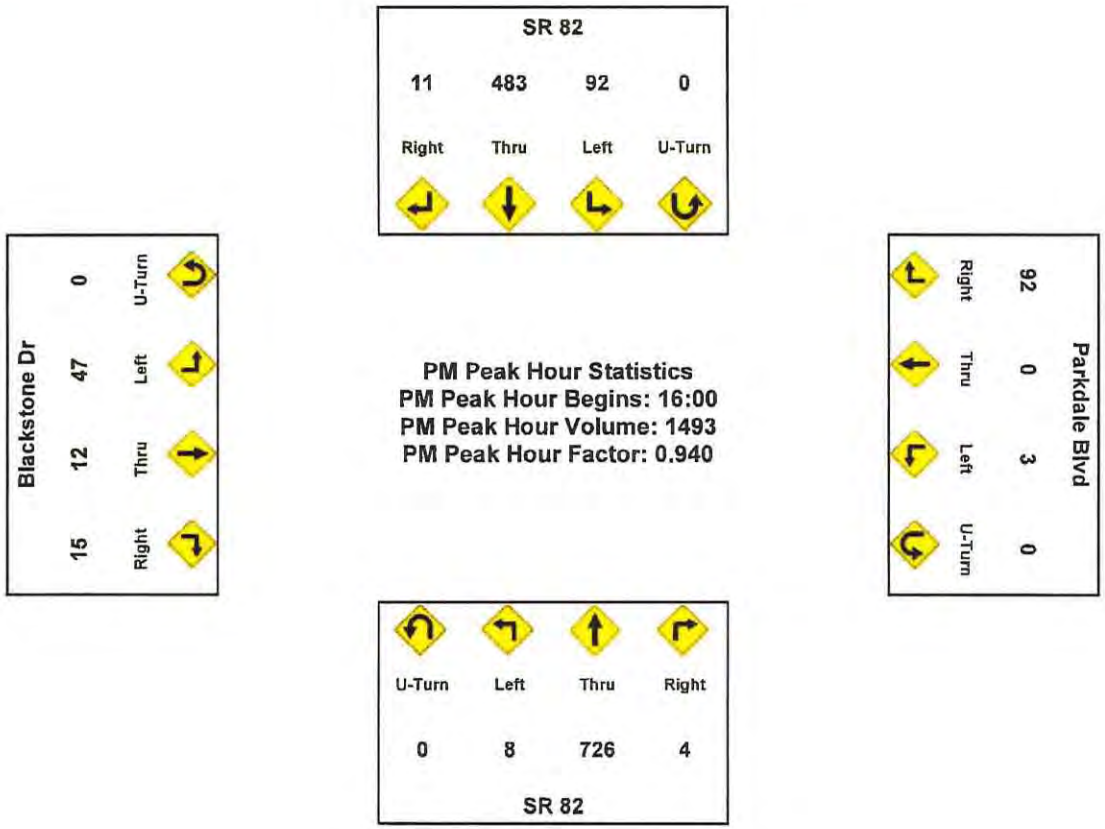
	SR 82 Southbound					Parkdale Blvd Westbound					SR 82 Northbound					Blackstone Dr Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	2	100	32	0	134	29	0	1	0	30	2	182	4	0	188	4	2	15	0	21	373
16:15	5	116	25	0	146	22	0	1	0	23	1	186	2	0	189	5	1	8	0	14	372
16:30	1	135	17	0	153	20	0	1	0	21	1	195	1	0	197	4	4	18	0	26	397
16:45	3	132	18	0	153	21	0	0	0	21	0	163	1	0	164	2	5	6	0	13	351
Total	11	483	92	0	586	92	0	3	0	95	4	726	8	0	738	15	12	47	0	74	1493
17:00	2	142	10	0	154	15	2	1	0	18	0	126	0	0	126	1	3	9	0	13	311
17:15	4	121	23	0	148	17	1	0	0	18	0	149	3	0	152	4	2	12	0	18	336
17:30	2	115	15	0	132	21	0	0	0	21	0	184	2	0	186	4	2	6	0	12	351
17:45	1	100	10	2	113	20	0	1	0	21	1	170	1	0	172	2	0	5	0	7	313
Total	9	478	58	2	547	73	3	2	0	78	1	629	6	0	636	11	7	32	0	50	1311
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	20	961	150	2	1133	165	3	5	0	173	5	1355	14	0	1374	26	19	79	0	124	2804
Appr %	01.8	84.8	13.2	00.2		95.4	01.7	02.9	00.0		00.4	98.6	01.0	00.0		21.0	15.3	63.7	00.0		
Total %	00.7	34.3	05.3	00.1		05.9	00.1	00.2	00.0		00.2	48.3	00.5	00.0		00.9	00.7	02.8	00.0		
% Trucks	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
PM Pk Hr	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
PM Pk Vol	11	483	92	0	586	92	0	3	0	95	4	726	8	0	738	15	12	47	0	74	1493
PM PHF	0.550	0.894	0.719	NaN	0.958	0.793	NaN	0.750	NaN	0.792	0.500	0.931	0.500	NaN	0.937	0.750	0.600	0.653	NaN	0.712	0.940

SR 82 @ Blackstone Dr 1-18-23 PM

File Name: SR 82 @ Blackstone Dr 1-18-23 PM
Location:

All Vehicles

Site Code:
Study Date: 01/18/2023



TRAFFIC COUNTS

SR 82

@ ALABAMA RD

SR 82 @ Alabama Rd S 4-27-23 AM

File Name: SR 82 @ Alabama Rd S 4-27-23 AM
Location:

All Vehicles

Site Code:
Study Date: 04/27/2023

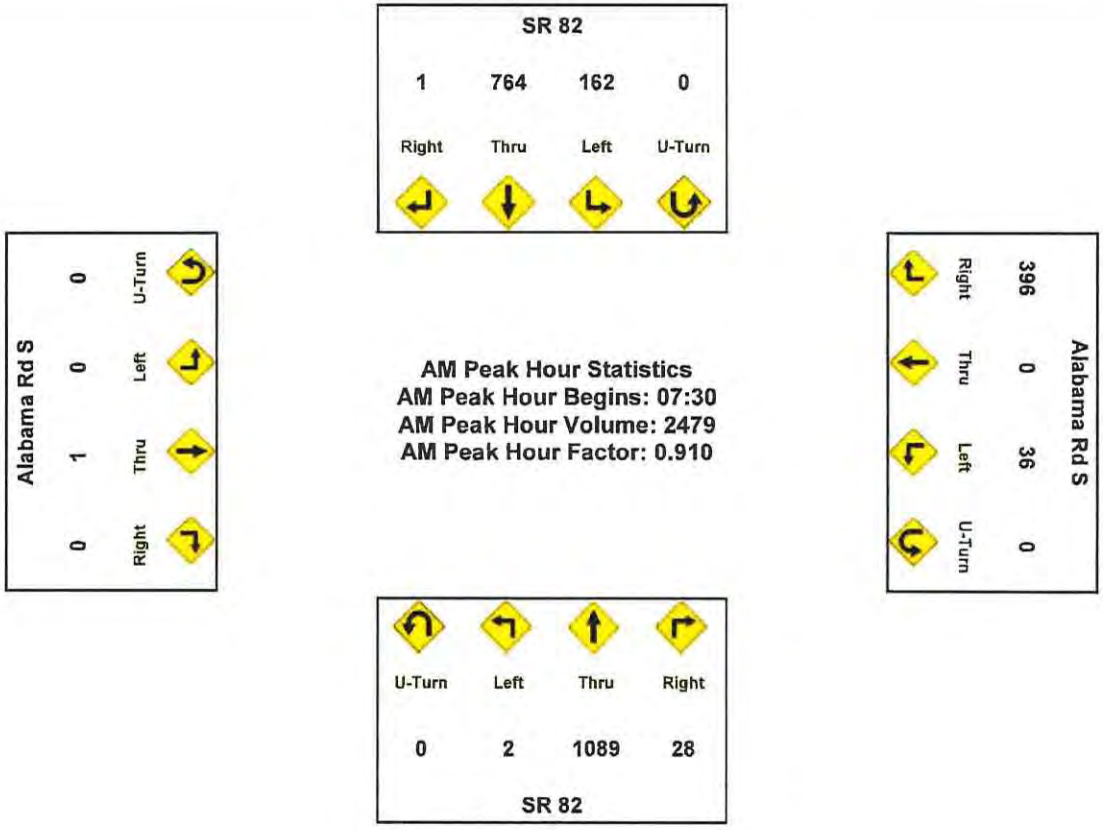
	SR 82 Southbound					Alabama Rd S Westbound					SR 82 Northbound					Alabama Rd S Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00	0	180	47	0	227	92	0	6	0	98	3	352	0	0	355	1	0	0	0	1	681
07:15	0	198	38	0	236	93	0	8	0	101	11	236	0	0	247	0	0	0	0	0	584
07:30	0	193	38	0	231	94	0	14	0	108	10	247	2	0	259	0	0	0	0	0	598
07:45	0	174	45	0	219	93	0	7	0	100	10	275	0	0	285	0	0	0	0	0	604
Total	0	745	168	0	913	372	0	35	0	407	34	1110	2	0	1146	1	0	0	0	1	2467
08:00	1	194	51	0	246	86	0	7	0	93	5	303	0	0	308	0	0	0	0	0	647
08:15	0	203	28	0	231	123	0	8	0	131	3	264	0	0	267	0	1	0	0	1	630
08:30	0	152	26	0	178	85	0	8	0	93	6	256	0	0	262	0	0	0	0	0	533
08:45	1	138	28	1	168	103	1	6	0	110	8	248	0	0	256	2	0	1	0	3	537
Total	2	687	133	1	823	397	1	29	0	427	22	1071	0	0	1093	2	1	1	0	4	2347
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	2	1432	301	1	1736	769	1	64	0	834	56	2181	2	0	2239	3	1	1	0	5	4814
Appr %	00.1	82.5	17.3	00.1		92.2	00.1	07.7	00.0		02.5	97.4	00.1	00.0		60.0	20.0	20.0	00.0		
Total %	00.0	29.7	06.3	00.0		16.0	00.0	01.3	00.0		01.2	45.3	00.0	00.0		00.1	00.0	00.0	00.0		
% Trucks	00.0	00.0	00.0	00.0	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0
AM Pk Hr	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30
AM Pk Vol	1	764	162	0	927	396	0	36	0	432	28	1089	2	0	1119	0	1	0	0	1	2479
AM PHF	0.250	0.941	0.794	NaN	0.942	0.805	NaN	0.643	NaN	0.824	0.700	0.899	0.250	NaN	0.908	NaN	0.250	NaN	NaN	0.250	0.910

SR 82 @ Alabama Rd S 4-27-23 AM

File Name: SR 82 @ Alabama Rd S 4-27-23 AM
Location:

All Vehicles

Site Code:
Study Date: 04/27/2023



SR 82 @ Alabama Rd S 4-27-23 PM

File Name: SR 82 @ Alabama Rd S 4-27-23 PM
Location:

All Vehicles

Site Code:
Study Date: 04/27/2023

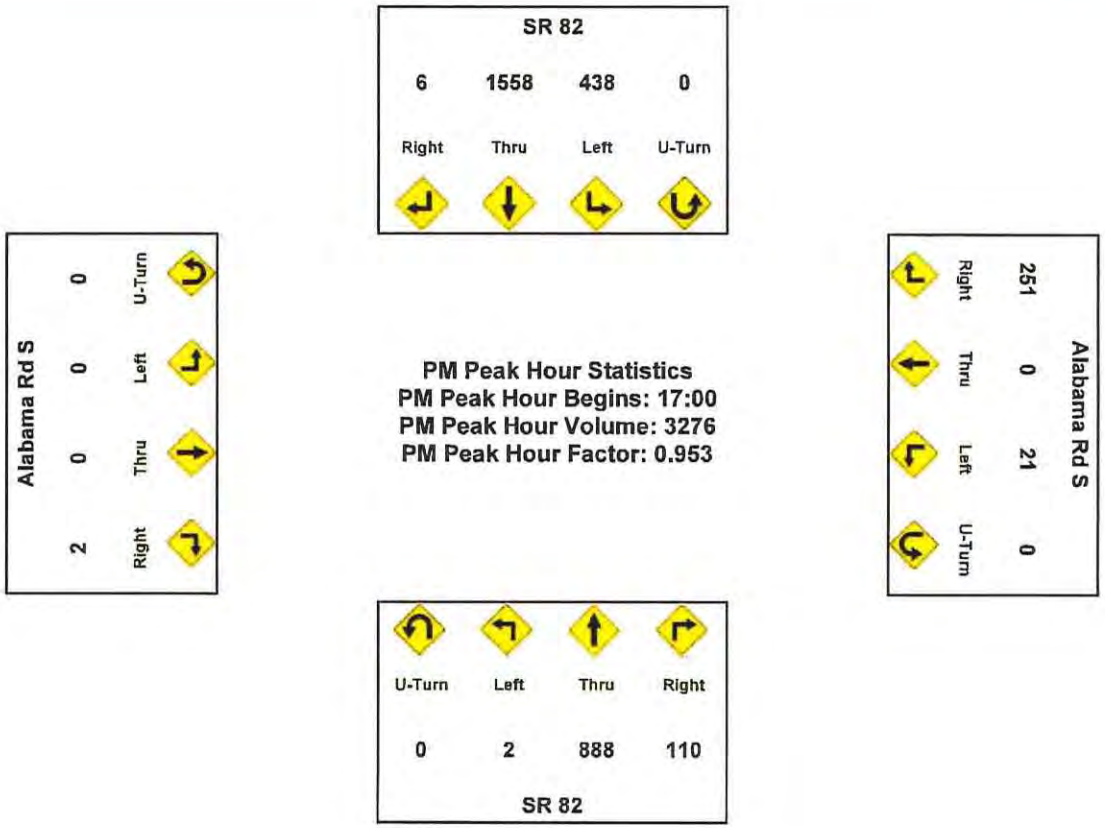
	SR 82 Southbound					Alabama Rd S Westbound					SR 82 Northbound					Alabama Rd S Eastbound					
Time	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00	0	332	98	0	430	72	0	6	0	78	43	201	0	0	244	4	0	0	0	4	756
16:15	1	353	118	0	472	74	0	2	0	76	18	222	1	0	241	1	0	0	0	1	790
16:30	2	357	81	0	440	59	1	5	0	65	35	250	0	0	285	1	0	1	0	2	792
16:45	2	325	141	0	468	41	0	6	0	47	25	194	0	0	219	0	0	0	0	0	734
Total	5	1367	438	0	1810	246	1	19	0	266	121	867	1	0	989	6	0	1	0	7	3072
17:00	3	361	136	0	500	57	0	7	0	64	22	189	0	0	211	1	0	0	0	1	776
17:15	0	375	104	0	479	66	0	3	0	69	29	247	2	0	278	0	0	0	0	0	826
17:30	0	410	100	0	510	66	0	5	0	71	34	243	0	0	277	1	0	0	0	1	859
17:45	3	412	98	0	513	62	0	6	0	68	25	209	0	0	234	0	0	0	0	0	815
Total	6	1558	438	0	2002	251	0	21	0	272	110	888	2	0	1000	2	0	0	0	2	3276
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	11	2925	876	0	3812	497	1	40	0	538	231	1755	3	0	1989	8	0	1	0	9	6348
Appr %	00.3	76.7	23.0	00.0		92.4	00.2	07.4	00.0		11.6	88.2	00.2	00.0		88.9	00.0	11.1	00.0		
Total %	00.2	46.1	13.8	00.0		07.8	00.0	00.6	00.0		03.6	27.6	00.0	00.0		00.1	00.0	00.0	00.0		
% Trucks	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	00.0	00.0	-	00.0	00.0	-	00.0	-	00.0	00.0
PM Pk Hr	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00
PM Pk Vol	6	1558	438	0	2002	251	0	21	0	272	110	888	2	0	1000	2	0	0	0	2	3276
PM PHF	0.500	0.945	0.805	NaN	0.976	0.951	NaN	0.750	NaN	0.958	0.809	0.899	0.250	NaN	0.899	0.500	NaN	NaN	NaN	0.500	0.953

SR 82 @ Alabama Rd S 4-27-23 PM

File Name: SR 82 @ Alabama Rd S 4-27-23 PM
Location:

All Vehicles

Site Code:
Study Date: 04/27/2023



PEAK SEASON CORRECTION FACTOR

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.92

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

* PEAK SEASON

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES SPREADSHEET

Development of Future Year Background Turning Volumes

Intersection	**SR 82 @ Alabama Rd**
Count Date	April 27, 2023
Build-Out Year	2028

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1	0	36	0	396	162	764	1	2	1,089	28
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	1	0	37	0	412	168	795	1	2	1,133	29
Growth Rate	1.00%	1.00%	1.00%	3.06%	3.06%	3.06%	6.08%	6.08%	6.08%	3.61%	3.61%	3.61%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**1**	**0**	**43**	**0**	**479**	**226**	**1,068**	**1**	**2**	**1,353**	**35**
Project Turning Volumes	60	12	49		27			-32	99	71	-31	
2028 Background + Project	**60**	**13**	**49**	**43**	**27**	**479**	**226**	**1,036**	**100**	**73**	**1,322**	**35**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	2	21	0	251	438	1,558	6	2	888	110
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	0	2	22	0	261	456	1,620	6	2	924	114
Growth Rate	1.00%	1.00%	1.00%	3.06%	3.06%	3.06%	6.08%	2.00%	6.08%	3.61%	2.00%	3.61%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**0**	**2**	**26**	**0**	**303**	**613**	**1,789**	**8**	**2**	**1,020**	**136**
Project Turning Volumes	210	52	159		45			-81	194	149	-81	
2028 Background + Project	**210**	**52**	**161**	**26**	**45**	**303**	**613**	**1,708**	**202**	**151**	**939**	**136**

Development of Future Year Background Turning Volumes

Intersection	**Alabama Rd @ Site Access**
Count Date	April 27, 2023
Build-Out Year	2028

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1	0	0	3	0	0	0	0	0	0	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	1	0	0	3	0	0	0	0	0	0	0
Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes						197	121					
2028 Background + Project	**0**	**1**	**0**	**0**	**3**	**197**	**121**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	2	0	0	8	0	0	0	0	0	0	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	2	0	0	8	0	0	0	0	0	0	0
Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	2.00%	1.00%	1.00%	2.00%	1.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**2**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes						388	421					
2028 Background + Project	**0**	**2**	**0**	**0**	**8**	**388**	**421**	**0**	**0**	**0**	**0**	**0**

SYNCHRO SUMMARY SHEETS

SR 82 @ ALABAMA RD

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	226	1068	1	2	1353	35	0	1	0	43	0	479
Future Volume (Veh/h)	226	1068	1	2	1353	35	0	1	0	43	0	479
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	246	1161	1	2	1471	38	0	1	0	47	0	521
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												11
Median type		Raised			Raised							
Median storage veh)		1			1							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1509			1162			2408	3166	388	2374	3148	509
vC1, stage 1 conf vol							1654	1654		1494	1494	
vC2, stage 2 conf vol							755	1513		880	1654	
vCu, unblocked vol	1509			1162			2408	3166	388	2374	3148	509
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	44			100			0	78	100	26	100	0
cM capacity (veh/h)	439			597			0	5	611	63	46	509

Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	WB 4	NB 1	SB 1
Volume Total	246	464	464	233	2	588	588	332	1	568
Volume Left	246	0	0	0	2	0	0	0	0	47
Volume Right	0	0	0	1	0	0	0	38	0	521
cSH	439	1700	1700	1700	597	1700	1700	1700	5	555
Volume to Capacity	0.56	0.27	0.27	0.14	0.00	0.35	0.35	0.20	0.22	1.02
Queue Length 95th (ft)	84	0	0	0	0	0	0	0	11	386
Control Delay (s)	23.1	0.0	0.0	0.0	11.1	0.0	0.0	0.0	952.8	81.2
Lane LOS	C				B				F	F
Approach Delay (s)	4.0				0.0				952.8	81.2
Approach LOS									F	F

Intersection Summary				
Average Delay	15.1			
Intersection Capacity Utilization	69.9%	ICU Level of Service		C
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	226	1036	100	73	1322	35	60	13	49	43	27	479
Future Volume (Veh/h)	226	1036	100	73	1322	35	60	13	49	43	27	479
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	246	1126	109	79	1437	38	65	14	53	47	29	521
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												11
Median type		Raised			Raised							
Median storage veh)		1			1							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1475			1235			2584	3306	430	2541	3341	498
vC1, stage 1 conf vol							1672	1672		1614	1614	
vC2, stage 2 conf vol							912	1633		927	1727	
vCu, unblocked vol	1475			1235			2584	3306	430	2541	3341	498
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	46			86			0	0	91	0	0	0
cM capacity (veh/h)	453			560			0	3	574	13	3	518

Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	WB 4	NB 1	SB 1
Volume Total	246	450	450	334	79	575	575	325	132	597
Volume Left	246	0	0	0	79	0	0	0	65	47
Volume Right	0	0	0	109	0	0	0	38	53	521
cSH	453	1700	1700	1700	560	1700	1700	1700	0	46
Volume to Capacity	0.54	0.26	0.26	0.20	0.14	0.34	0.34	0.19	Err	12.99
Queue Length 95th (ft)	79	0	0	0	12	0	0	0	Err	Err
Control Delay (s)	22.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	Err	Err
Lane LOS	C				B				F	F
Approach Delay (s)	3.7				0.6				Err	Err
Approach LOS									F	F

Intersection Summary				
Average Delay	Err			
Intersection Capacity Utilization	73.0%	ICU Level of Service		C
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	613	1789	8	2	1020	136	0	0	2	26	0	303
Future Volume (Veh/h)	613	1789	8	2	1020	136	0	0	2	26	0	303
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	666	1945	9	2	1109	148	0	0	2	28	0	329
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												11
Median type		Raised			Raised							
Median storage veh)		1			1							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1257			1954			3820	4542	653	3169	4473	444
vC1, stage 1 conf vol							3282	3282		1187	1187	
vC2, stage 2 conf vol							538	1261		1982	3286	
vCu, unblocked vol	1257			1954			3820	4542	653	3169	4473	444
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	0			99			0	0	100	0	0	41
cM capacity (veh/h)	549			295			0	0	410	0	0	562

Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	WB 4	NB 1	SB 1
Volume Total	666	778	778	398	2	444	444	370	2	357
Volume Left	666	0	0	0	2	0	0	0	0	28
Volume Right	0	0	0	9	0	0	0	148	2	329
cSH	549	1700	1700	1700	295	1700	1700	1700	410	0
Volume to Capacity	1.21	0.46	0.46	0.23	0.01	0.26	0.26	0.22	0.00	Err
Queue Length 95th (ft)	618	0	0	0	1	0	0	0	0	Err
Control Delay (s)	136.1	0.0	0.0	0.0	17.3	0.0	0.0	0.0	13.8	Err
Lane LOS	F				C				B	F
Approach Delay (s)	34.6				0.0				13.8	Err
Approach LOS									B	F

Intersection Summary			
Average Delay	Err		
Intersection Capacity Utilization	74.8%	ICU Level of Service	D
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	613	1708	202	151	939	136	210	52	161	26	45	303
Future Volume (Veh/h)	613	1708	202	151	939	136	210	52	161	26	45	303
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	666	1857	220	164	1021	148	228	57	175	28	49	329
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												11
Median type		Raised			Raised							
Median storage veh)		1			1							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1169			2077			4156	4796	729	3578	4832	414
vC1, stage 1 conf vol							3299	3299		1423	1423	
vC2, stage 2 conf vol							857	1497		2154	3409	
vCu, unblocked vol	1169			2077			4156	4796	729	3578	4832	414
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	0			38			0	0	52	0	0	44
cM capacity (veh/h)	593			264			0	0	365	0	0	587

Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	WB 4	NB 1	SB 1
Volume Total	666	743	743	591	164	408	408	352	460	406
Volume Left	666	0	0	0	164	0	0	0	228	28
Volume Right	0	0	0	220	0	0	0	148	175	329
cSH	593	1700	1700	1700	264	1700	1700	1700	0	0
Volume to Capacity	1.12	0.44	0.44	0.35	0.62	0.24	0.24	0.21	Err	Err
Queue Length 95th (ft)	525	0	0	0	95	0	0	0	Err	Err
Control Delay (s)	100.5	0.0	0.0	0.0	38.7	0.0	0.0	0.0	Err	Err
Lane LOS	F				E				F	F
Approach Delay (s)	24.4				4.8				Err	Err
Approach LOS									F	F

Intersection Summary			
Average Delay	Err		
Intersection Capacity Utilization	96.0%	ICU Level of Service	F
Analysis Period (min)	15		

SYNCHRO SUMMARY SHEETS

ALABAMA RD @ SITE ACCESS

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	121	0	0	1	3	197
Future Volume (Veh/h)	121	0	0	1	3	197
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	132	0	0	1	3	214
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	111	110	217			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	111	110	217			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	85	100	100			
cM capacity (veh/h)	886	943	1353			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	132	1	217
Volume Left	132	0	0
Volume Right	0	0	214
cSH	886	1353	1700
Volume to Capacity	0.15	0.00	0.13
Queue Length 95th (ft)	13	0	0
Control Delay (s)	9.8	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.8	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.7		
Intersection Capacity Utilization	25.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	421	0	0	2	8	388
Future Volume (Veh/h)	421	0	0	2	8	388
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	458	0	0	2	9	422
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	222	220	431			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	222	220	431			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	40	100	100			
cM capacity (veh/h)	766	820	1129			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	458	2	431
Volume Left	458	0	0
Volume Right	0	0	422
cSH	766	1129	1700
Volume to Capacity	0.60	0.00	0.25
Queue Length 95th (ft)	101	0	0
Control Delay (s)	16.4	0.0	0.0
Lane LOS	C		
Approach Delay (s)	16.4	0.0	0.0
Approach LOS	C		

Intersection Summary			
Average Delay	8.4		
Intersection Capacity Utilization	54.4%	ICU Level of Service	A
Analysis Period (min)	15		

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

TRIP GENERATION EQUATIONS

Shopping Plaza (40-150k) - Supermarket - Yes (821)

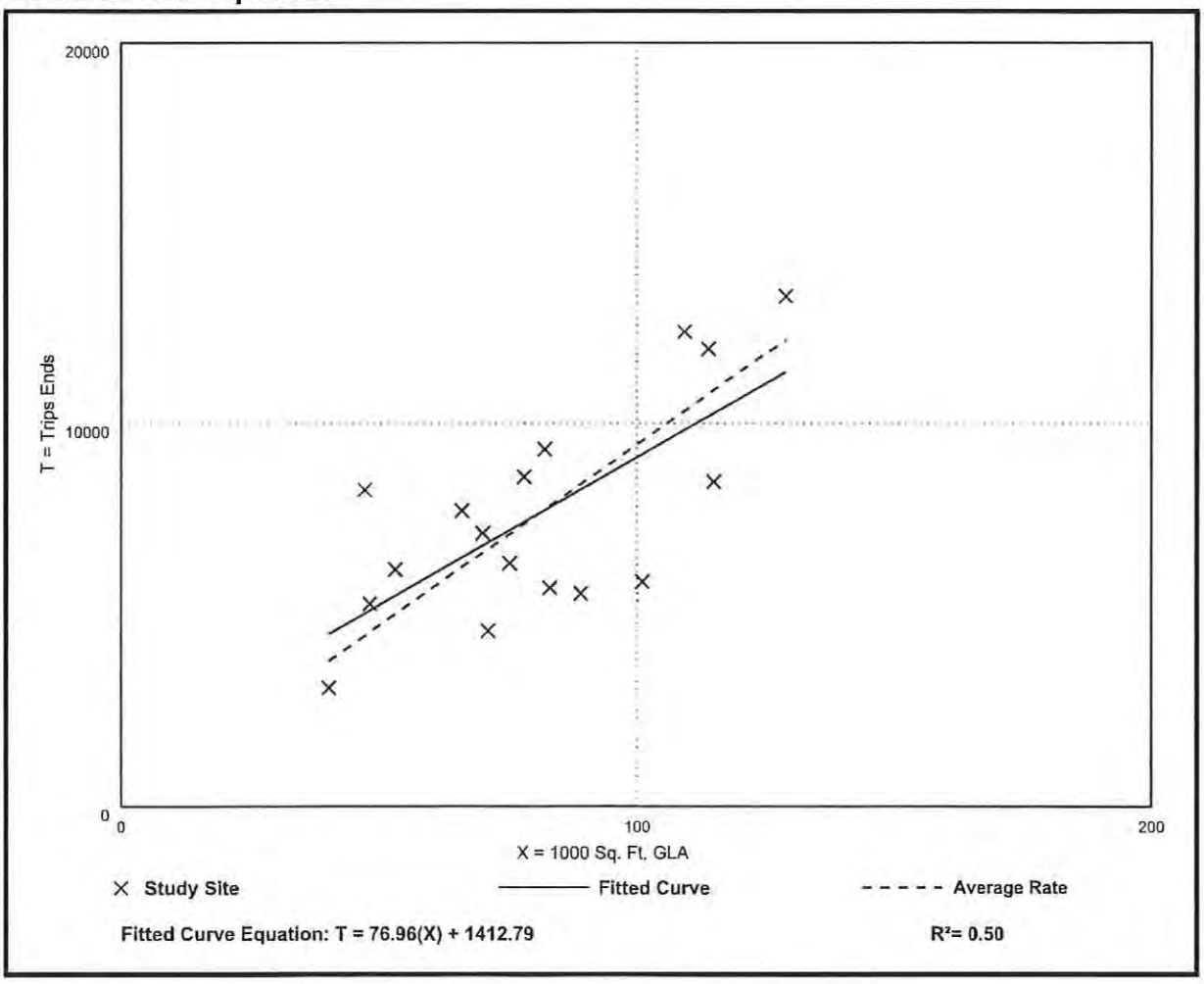
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

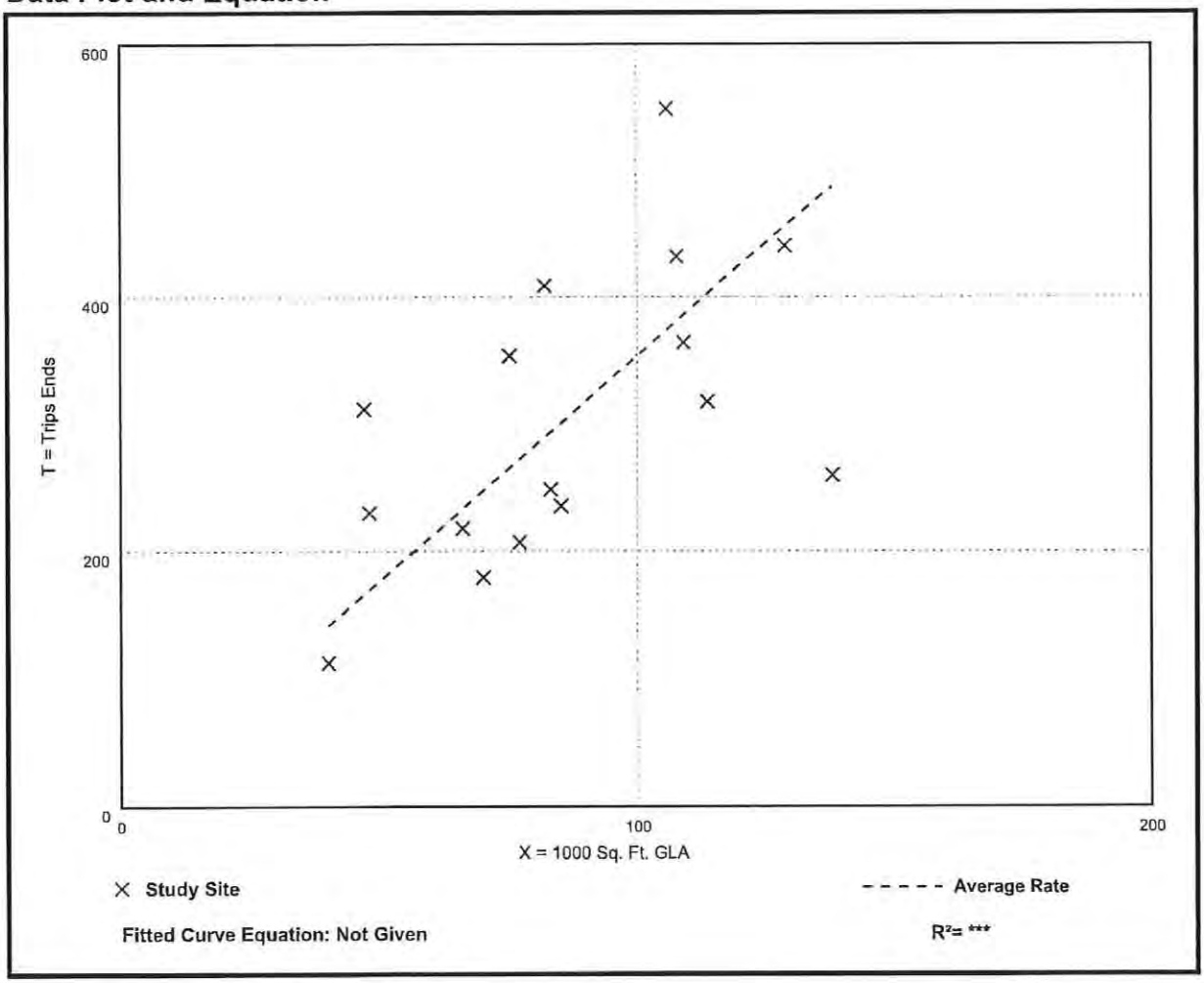
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



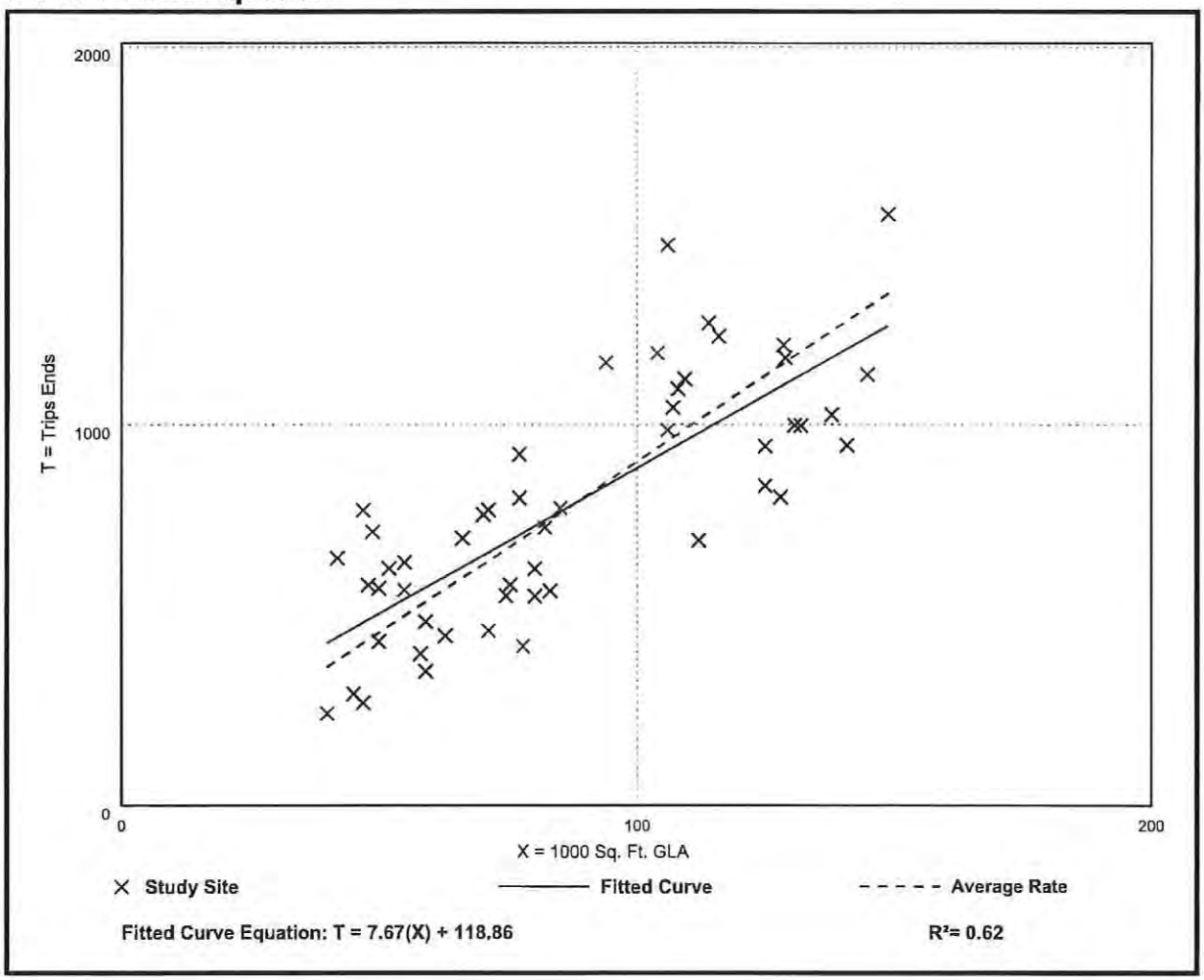
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Fitted Curve Equation: T = 7.67(X) + 118.86

R^2= 0.62

Exhibits M18

Letters of Determination for Adequacy & Copies of Requests

Dante Commercial CPA
September 2023

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Lee County
Southwest Florida

Board of County Commissioners

June 26, 2023

Banks Engineering
Attn: Stacy Ellis Hewitt, AICP
10511 Six Mile Cypress Pkwy
Fort Myers, FL 33966
RE: Letter of Service Availability – Dante Parcel
3-45-26-00-00001.0030

Dear Ms. Ellis:

The Lee County Solid Waste Department is capable of providing solid waste collection service for future changes to the proposed Dante Parcel Commercial Planned Development through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

From:	Abes, Benjamin
To:	Jennifer Sheppard
Cc:	Stacy Hewitt
Subject:	RE: Dane Parcel
Date:	Tuesday, November 8, 2022 1:46:05 PM
Attachments:	image004.png image008.png image003.png

Hi Jennifer,

That address is serviced for EMS by Lehigh Acres Fire Rescue. We would defer to their approval on this matter.

Ben

Lee County
Southwest Florida

Benjamin Abes | Director
Public Safety
office: (239) 533-3911
email: benjamin.abes@leegov.com

From: Jennifer Sheppard <JSheppard@BanksEng.com>
Sent: Wednesday, October 26, 2022 1:24 PM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Cc: Stacy Hewitt <SHewitt@BanksEng.com>
Subject: [EXTERNAL] Dane Parcel

Good afternoon. Hope this email finds you well during the storm recovery. We understand some agencies are still in full recovery mode and are only forwarding this request for processing when able.

We are in the process of preparing an application for a future land use amendment to the Lee County Comprehensive Plan for the above referenced project. Attached please find our detailed request for the required review letter from your agency for your consideration and response.

Please do not hesitate to contact Stacy Hewitt at 239-770-2527/shewitt@bankseng.com or Jennifer Sheppard if you have any questions or need anything further.

Thank you
Jennifer

Jennifer Sheppard
Permitting Manager & Planner

P: 239-939-5490
F: 239-939-2523
C: 239-290-2790
E: jsheppard@bankseng.com

10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers, FL 33966

www.banksengfla.com

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

October 31, 2022 Via E-Mail

Paul Arnett
Development Services Coordinator, FGUA
280 Wekiva Springs Road, Suite 2070
Longwood, FL 32779

RE: Letter of No Objection for service by FGUA
Dante Parcel
Parcel: 13-45-26-00-00001.0030

Dear Mr. Arnett:

This letter is in response to your request for a Letter of No Objection to Florida Governmental Utility Authority (FGUA) providing potable water and sanitary sewer service to the subject property along State Route 82. Our records indicate that the north side of State Route 82 in this area is already in the FGUA water and sewer service areas. Additionally, the parcels east of Alabama Road on the south side of State Route 82 are also already in the FGUA water and sewer service areas.

Please be advised that the identified parcel is not located within LCU's sewer service area. LCU has no potable water or sanitary sewer lines in operation adjacent to the parcels.

Per Lee Plan Policies 53.1.1 and 56.1.1, LCU may object to potable water or sanitary sewer utilities applying to provide or expand service to areas within unincorporated Lee County that are not included in the areas illustrated on Maps 4A or 4B. LCU has no objection to the FGUA providing potable water and sanitary sewer service to the parcel listed in this letter.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)533-8181.

Respectfully,

Nathan Beals, PMP
Planning Manager of Lee County Utilities

December 12, 2022

Plan Reviewer
Lee County DCD
1500 Monroe St.
Fort Myers, FL 33901

Project: Dante Parcel

LeeTran has received the request regarding the subject property in Fort Myers. After reviewing the site and comparing the location with our existing and planned route locations according to the LeeTran 2021 Transit Development Plan (TDP), the following is determined:

Based on the LeeTran 2021 Transit Development Plan (TDP) evolved network, also reflects within the Lee County Comprehensive Map 3-C, the route along State Road 82. This development is not within a one-quarter mile of a fixed route corridor although is within a Mobility on Demand (MOD) service zone, however, no improvements are required based on the current Lee County Transit LDC 10-442. Therefore, no improvements are required by the developer at this time but will reassess at the time of DO or LDO.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz, Planner
Lee County Transit

Lehigh Acres Fire Control and Rescue District

636 Thomas Sherwin Avenue S. Lehigh Acres, Florida 33974
Phone: 239-303-5300 Fax: 239-369-2436

November 16, 2022

Stacy Ellis Hewitt, AICP
Director of Planning
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

Email: SHewitt@BanksEng.com

RE: Letter of Service Availability

Dear Ms. Hewitt:

Please accept this correspondence as documentation that the Lehigh Acres Fire Control and Rescue District is capable of providing fire protection with adequate response times and Emergency Medical Service (EMS) provisions to the parcel listed below which falls within the boundaries of our fire district.

The following parcel (STRAP number) lies within the geographical boundaries of the Lehigh Acres Fire Control and Rescue District:

- 13-45-26-00-00001.0030

Please feel free to contact me if you have any questions and/or concerns.

Respectfully,

Robert A. Dilallo
Fire Chief

cc: Ken Bennett, Asst. Chief/Fire Marshal - LAFCRD

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

October 28, 2022 Via E-Mail

Jennifer Sheppard
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

RE: **Potable Water and Wastewater Availability**
Dante Parcel, 17900 SR 82
STRAP # 13-45-26-00-00001.0030

Dear Ms. Sheppard:

The subject property is currently not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. In order to provide potable water and sanitary sewer service to the subject property, developer funded system enhancements such as line extensions will be required. The nearest water and force mains are over four miles from the subject property. You may want to inquire about service from Florida Governmental Utility Authority (FGUA).

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 13,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of this parcel.

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

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

approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

October 26, 2022

Stacy Ellis Hewitt
Banks Engineering
10511 Six Mile Cypress Pkwy.
Fort Myers, FL. 33966

Ms. Hewitt,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a 14.38 +- acre project located at 17900 State Road 82 in east Lee County, STRAP No. 13-45-26-00-00001.0030.

The proposed map amendment would change the Future Land Use Category from Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. The resulting change would allow up to 90,000 square feet of commercial development. This proposed change would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our East District offices in Lehigh Acres. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

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

March 6, 2023

Stacy Ellis Hewitt
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966
shewitt@bankseng.com

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 23-015 LED

Parcel ID No.: 13-45-26-00-0001.0030

17900 State Road 82, Fort Myers, FL, 33913

Dante Parcel

Dear Ms. Hewitt:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required. The FGUA is currently confronted with various factors that may temporarily limit the availability of Potable Water in some circumstances. Administrative and system improvements are in progress to increase capacity in the long term.

The application indicated that the proposed project consists of a 90,000 SF commercial building with an estimated potable water usage demand of 13,500 GPD and 13,500 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. However, due to water supply limitations, projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the 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 of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

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

CC: Mike Currier, South Region Area Manager

Encl.

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

Application For Developer/Commercial Utility Service Availability - Form A

The following application should be completed and submitted to the FGUA's Development Services Department as instructed below if an applicant is looking for utility locations and a statement of availability related to the prospective development of a parcel of land that is not currently connected to public utilities.

Section 1 - UTILITY LOCATE MAP ONLY: $75

OR

Section 2 - LOCATE MAP AND LETTER OF UTILITY LOCATION AVAILABILITY: $100

(Please note that an LOA cannot be issued without the locate map, unless a locate map was previously issued for the property by the FGUA.)

Please return the completed application package and payment to:

FGUA Operations Office
Paul Arnett, Development Services Coordinator
280 Wekiva Springs Road, Suite 2070
Longwood, FL 32779
Phone: 407-629-6900
Fax: 407-629-6963

To expedite the process you can also email the completed application to parnett@govmserv.com, however, the check for payment will still have to be mailed to the address above.

A complete application and remittance of payment are required prior to the FGUA processing this application. Providing the required information expedites the review process and enables a response within **20-working days** from the date of receipt of a completed application and payment.

Please make checks payable to Florida Governmental Utility Authority (FGUA)-Incomplete Applications Will Not Be Processed

UTILITY LOCATES

By completing Section 1 of the application, you will be provided with approximate utility locations only in the vicinity of the listed property. Should you need a project specific Letter of Availability, please complete Sections 1 & 2.

Section 1

1) Property Information: **This information is available on the county property appraiser's website**

a) PROPERTY ID *(Folio/Strap No.)*: 13-45-26-00-00001.0030

b) PROPERTY PHYSICAL ADDRESS: 17900 State Road 82

2) **ATTACH** a copy of the property appraiser information/map with the completed application

3. **Design Professional** contact information for FGUA Response:

a) Name: Stacy Ellis Hewitt, AICP
b) Date: October 20, 2022
c) Company Name: Banks Engineering
d) Title: Director of Planning
e) Full Address (including city, state and zip): 10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
f) Email: shewitt@bankseng.com
g) Telephone: 239-770-2527

CONTACT INFORMATION MUST BE PROVIDED FOR ALL INQUIRIES

DO YOU NEED A FORMAL LETTER OF AVAILABILITY?

By completing Sections 1 & 2 of the application, you will be provided with approximate utility locations in the vicinity of the listed property AND a formal LOA. The following information is required if further permitting with FGUA is desired (i.e. if project is contemplated for construction).

Section 2

4) Name and address of APPLICANT:

a) NAME and COMPANY NAME (if applicable): Victor Dante - Victor Dante Trust

b) MAILING ADDRESS (including city, state and zip code): 1911 NE 164th Street, North Miami Beach, FL 33162

c) Email:
d) Telephone:

e. Is the APPLICANT: (•) *Property Owner* ( ) *Developer* ( ) *Prospective Home* ( ) *Other (specify)*

5) Service(s) requested: [✓] Water [✓] Wastewater [ ] Reclaim [ ] Fire Protection

6) Project Information:

a) PROJECT NAME: Dante Parcel

b) PROPOSED USAGE (i.e. retail, offices, residential subdivision, etc.): Commercial

c) SIZE (square footage or number of homes): 90,000 SF

d) PHASES (if applicable): 0

7) Engineer's estimate of average daily flows:

WATER: 13,500 GPD WASTEWATER: 13,500 GPD RECLAIMED WATER: GPD FIRE PRPTECTION: GPD

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

October 26, 2022

Lee County Department of Public Safety
Division of Emergency Medical Services
Benjamin Abes, Public Safety Director, EMS Chief
2000 Main Street, Suite 100
Fort Myers, FL 33901

REFERENCE: DANTE PARCEL - LETTER OF AVAILABILITY
PROPERTY ADDRESS: 17900 STATE ROAD 82
STRAP NO.: 13-45-26-00-00001.0030

Dear Mr. Abes:

We are seeking an amendment to the Lee County Comprehensive Plan to change the Future Land Use Category from Density Reduction/Groundwater Resource (DR/GR) within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: **14.38±**
Total Acreage Included in Request: **14.38±**
Total Uplands: **8.62± ac**
Total Wetlands: **5.76± ac**
Current Zoning: **AG-2**
Current Future Land Use Category(ies): **Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay & Wetlands**
Area in Each Future Land Use Category: **Density Reduction/Groundwater Resource: 8.62± ac**
Wetlands: 5.76± ac
Existing Land Use: **Vacant**

Calculation of maximum allowable development under current Lee Plan:
Residential Intensity: **1 du**

Calculation of maximum allowable development with proposed amendment:
Commercial Intensity: **90,000± SF**

SERVING SOUTHWEST FLORIDA FOR OVER 30 YEARS
Engineering License CA 6469
Surveying License LB 6690

10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966
Phone: 239-939-5490 | Fax: 239-939-2523
www.banksengfla.com

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including Emergency medical services (EMS) provisions to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

October 26, 2022

Mr. Justin Lighthall, Public Utilities Manager
Lee County Solid Waste Division
P.O Box 398
Fort Myers, Florida 33902-0398

REFERENCE: DANTE PARCEL - LETTER OF AVAILABILITY
PROPERTY ADDRESS: 17900 STATE ROAD 82
STRAP NO.: 13-45-26-00-00001.0030

Dear Mr. Lighthall:

We are seeking an amendment to the Lee County Comprehensive Plan to change the Future Land Use Category from Density Reduction/Groundwater Resource (DR/GR) within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: **14.38±**
Total Acreage Included in Request: **14.38±**
Total Uplands: **8.62± ac**
Total Wetlands: **5.76± ac**
Current Zoning: **AG-2**
Current Future Land Use Category(ies): **Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay & Wetlands**
Area in Each Future Land Use Category: **Density Reduction/Groundwater Resource: 8.62± ac**
Wetlands: 5.76± ac
Existing Land Use: **Vacant**

Calculation of maximum allowable development under current Lee Plan:
Residential Intensity: **1 du**

Calculation of maximum allowable development with proposed amendment:
Commercial Intensity: **±90,000 SF**

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10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966
Phone: 239-939-5490 | Fax: 239-939-2523
www.banksengfla.com

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including solid waste disposal to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

October 26, 2022

Mr. Dominic Gemelli, Transit Service Planner
LeeTran
3401 Metro Parkway
Fort Myers, Florida 33901

REFERENCE: DANTE PARCEL - LETTER OF AVAILABILITY
PROPERTY ADDRESS: 17900 STATE ROAD 82
STRAP NO.: 13-45-26-00-00001.0030

Dear Mr. Puente:

We are seeking an amendment to the Lee County Comprehensive Plan to change the Future Land Use Category from Density Reduction/Groundwater Resource (DR/GR) within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: **14.38±**
Total Acreage Included in Request: **14.38±**
Total Uplands: **8.62± ac**
Total Wetlands: **5.76± ac**
Current Zoning: **AG-2**
Current Future Land Use Category(ies): **Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay & Wetlands**
Area in Each Future Land Use Category: **Density Reduction/Groundwater Resource: 8.62± ac**
Wetlands: 5.76± ac
Existing Land Use: **Vacant**

Calculation of maximum allowable development under current Lee Plan:
Residential Intensity: **1 du**

Calculation of maximum allowable development with proposed amendment:
Commercial Intensity: **±90,000 SF**

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Surveying License LB 6690

10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966
Phone: 239-939-5490 | Fax: 239-939-2523
www.banksengfla.com

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including mass transit to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

October 26, 2022

Mr. Robert DiLallo, Fire Chief
Lehigh Acres Fire Control & Rescue District
11 Homestead Road S.
Lehigh Acres, Florida 33936

Email: robertd@lehighfd.com

REFERENCE: DANTE PARCEL - LETTER OF AVAILABILITY
PROPERTY ADDRESS: 17900 STATE ROAD 82
STRAP NO.: 13-45-26-00-00001.0030

Dear Chief DiLallo:

We are seeking an amendment to the Lee County Comprehensive Plan to change the Future Land Use Category from Density Reduction/Groundwater Resource (DR/GR) within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: **14.38±**
Total Acreage Included in Request: **14.38±**
Total Uplands: **8.62± ac**
Total Wetlands: **5.76± ac**
Current Zoning: **AG-2**
Current Future Land Use Category(ies): **Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay & Wetlands**
Area in Each Future Land Use Category: **Density Reduction/Groundwater Resource: 8.62± ac**
Wetlands: 5.76± ac
Existing Land Use: **Vacant**

Calculation of maximum allowable development under current Lee Plan:
Residential Intensity: **1 du**

Calculation of maximum allowable development with proposed amendment:
Commercial Intensity: **±90,000 SF**

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

October 26, 2022

Lee County Sheriff's Office
Mr. Stan Nelson, Director, Planning & Research
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

REFERENCE: DANTE PARCEL - LETTER OF AVAILABILITY
PROPERTY ADDRESS: 17900 STATE ROAD 82
STRAP NO.: 13-45-26-00-00001.0030

Dear Mr. Nelson:

We are seeking an amendment to the Lee County Comprehensive Plan to change the Future Land Use Category from Density Reduction/Groundwater Resource (DR/GR) within Private Recreational Facilities Overlay and Wetlands to Commercial and Wetlands for the proposed Dante Parcel Commercial Planned Development. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: **14.38±**
Total Acreage Included in Request: **14.38±**
Total Uplands: **8.62± ac**
Total Wetlands: **5.76± ac**
Current Zoning: **AG-2**
Current Future Land Use Category(ies): **Density Reduction/Groundwater Resource within Private Recreational Facilities Overlay & Wetlands**
Area in Each Future Land Use Category: **Density Reduction/Groundwater Resource: 8.62± ac**
Wetlands: 5.76± ac
Existing Land Use: **Vacant**

Calculation of maximum allowable development under current Lee Plan:
Residential Intensity: **1 du**

Calculation of maximum allowable development with proposed amendment:
Commercial Intensity: **±90,000 SF**

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including law enforcement to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms

Exhibit M21

Planning Community Requirements

Dante Commercial CPA
September 2023

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Dante Commercial Comprehensive Plan Amendment

Planning Communities/Community Plan Area Requirements
Exhibit M21

The Dante Commercial property is located within the Southeast Lee County community plan area and as such will hold the required publicly advertised public information meeting within the community plan area boundaries upon receipt of initial review comments. A meeting summary document will be submitted containing the date, time and location of each meeting, a list of attendees, a summary of any concerns raised and the applicant's response prior to the application being found complete.