



Elizabeth A. Workman, Principal Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

November 17, 2023

**Re: Sunniland Town Center CPD
DCI2023-00010
Sufficiency #1 Re-Submittal**

Ms. Workman,

In response to the comment letter dated June 21, 2023, enclosed are the following items for your review:

1. Public Information Meeting Information and Summary
2. Revised Request Statement
3. Master Concept Plan
4. Preserve Management Plan & Vegetation Map with MCP
5. Updated TIS
6. PD Application Form
7. Boundary Survey
8. Updated Title Certification
9. Schedule of Uses
10. Schedule of Deviations
11. Proposed amendments to Z-06-090
12. DEP Oil Well Inspection Report
13. Affidavit from additional property owner (former well site)
14. Disclosure of Interest from additional property owner (former well site)

Note, the applicant held a public meeting on Thursday June 22nd with the Lehigh Acres Architectural and Zoning Review Board. The meeting minutes are attached pursuant to LDC Section 33-1401.

Also, since the time of the last submittal, the applicant has been able to acquire a contract for the oil well site. The application has therefore been revised to include the acreage of the entire CPD within the proposed amendment. As a result, the request has also been amended to increase the area of commercial development. The request has now been revised to include either 265,000 square feet of commercial floor area and 100,000 square feet of self-storage (mini warehouse), or 100,000 square feet of commercial, 100,000 square feet of self-storage and 300 multi-family residential units.

The amendment to Z-06-090, the TIS, the application form, preserve management plan, and master concept plan, survey and title certificate have all been updated accordingly.

In addition to the above items which are attached as part of this resubmittal, written responses to the comments from the Second Sufficiency letter are provided below:

LEGAL:

1. **LDC Sec. 34-202(a)(6). Submittal requirements for applications requiring public hearing require a boundary survey. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The survey submitted includes the required coordinates for Parcel One and Two, but not the "Less and Except" parcel. Please provide.**

Please see the attached updated boundary survey.

4. **The acreage of the subject property submitted for the legal description, boundary survey and title certification is 31.71± which is inconsistent with the acreage provided in the narrative documents and the former DCI approved by Z-06-090 which is 33.32± acres. Revise for consistency.**

Please see the attached revised survey and title description for the entire property that was zoned as part of Z-06-090.

PLANNING:

4. **Lee Plan Goal 10 is to protect natural resources from incompatible urban development. Please address how this project will be compatible with the existing oil well that the subject property surrounds. Z-06-090 appears to include the oil well property as part of the rezone, whereas the current rezone explicitly excludes the oil well property. Please confirm that operation of the well will not be impacted by the proposed development.**

The zoning application now includes the oil well site, which is no longer operational. The Master Concept Plan has been updated accordingly to represent that the former oil well site is now part of the commercial or mixed-use development. Although Goal 10 and its implementing policies do not pertain to oil wells, it is clearly no longer applicable given the proposed removal of this use from the Schedule of Uses.

ZONING:

4. **The proposed design of the site impacts native habitat that supports protected species and heritage trees. Lee Plan Policy 123.2.6 states that alternative site design**

layouts should be considered to avoid destruction of upland vegetation communities including coastal and interior hammocks. The proposed preserve has very little indigenous value. Staff cannot support this design. Please schedule a meeting to discuss the abatement and the preservation of existing native habitat that supports gopher tortoises and heritage trees.

Based on our meeting with staff on June 30th and our subsequent ability to acquire the oil well property, the indigenous preserve area has been revised to include as much existing indigenous vegetation as possible. While we understand that environmental staff would prefer to preserve areas along Lee Boulevard, that would significantly impact the viability of the property for commercial use. The subject property is within the County's Mixed-Use Overlay, the Lehigh Commercial Overlay, and is one of the few opportunities for a commercial or mixed-use center within the entire community. The applicant is concerned that diminishing visibility from the street will negatively impact the viability of any future commercial use and result in a significant detractor to the community rather than our desired outcome of a vibrant commercial center that serves the needs of the community.

The proposed Preservation Area Management Plan has been modified to include the preservation of 1.2 acres of native habitat consisting of pine flatwoods habitat that include mature and two heritage slash pine trees and several mature live oaks and cabbage palms in addition to many native shrub and ground cover species in those strata. The Preservation Area Management Plan also includes the restoration of 2.3 acres of uplands within two proposed dry detention areas. The proposed upland habitat restoration areas are within two dry detention areas and will be planted with native vegetation that is typically found in indigenous pine flatwood habitats adapted to frequent short-term inundation and long periods of dry conditions. Restoration plantings including 310 trees and 1,002 shrubs and ground cover species along with the 711 replacement trees will be planted in the 2.3 acre restoration area. The combined number of planted trees will result in trees at approximately 9.9' centers and shrubs and ground cover species on 10' centers. This will restore native habitat for the urbanized wildlife which are common in this part of Lehigh Acres.

There are three gopher tortoise burrows within the proposed 1.2 acre preservation area, however, these burrows are at the edge of the preservation and well within 25' of the proposed adjacent development activities. Additionally, there would only be one or two gopher tortoises remaining in this 1.2 acre area considering the Florida Fish and Wildlife Conservation Commission's (FWC) guidelines burrow occupancy rate of 50%. There are four gopher tortoise burrows in the west proposed dry detention/restoration area that will need to be relocated offsite to allow construction of the dry detention area.

Given the proposed development plan and existing surrounding roads and canals, it is in the best interest of the onsite gopher tortoises to be relocated to a FWC approved offsite recipient site. If it were possible to preserve more indigenous habitat onsite that contains several gopher tortoise burrows, it would be in the tortoises' best interest to be relocated offsite for the same reasons described above. It would not be responsible, from a wildlife management perspective to attempt

to keep gopher tortoises in a 3.5 acre area on this site with constant commercial activity surrounding any preserve.

5. The applicant stated that the language in the Schedule of Uses had been revised to clarify the two Package Store uses. The resubmittal did not include a Schedule of Uses with these revisions or the following:

Please see the attached Schedule of Uses.

6. The Schedule of Uses must be consistent with the CPD uses listed in LDC Section 34-934. Currently, Parcel and Express Services and Computer and Data Processing Services are being proposed and are not allowable uses in a CPD.

Please see the attached Schedule of Uses.

7. Revise the "Broadcast Studio" use to be consistent with LDC Section 34-934 to state "Broadcast Studio, commercial radio and television".

Please see the attached Schedule of Uses.

8. Revise the "Drive-thru for any use" use to be consistent with LDC Section 34-934 to state "Drive-thru for any permitted use".

Please see the attached Schedule of Uses.

9. The Schedule of Uses must be revised to remove the Extraction: Oil or Gas (Existing Only) from the list. The extraction area is not located on the subject property per the legal description.

Since the applicant has been able to put the oil well property under contract and now include the entire CPD area within the proposed amendment, the Schedule of Uses has been revised accordingly.

10. Courtesy Comment:

Please note that the vegetation required to be planted to abate the clearing violation in accordance with VIO2021-0628 must be completed in the first development order for any proposed improvement to land.

Noted.

DEVELOPMENT SERVICES:

11. The applicant is requesting to exclude the existing oil well from the requested amendment to Z-06-090. The oil well parcel was included in the original zoning approval and split from the parent parcel in 2007. The parcel not split in accordance with the LDC requirements to obtain an approved lot split. Please clarify the mechanism the applicant is relying on to remove zoning entitlements from property not in their ownership. The response that the property is not under ownership of the applicant, or the current property owner is not sufficient to address concerns related to the existing zoning, development order requirements, entitlements, and conditions in the current zoning resolution.

Since the applicant has been able to put the oil well property under contract and is now including the entire CPD area within the proposed amendment, the above comment is no longer applicable. The oil well is no longer operational, and the owner of the well property has complied with Condition #16. Please see the attached inspection report from the Florida Department of Environmental Protection, which verifies this.

12. LDC 34-373(a)(6)(j) requires the MCP to show access AND facilities required in LDC 34-411e and 10-442. The MCP provided does not show the facilities required in LDC 10-442. Please revise the MCP to reflect the required facilities.

The Master Concept Plan has been revised to show the existing bus stop and the existing sidewalk that leads to the bus stop. Please see the attached revised Master Concept Plan.

ENVIRONMENTAL SCIENCES:

13. Staff conducted a site inspection on May 26th, 2023. Staff found that the southeast portion of the property had little exotics and contained several native species such as slash pine, live oak, laurel oak, cabbage palm, and saw palmetto. Please note that the property has existing indigenous (Per LDC 10-701). 10-415(b)(1)(a) of the Land Development Code states, "large developments, with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities." The applicant is requesting native trees in the exotic area to count as indigenous, however, LDC 10-415(b)(1)(b) states that an applicant can only apply the code, "if the development area does not contain existing indigenous native vegetation communities". Please provide an indigenous preservation area meeting Lee County standard of LDC 10-701 and 10-415(b).

Please see the attached revised Preservation Area Management Plan. The applicant is no longer requesting that native tree areas count toward the indigenous preserve requirement but is requesting that the preserve requirement be met through a combination of preservation of existing habitat combined with restoration of non-indigenous areas to indigenous plant communities. Please also see the response to Question #4 above or #14 below.

14. Lee Plan Policy Restrict the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided. Lee Plan Policy 123.8.1 states, "protect Gopher Tortoise burrows wherever they are found. If unavoidable conflicts make on-site protection infeasible, off-site mitigation may be provided in accordance with FWC requirements." Please provide an indigenous preserve onsite utilizing the existing indigenous plant communities.

There are three gopher tortoise burrows within the proposed 1.2 acre preservation area, however, these burrows are at the edge of the preservation and well within 25' of the proposed adjacent development activities. Additionally, there would only be one or two gopher tortoises remaining in this 1.2 acre area considering the Florida Fish and Wildlife Conservation Commission's (FWC) guidelines burrow occupancy rate of 50%. There are four gopher tortoise burrows in the west proposed dry detention/ restoration area that will need to be relocated offsite to allow construction of the dry detention area.

Given the proposed development plan and existing surrounding roads and canals, it is in the best interest of the onsite gopher tortoises to be relocated to a FWC approved offsite recipient site. If it were possible to preserve more indigenous habitat onsite that contains several gopher tortoise burrows, it would be in the tortoises' best interest to be relocated offsite for the same reasons described above. It would not be responsible, from a wildlife management perspective to attempt to keep gopher tortoises in a 3.5 acre area on this site with constant commercial activity surrounding any preserve.

15. The applicant states that the project is meeting lee Plan 25.10.1. The project does not meet the preservation of indigenous plant communities or LDC 10-415(b). Please revise the narrative.

Please see the attached revised Request Statement. The applicant's proposal is consistent with Lee Plan Policy 25.10.1 in that it encourages on-site preservation, but if on-site preservation is not possible, mitigation should be with similar habitat. The proposed plan will preserve as much existing indigenous on site as possible. In order to meet the indigenous requirement, the applicant is proposing to create restored indigenous areas, also on-site. With the proposed deviation the site plan meets the intent of Policy 25.10.1 through providing on-site indigenous preserve rather than mitigating off-site.

16. Please note that a condition will be provided stating the following, "No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits."

Understood.

17. The project parcel is located within the Lehigh Planning Community. LDC 33-1405(c) states "when commercial, place of worship, industrial, or public active recreational park uses abut single or multiple family residential uses a buffer must be provided. This buffer must be 25 feet in width with seven trees, a double hedge row, and 33 ground covers per 100 linear feet." Please demonstrate compliance with LDC33-1405(c).

Please see the attached revised Master Concept Plan which has been updated to show a 25-foot buffer adjacent to the single-family area on the west, consistent with LDC Section 33-1405 (c).

18. Within the narrative the applicant states that the amount of fill being proposed will impact the native vegetation. Please provide the amount of fill that is being proposed within the project limits.

We were unable to find this reference. Please see attached revised Request Statement, which does not make this argument. Fill calculations are not available at this stage in the process. Fill is not the reason for impacts to existing indigenous areas. The viability of the commercial use is the reason for the proposed restoration plan. Please see the response to # 4 above.

19. LDC 10-416 states, "For large developments, effort must be made to preserve native heritage trees with at least a 20-inch caliper dbh. Preserved heritage trees may be counted at a 5:1 credit ratio towards the general tree requirement. If a heritage tree must be removed from a site, then a replacement native canopy tree with a minimum 20-foot height must be planted within an appropriate open space area".

Noted. The applicant is not seeking a deviation from this requirement.

TRAFFIC IMPACT STATEMENT:

20. Kindly ensure that Table 1A and Table 2A are updated to reflect accurate information for Sunniland Blvd and 12th St W. These roadways are county-maintained major collectors, each featuring two lanes. To obtain precise values, please refer to the "Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas (2016)" table.

Please see the attached revised TIS.

21. The following information is required for the development of turning volumes utilized in Level of Service (LOS) analysis for the specified intersections:

- a. Intersection: Sunniland Blvd @ 5th St W.**
- b. Intersection: Sunniland Blvd @ South Site Access.**

c. Intersection: Sunniland Blvd @ North Site Access.

Understood.

SOLID WASTE:

22. The updated MCP does not reflect a proposed dumpster enclosure location with dimensions in accordance with LDC 10-261. Ensure 12' minimum opening width and 22' overhead clearance.

Noted. At the time of local development order, the developer will meet these and all other development order requirements where deviations have not been granted.

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.



Daniel DeLisi, AICP
President

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –June 22, 2023

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 5:30 pm

Roll Call: Inke Schirmmacher, Tami Baker, Thomas Pfuner, Mike Cook, Derek Felder, Mohamed Yasin, Laurie Sternowski

Excused: Claude Spellman

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by Tami and 2nd by Derek

Motion: Passed

Approval of April Minutes: 1st by Derek and 2nd by Thomas

Motion: Passed

New Project Reviews:

- A. Request for a Site/Project Approval on 1261 Homestead Rd, Lehigh Acres FL 33936. The applicant is requesting a Site/Project Approval to develop a new Synovus Bank Building in Phase 1 of the 1261 Homestead Rd Site. The proposed project's scope includes demolishing the existing building after completion of the new building. Project is presented by Chris Lascano w/ Phoenix and Associates

Inke Schirmmacher is sustaining from the vote because she works at Synovus Bank.

Bret Nevaril with Engineering Group presenting. This going to be a phase project. We plan on squeezing in the prototype branch at the corner of Homestead and Plaza. We will maintain the old branch during the construction of the new branch. The goal is to build the new branch with landscaping and water management and we put it into service then we immediately close the existing branch and move everything over in a weekend. Then we will apply for a separate development order through Lee County to demo all the existing building and drive through. Then restore the property to grade. There is third phase to subdivide and sell off as an out parcel. We do plan on during phases one and two, we plan on building a massive retention pond. We will extend water and sewer to the remaining property. During phase two and three, we will be doing a turn lane on Homestead Road and on Plaza. New asphalt will be used and we will use the existing parking lot. We will keep the egress and turn lane on Plaza during phase one. But then once we demo the existing building, we will consolidate the two entry ways.

Homestead road would be right in and right out. Lee County DOT is in agreement. The retention pond will be moved after phase one. Water and sewer being provided by FUGA. Went through the architectural designs.

Board Member Comments:

Mohamed – Concern about the water tie in there with FGUA. That tie in as always been a concern and a problem because they have not fixed the total. The pipes are not the standard pipes and are 1970s.

Response to Mohamed – the good news is we are demoing a big building and going back to two small bathrooms. And it will be one tenth of what it is today.

Laurie – During phase three, are there any protentional customers?

Response to Laura – there are lots of discussion.

Tami – on the architectural plans, I don't see the where the person is in for the drive though.

Response to Tami – a lot of the banks now are remote cameras and a lot of banks have them now. No window any more. At the teller line will have the video screen here where they could talk to the customers. There is a tube system that will go up and over and that is all.

Derek – You said the pond is going to shift north, by north do you mean north on the paper?

Response to Derek – Yes, where the light and the parking lot is, it will go there. We are going to create a pad lane to the south. We are going to connect the parking lots from Homestead with water and sewer. It is part of the master plan.

Mike – They have submitted and in review.

Thomas – no Questions

Inke – No comments

Motion to approve the project as presented: First – 1st by Derek and 2nd by Tami

Motion: Passed

- B. Request for Variance Approval for Front Set-Back 1521 Prospect Ave Lehigh Acres FL 33972. The applicant is requesting a Variance to add a Carport. Project is presented by Richard Overberg w/ Owner. ■

Richard Overberg with Owner - I am looking at putting a car port in front of my house. It will be a 25-foot setback and go through the process. We don't have any neighbors. Asking for 12-foot variance. Our light poll is already there. We will make it pleasing.

Board Member Comments:

Mike – Nothing

Derek – 1) My only comment is that the typical truck is 18-20 feet long and your car port is 27. Why so long?

Response to Derek – We still want access to the garage and we need a walking path on the other side.

Mohomed – 25 feet of variance is a lot. I don't think I have a problem with it

Tami – You are at the very end of the street and to the right is a canal. You won't be blocking the neighbors.

Response to Tami - no

Thomas – We are basically talking about a screen enclosure on a pool without the screens? 2) I was just wondering the because if you do like a pool enclosure that is not counted as a structure. The only difference is one is back and one is front.

Response to Thomas – no – he showed the pictures.

Janis – My concern is hurricanes and stand-alone carport. But your is fixed to the house?

Response to Janis – it is tied to the house and has hurricane straps.

Inke – What materials are you using? 2) it is an open care port? 3) are you bring the any more dirt?

Response to Inke – it will be the matching shingles. 2) there is nothing along the sides. It is open. 3) no.

Laurie – no issue

Motion to approve the project as presented– 1st by Thomas and 2nd by Laura

Motion: Passed

- C. Request for a Development Order Approval on 300 Livingston Way, Westgate Commerce Park, Lehigh Acres FL 33971. The applicant is requesting a DO Approval to develop an expansion of the existing, south adjoining Tibbetts Lumber Company's Truss assembly plant for 60,000 sf truss assembly and storage on a 6-lot combination site consisting of 8.5 acres +/- . Applicant previously brought this site before the LAAPZRB for zoning which was approved by Lee County under Zoning Resolution Z-23-012. Applicant is now back before the LAAPZRB for the

Development Order. Project is presented by Megan Knight w/ Banks Engineering. □

Sam Marshall with Banks Engineering and Mike Bones with Tibbetts Lumber – We are back! This is an existing company that is already there. It is located south of Lee Blvd and east of West Gate Blvd. All of the infrastructure is in place right now. They purchased the last lots, 5,6, 7,8, 4 and 9 – they are busy. So now they have assembly of lots and purpose to construct a truss assembly plant. The building is 60,000 square foot assembly building. And there are some off sights storage buildings. We also have some preliminary elevations and architectural plans to show you. On lots 6, 7, 8; we are going to treat that as one lot so the main assembly building is here and have an open building with a roof and a back for materials on the north edge here. The plant will have assembly lines that are east -west so when the project comes out, they will go to lots 4 and 9 for storage and shipping them out. Lot 5 already has a development order on it right now – but we rolled into the over all plan here. There is some office place on the

end of the building. Traffic this will cut down the traffic. Landscape plan show and explained. This is preliminary elevation plans. It is a metal building. It is going to be very similar to the buildings that are out there today. We submitted for upper water management and development order.

Board Member Comments:

Mike – We review two other projects. Very straight forward. They built the lake and the drainage. Each building does their own water quality and then sends the storm water to the pond.

Derek – You go the existing building – there are going to fork lift traffic going back and forth. Are you looking at trying to get limited access to this U shape road.

Response to Derek – that is something we have explored if security becomes an issue.

Mohamed – I am happy that is area will be taken by Tibbets. I remember when that area was abandoned.

Tami – No comment

Thomas – I was just surprised you didn't abandon the U shape road? Is there a lot of use for it?

Response to Thomas – it is really only going to be used by Tibbets traffic. It was explored but there are public utilities in there. It did functions fine like this.

Janis – No questions

Inke – 1) the storage area – do you put up the big racks or something there? 2) how many more employees are you going to employ

Response to Inke – 1) yes are racks 2) depending on the business that comes in. It could employee additional 20-30 employees.

Laurie – Has there been any problem with your open buildings?

Response to Laura – I don't think we have any problem. But we are leaving it open so if the County or Tibbets thinks it is necessary then we can explore that.

Motion to approve the project as presented– 1st by Mohamed and 2nd by Derek

Motion: Passed

- C. Request for a Zoning Amendment Approval on 3614 & 3650 5th St W, Lehigh Acres FL 33971. The applicant is requesting to amend the Sunniland CPD to revise the site plan and permit a mixed-use commercial and residential development including either 250,000 sf of commercial floor are or 150,000 sf and 300 multi-family residential units on 33.3 acres. Project is presented by Daniel DeLisi w/DeLisi Inc. ☐

Daniel DeLisi with DeLisi Inc. presenting -This is the early stage where were we are just getting the zoning on the site. Property on Lee Blvd and Sunshine. The

existing zoning includes this parcel here and the oil well. We are not part of the oil well. The owner does not own the oil well. We are asking to rezone the existing certain parcels. The part by Lee Blvd is central Urban land use category. And further from Lee is in the urban community. The only between the two is intent language. Already zoned for 232,000 square feet for commercial and for like a shopping center. We are looking at either 250,000 square feet of commercial or 150,000 square feet commercial space and 300 multi-family residential units. It is a pretty straight forward plan. We will have the preserve for a buffer for the residential.

Board Member Comments:

Mike – We will review the drainage when it is submitted.

Derek – I agree with Tami. Is this the same developer as in 2016? 2) Is the plan market dependent? 3) Does that connect with 5th street? 4) It shows that there is a grocery store, dentist, and restaurant.

Response to Derek – 1) no it is not. 2) it is possible to follow the commercial route. 3) Yes.

Mohamed – Left the meeting before this presentation.

Tami – the project is fine, but I could not back it for residential use. We have so little commercial use. 2) I thought the code was in Lehigh you could not go above three stories in height? 3) Is the light on Sunniland? And the right turn lane off Lee Blvd. I don't think that is a good idea because traffic gets backed up there because of the school and Waffle House is going in there.

Response to Tami – 3) That would be a right in – right out. If it goes that way, there will be a turn lane before that so we are adding more road.

Thomas – You were asking for a mixed use? 2) how much is remaining after you sell off these parcels?

Response to Thomas – We are asking for a mixed use commercial and residential 2) about 10.7 acres left

Janis – 1) the front part of the parcels off Lee Blvd are the commercial and the residential being that? 2) The restaurants in the reserve plans? 3) From a resident of Lehigh Acres perspective - with the residential – that is a lot of traffic that will be there with a parking lot there. I would prefer commercial as well.

Response to Janis – it depends how it is designed.

Inke – 1) the 300 residential units are they apartment buildings? 2) do you have any anchor stores ideas? 3) Traffic is a really good point. What are you doing for traffic there? 4) The comment I have is if we can really combine it with both residents and commercial. Where there was a multi-level building with commercial on the bottom, and residential on the top. If that would work, we would be getting both for the same foot print.

Response to Inke – 1) multi-family buildings 2) we don't have any this point in time. 3) We have had discussion with Lee County DOT and my client is favor of a traffic light in this area. If it goes the way we plan, there would be a traffic light and Sunniland would be redone with turn lanes. That will hopefully make it safer. 3) I don't think that that is something the owner is thinking about right now. But we are just starting out.

Laurie – 1) what is your purposed time line. 2) is there an impact study? There is also a purposed traffic light at Jones and Lee.

Response to Laurie – We want to get this moving. 12 -18 months we break ground. 2) We will look at that.

Public Comment

As a concerned citizen can you tell me how you are going to make this safer?

Response to - One thing is the left turn that goes to nowhere will be going away. Then this left turn will have a signal with pedestrian improvements. We are going to four or five lanes for the cars to get in. I think with a traffic signal there it will be safer. And with the right turn lane it will be getting cars off the road.

Public Comment Jeff Beach– have you been there during rush hour? I have people pass me in the turn lane. Going on the grass and maybe adding 100-200 cars to that. There needs to be a serious consideration through the traffic. I would like to figure it out before people die.

Response to - no, but our traffic guy has, It is hard to design out stupidity. We are having our traffic guy coming out during peak hours and we still have to figure out our use. They might have different peak hours. We look at the use then we figure out what traffic and then putting a turning lane and traffic light, hopefully, that will help.

Inke – When they come back with a development order then they will be able to present what will be going in there.

Motion to approve the project as presented– 1st by Derek to recommend the property be used for Commercial Space only. No Residential use and 2nd by Thomas

Motion: Passed

Old Business: None

New Business:

a) Board Members Comments

- a. Tami – asked about the food trucks and what Janis with the Lehigh Fire Control and Rescue District found out. Discussion was held about the process of siting the food trucks, inspections, and what we can do about it. Food trucks are all over Lee County.
- b. Derek – Purposed to LAMSID to put an right in-right out on Williams.

Motion to Adjure – 1st by Tami and 2nd by Laurie

Adjourn: 6:57 pm

Next LAAPZRB Meeting on July 20, 2023 (if projects are submitted)

Project Submittal Deadline is July 13, 2023

	A	B	C	D
1	#	name	email	business/organization
2	1	Chris Lascano	CLascano@Phoenix-Associates.com	Phoenix Assoc.
3	2	SAM MARSHALL	SMARSHALL@BANKSENG.COM	BANKS ENGINEERING
4	3	Brent Addison	baddison@bankseng.com	Banks Engineering
5	4	RICHARD OVERBERG	RICK@RICKOVERBERG.COM	PRIVATE
6	5	SHERILL OVERBERG	S.OVERBERG863@GMAIL.COM	PRIVATE
7	6	Janis Williams	Janis W@lehighfd.com	PRIVATE
8	7	Jeff & Brenda Beach	beach7514@aol	LAFCRID
9	8			Private
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SUNNILAND TOWN CENTER CPD
PLANNED DEVELOPMENT AMENDMENT REQUEST STATEMENT
FEBRUARY 23, 2023

Introduction

The Sunniland Commercial Planned Development is located along the north side of Lee Boulevard approximately ½ mile west of Sunshine Boulevard in Lehigh Acres (see attached aerial map). The subject property is in the Mixed-Use Overlay and the Central Urban Future Land Use category in the Lee County Comprehensive Plan. The proposed amendment requests the following changes to Z-006-090:

1. Approval of 265,000 square feet of commercial floor area and 100,000 square feet or self-storage (mini warehouse), or 100,000 square feet of commercial, 100,000 square feet of self-storage and 300 multi-family residential units, which would be located on the portion of the property east of Sunniland Blvd.
2. Changes to the Schedule of uses to remove the oil well, update the uses based on allowable uses in LDC Section 34-933, and add other commercial uses compatible with the area understanding that there is a specific buffer requirement in Lehigh acres and the community plan was completed subsequent to the original zoning.
3. Removal of Condition #16 as it is no longer applicable.
4. Removal of Condition #12 as it is no longer applicable to the site plan.
5. Amend Condition #15 to be consistent with more recently adopted requirements in the Mixed-Use Overlay.

Entitlement History

The subject property was originally zoned as a Commercial Planned Development in 2006 (Z-06-090). The current zoning allows for a mix of office and retail uses with a total commercial area of 232,000 square feet on two separate parcels bisected by the Sunniland Boulevard right of way, which runs north-south through the subject property. The parcel on the east side of the Sunniland right of way contained an operating oil well, which was permitted under Z-06-090. That oil well has since ceased operating and in accordance with Condition # 16 the oil well was plugged and capped. On June 5th, 2023 the Florida Department of Environmental Protection conducted a site visit to confirm that the well has ceased operation and has been plugged and abandoned.

Surrounding Uses and Compatibility

The subject property is located in Lehigh Acres, an area with primarily platted single family lots. The subject property is uniquely located in an area separated from adjacent single-family lots except for the west side of the property, which is separated by a 50 foot wide canal easement. To the north of the property is a 100-foot canal managed by the Lehigh Acres Municipal Service Improvement District (LAMSID). To the south of the property is Lee Boulevard, a 100+ foot arterial roadway, and to the east is the Sunshine Elementary School.

Buffers

In addition to the separation of uses as outlined above, the project will provide buffers in accordance with land development code section 10-425 and section 33-1405(c). On the north side of the of the development, the applicant is locating preserve and stormwater, which will enhance any buffer or separation, in addition to the LAMSID canal, as noted above. To the south, along Lee Boulevard, LDC 10-425 requires a 5-foot buffer with 5 trees per 100 linear feet. To the west, the MCP shows a type B buffer adjacent to the LAMSID property and a more intense buffer adjacent to the residential uses consistent with LDC Section 33-1405(c). The residential uses to the west are further separated from the subject property by a 50 foot wide canal easement.

Impact on Public Services

The subject property is located in an urban future land use category, within the Mixed Use Overlay, and has urban services available to the site.

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

a) Lee Plan Consistency

The proposed rezoning is consistent with the Lee Plan. An analysis of how the proposed rezoning is consistent with the following Lee Plan policies is described below:

POLICY 1.1.3: *The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen*

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

The attached zoning amendment application proposes a redesign of the existing commercial planned development. The total requested entitlement is for 365,000 square feet of Commercial floor, of which 100,000 square feet is self-storage/mini-warehouse area, or an option for 300 multi-family units that would substitute 165,000 square feet of the requested 265,000 square feet of commercial on the eastern parcel. The 300 multi-family residential units are within the standard density range of 10 dwelling units per acre permitted within the mixed-use overlay.

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

The proposed zoning amendment request represents an opportunity for commercial development within Lehigh Acres. Both residential and non-residential options provide for much needed commercial development. The residential option allows for multi-family residential development, a land use that helps to diversify the housing stock in Lehigh Acres. The subject property is located within an urban area along an arterial road. Public services are available to the subject property as evidenced by the existing zoning approval and the attached application. Development is occurring contiguous to the north and on nearby properties in all directions. Locating residential on the subject property will minimize urban sprawl by allowing for multi-family residential development adjacent, in close proximity and with easy access to commercial uses while adding a diversity of housing types in the neighborhood. Employees of the adjacent school would be able to find housing within walking distance of their employment.

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 within a future urban area on the future land use map and is surrounded by urban designated properties. The property's land use category allows for urban levels of both commercial and residential development.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent*

with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.

The subject property is located in an urban area of Lee County with existing development on all sides of the property. Public facilities exist, and capacity is available to serve the proposed development.

POLICY 2.2.1: *Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The subject property is located along Lee Boulevard in Lehigh Acres. The property is immediately adjacent to the west side of Sunshine Elementary School and ¼ mile to the west of Palm Acres Charter Highschool. Several other Elementary, middle and high schools are located within two miles of the subject property. Fire stations #103 and #104 are both within 2 miles of the subject property and the 110 bus route runs along Lee Boulevard in front of the property.

STANDARD 4.1.1: WATER.

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

Potable water service is available to the subject property. Future development will require connection to a central water system.

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.

Sanitary sewer service is available to the subject property. Future development will require connection to a central wastewater system.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

An environmental assessment for the property was prepared and submitted. An indigenous preserve area is being located at the northern end of the property that is consistent with Lee County indigenous preservation requirements. Also attached is a preservation management plan, consistent with Standard 4.1.4. There are two wetlands onsite that are jurisdictional to the South Florida Water Management District but should not be federally jurisdictional. These two wetlands are dominated by willow and have infestation by Brazilian pepper. These areas have been disturbed over the last few decades by the construction of Lee and Sunniland Boulevards in the 1970s as well as partial site clearing around 1990. These two low quality wetlands will likely need to be impacted to allow for the development of the parcels. Wetland mitigation will be provided at an appropriate wetland mitigation bank, ensuring that Standard 4.1.4 is met.

GOAL 5: RESIDENTIAL LAND USES. *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.*

The proposed rezoning will implement Goal 5 by locating additional opportunities for residential multi-family development, providing a diversity of housing opportunities in Lehigh Acres.

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

There are no physical constraints or hazards that exist on the subject property that would limit residential development.

POLICY 5.1.3: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

The subject property is located in an area where the proposed uses will be a positive addition to the existing mix of uses. The proposed multi-family development is adjacent to and in close proximity to employment and shopping centers and is accessible to mass transit and bicycle facilities. Bus Route 110 runs along Lee Boulevard along the south side of the subject property. Lee Boulevard also has a sidewalk that runs along the north

and south sides of the road, providing pedestrian connections to the bust stops to both the east and west of the subject property.

The subject property will include needed retail development providing excellent integration with the potential multi-family uses and the surrounding residential. There are several other retail shopping centers and office buildings in close proximity along Lee Boulevard providing services to the potential residential use.

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

The subject property is already zoned commercial planned development. The proposed rezoning will not have a negative impact on any existing or future residential areas. The proposed rezoning relocates some of the preserve area to the northern end of the site, creating a greater separation and buffer with the residential uses north of the subject property. The only other residential area is to the west of the subject property where buffers and setbacks in accordance with the Lehigh Acres Community Plan will be provided, as outlined in LDC Section 33-1405(c).

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.*

The existing zoning currently allows for commercial development and will continue to provide for commercial development. The proposed zoning amendment will allow residential uses and a redesign of the commercial, compatible with the surrounding existing and planned commercial and residential development.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.*

The proposed zoning amendment is in an area where capacity exists on the adjacent roadway network. As shown in the attached Transportation Impact Statement, this proposed amendment will not cause a failing level of service on the roadway network.

GOAL 11: MIXED USE. *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

The proposed rezoning represents a change to the existing CPD to provide for the option of a mixed-use development with multi-family residential, retail and office uses. The addition of the multi-family residential development within the context of the surrounding land uses will provide a housing opportunity in close proximity to schools, shopping and employment centers, and create a mixed-use environment that decreases trip lengths and diversify housing options in Lehigh Acres.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

The master concept plan includes an option for residential development and is located in the mixed-use overlay. The subject property is adjacent to a school and in very close proximity to several schools, transit, shopping and employment uses.

POLICY 11.2.7: *Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations.*

The master concept plan includes an option for residential development limited to 300 dwelling units. Using a density calculation, consistent with Policy 11.2.7, the proposed residential is within the density limits of the Central Urban Future Land Use category.

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 within the Lehigh Commercial Overlay. The option for mixed use development on the subject property is consistent with Policy 25.6.1 as the proposed planned development will provide for “**residential uses that provide housing alternatives to the typical 1/4 to 1/2 acre subdivision lots.**” The remainder of the development is commercial and also consistent with Policy 25.6.1.

OBJECTIVE 25.10: NATURAL RESOURCES. *To preserve, protect, and, where possible, enhance the physical integrity, ecological values, and natural beauty of Lehigh Acres Community Plan area, by maintaining the diverse and healthy native vegetation, and wildlife resources.*

The proposed CPD amendment is providing indigenous areas in sufficient acreage to meet the total area required by code. This is being done through a deviation request to allow for the replanting and restoration of indigenous areas on site. In this way, the project can achieve both the required indigenous preserve area and the residents’ desire to have a well-functioning commercial center that provides the needs of the Lehigh Acres community.

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

The project meets Lee Plan 25.10.1. to the extent practicable. The project includes the preservation of 1.2 acres of existing indigenous upland habitat and the restoration of 2.3 acres as indigenous upland habitat. Given the need for the project to have frontage on Lee Boulevard and adequate space for the multi-family or commercial development on Anchor Parcel 2 to be successful, it is not feasible to preserve more indigenous habitat.

A deviation has been requested to provide indigenous preserve in the form of restoration. Therefore, the project is still providing “on-site preservation” as opposed to off-site mitigation as allowed by Policy 25.10.1.

POLICY 25.10.2: *Lee County will work with various agencies to identify existing wetlands that are worth saving or restoring within the Lehigh Acres Community Plan area.*

The subject property contains 2 isolated willow wetland areas totaling 3.28 acres. These wetlands were disturbed, impacted, and isolated by the construction of the roads that now surround them. They are infested with exotic vegetation, hydrologically isolated, and bordered by roads which have significantly lowered their functional value as wetlands. In accordance with the protected species survey and the indigenous management plan the most appropriate preservation area onsite is the singular

contiguous upland area at the northern end of the site which will be restored to functional native habitat.

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

The site is currently bordered by swales on the east and west sides and the Angelfish Canal on the north side which influences the groundwater onsite today. There will be coordination with LAMSID during permitting and the control elevation for the onsite detention areas will be based on the control elevations of the adjacent canal. This will ensure that the groundwater for the site will not be altered from what it is today.

***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.*

The stormwater design for the site will use a combination of dry and wet detention and Best Management Practices. The lakes will contain littoral plantings and the dry detention areas will be planted in Bahia Sod that will not require irrigation.

***POLICY 61.3.1:** Provide sufficient performance and design standards to require post-development runoff to approximate the total characteristics of the natural flow prior to development.*

The site is located in the Orange River Basin as determined in "Allowable Discharge Values for Projects within the South Florida Water Management District" which assigns maximum discharge rates. The maximum allowable rate for projects in this basin is 55 CSM for the 25-year 3 Day Storm Event. The post development runoff will be limited to this rate.

***POLICY 61.3.6:** Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.*

This site has been previously developed as there are existing roads, therefore there is no natural flow. In the developed condition, the surface water will continue to flow to the Angelfish Canal as it does today. The addition of dry and wet detention areas will improve the water quality prior to discharge offsite.

***POLICY 61.3.8:** The banks of wet retention and detention areas must be sloped to promote growth of vegetation and safeguard against accidents.*

The maximum slopes for dry detention areas will be 3:1 and the banks for wet detention will be 6:1, consistent with the LDC.

POLICY 61.3.11: *Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants.*

The design will include dry and wet detention areas.

POLICY 61.3.13: *Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness.*

Erosion control will be used during construction to protect the adjacent swales and canals. The banks will be sodded to prevent erosion after construction.

POLICY 123.8.1: *Protect Gopher Tortoise burrows wherever they are found. If unavoidable conflicts make on-site protection infeasible, off-site mitigation may be provided in accordance with FWC requirements.*

The gopher tortoise burrows onsite cannot be avoided by the development of the site due to their location across the site. Given the proposed development plan and existing surrounding roads and canals, it is in the best interest of the onsite gopher tortoises to be relocated to a FWC approved offsite recipient site. If it were possible to preserve more indigenous habitat onsite that contains several gopher tortoise burrows, it would be in the tortoises' best interest to be relocated offsite for the same reasons described above. It would not be responsible, from a wildlife management perspective, to attempt to keep gopher tortoises in a 3.5 acre area on this site with constant commercial activity surrounding any preserve. In accordance with Policy 123.8.1, this constitutes an "unavoidable conflict making onsite preservation infeasible". Therefore, the gopher tortoises will be excavated and relocated to a FWC approved recipient site per FWC rules and policies.

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

The proposed amendment will impact all 3.28 acres of poor-quality wetlands on site. These wetland areas are highly disturbed. The proposed residential density assumes impacts will occur to all wetland areas and these areas are not included in the density calculation.

***POLICY 135.1.9:** The county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.*

The residential concept will diversify the housing types in the local area by providing for higher density multi-family units in an area with predominantly single-family development.

- b) The application is compliant with the Land Development Code and other applicable codes or regulations;

The proposed amendment is compliant with all county codes and regulations and the deviations previously granted.

- c) The request is compatible with surrounding existing and planned land uses;

As stated above, the subject property is in the Central Urban Future Land Use category, the Mixed-Use Overlay and the Lehigh Acres Commercial Overlay. Taken together the Lee Plan and the Lehigh Acres Community Plan has designated the subject property for either commercial development or mixed-use development, both of which are being proposed. The subject property is set back and separated from the property to the north by a 100-foot LAMSID canal, and will include additional buffering ensuring compatibility with uses to the north. To the west are residential lots, most of which are vacant. The code required buffering is adequate to ensure compatibility with the future residential development to the west. To the east of the subject property is an elementary school separated by a canal and buffered with a fence and to the south is Lee Boulevard, south of which is a mix of commercial and residentially zoned property. The proposed development does not create any compatibility issues with the uses to both the east and south.

- d) Access to the property is sufficient to provide for the proposed use;

The subject property is located along Lee Boulevard, an arterial road in Lehigh Acres. Sunshine Blvd. bisects the subject property. As demonstrated on the attached master concept plan, access is sufficient to accommodate the proposed development.

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

The proposed zoning amendment represents a very minimal increase in trips over the current approval. As demonstrated by the attached Transportation Impact Statement, the expected impacts on transportation facilities do not cause any roadway segments to operate below level of service. Site related impacts will be addressed by existing county regulations.

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

The proposed amendment will have no impact on environmentally sensitive resources in Lee County. The subject property is mostly cleared and contains vegetation of limited value. The applicant is proposing an indigenous preserve at the northern end of the site, consistent with Lee County regulations which will serve to protect and enhance on site vegetative communities and also buffer residential uses to the north.

- g) Will be served by urban services, defined in the Lee Plan.

As evidenced by the adjacent development, , urban services as defined by the Lee Plan are available to the subject site.

- 2.a) The proposed use or mix of uses is appropriate at the proposed location.

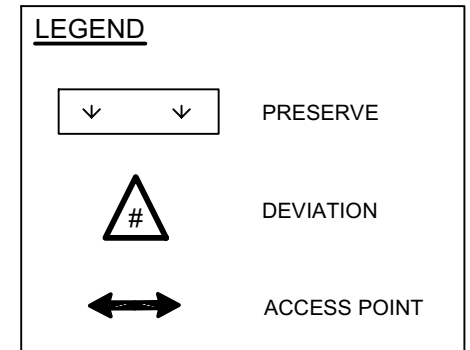
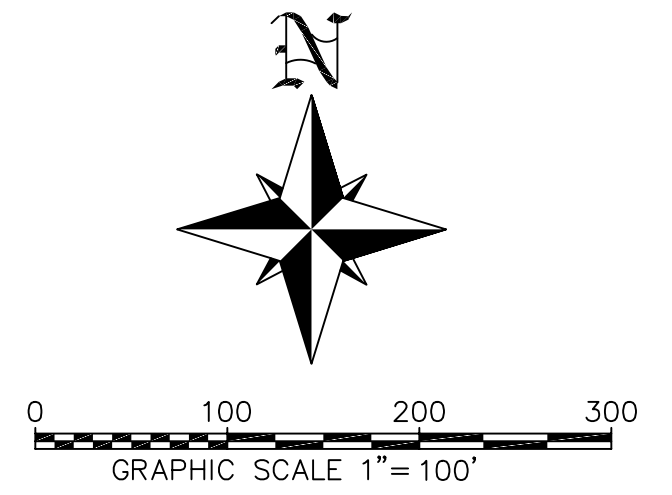
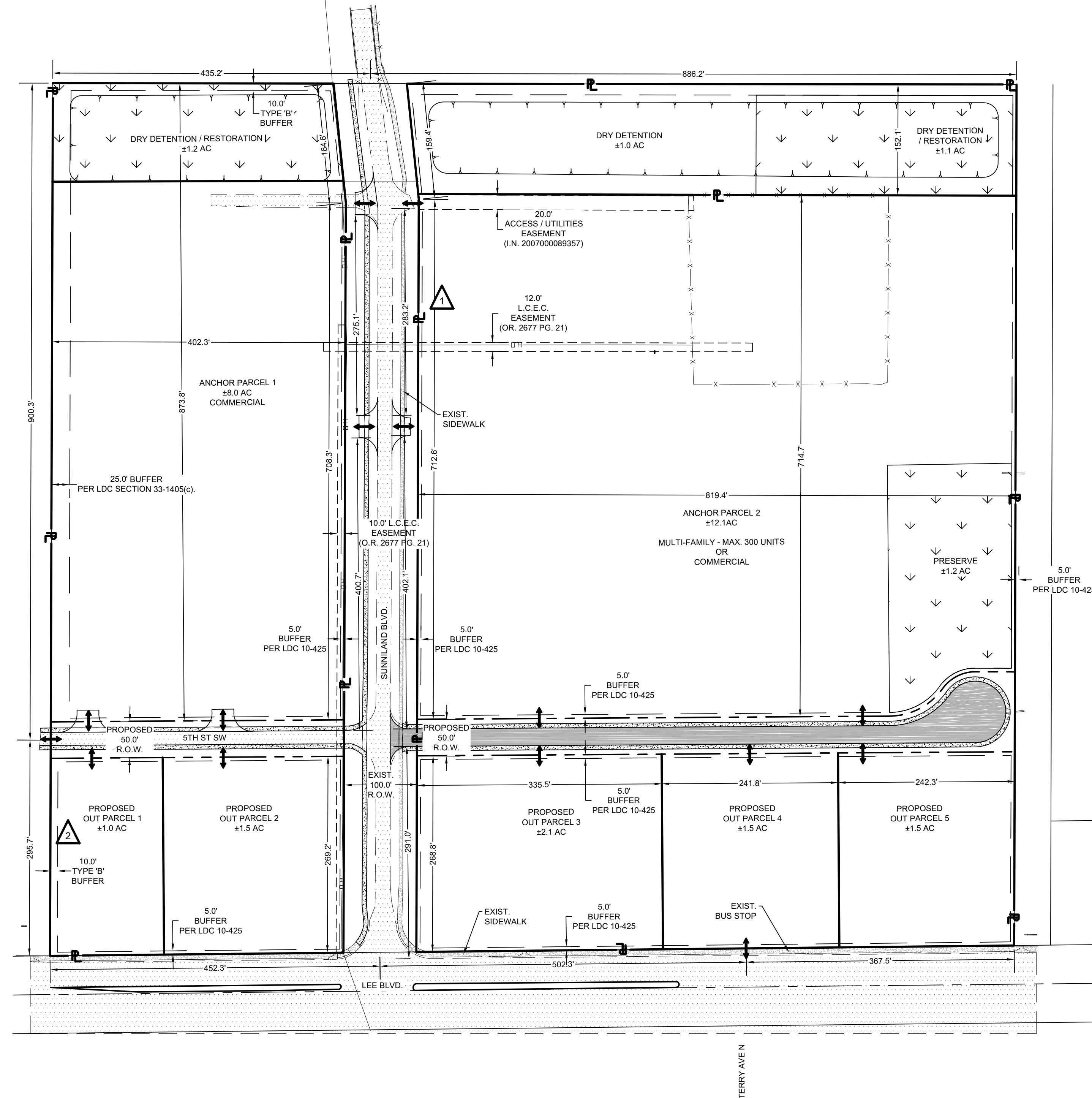
The proposed commercial planned development is consistent with the Central Urban future land use category, the Mixed-Use Overlay and the Lehigh Acres Commercial Overlay. The proposed use has excellent road access, is adjacent to similar uses and provides an opportunity to develop diverse housing options in close proximity to urban services and employment centers. The proposed use is therefore appropriate for the subject property.

Summary:

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

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XELDA AVEN



PROJECT SIZE ±34.9 AC
R.O.W. AREA ±1.6 AC
COMMERCIAL AREA ±21.2 AC
COMMERCIAL DENSITY 25,000 SQ.FT.
RESIDENTIAL AREA ±12.1 AC
RESIDENTIAL DENSITY 300 UNITS

REQUIRED OPEN SPACE
MIX USE OVERLAY: 20% OF 34.9 AC = 7.0 AC
REQUIRED INDIGENOUS PRESERVE
50% OF 7.0 AC = 3.5 AC

PROVIDED OPEN SPACE
COMMERCIAL PARCELS 10% 21.2 AC = 2.12 AC
RESIDENTIAL AREA 10% 12.1 AC = 1.21 AC
BUFFERS 1.4 AC
PRESERVE/RESTORATION 3.5 AC
TOTAL 8.14 AC

NOTE
*ANCHOR PARCEL 2 MAY BE DEVELOPED WITH EITHER 300 DWELLING UNITS OR COMMERCIAL.

SARAA AVEN

PREPARED FOR:
WMG DEVELOPMENT
1200 NETWORK CENTRE DRIVE, SUITE 3
EFFINGHAM, IL 62401

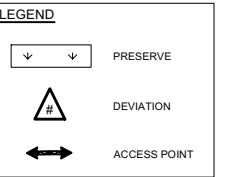
NO.	DATE	REVISION	PER COUNTY COMMENTS	BY
01	5-5-2023	REVISED	PER COUNTY COMMENTS	KG

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WWW.BANKSENG.COM

MASTER CONCEPT PLAN
SUNNILAND
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/6/2023	8844	_MCP		KG		AS SHOWN	01



NOTE
ANCHOR PARCEL 2 MAY BE DEVELOPED WITH EITHER 300 DWELLING
UNITS OR COMMERCIAL.



DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/6/2023	8844	_MCP		KG		AS SHOWN	01

Sunniland

Section 26, Township 44 South, Range 26 East
Lee County, Florida

Preservation Area Management Plan

October 2023

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

Introduction

The goal of this management plan is to preserve 1.2 acres and restore 2.3 acres of upland preservation areas as shown on the attached Preservation Area Management Plan Map on-site via vegetation debris removal, selective regrading, and restoration planting. A vegetation removal permit associated with a development order is required for any restoration site work.

On January 19, 2023, Lee County Code Enforcement issued VIO2021-06268 and VIO2021-06269 Notice of Violations. County staff observed violations at 36114 5th Street West, Lehigh Acres and 3650 5th Street West, Lehigh Acres on August 4, 2021. Approximately 13.62 acres of previously approved indigenous and gopher tortoise preserve under Zoning Resolution Z-06-090 had been cleared without a Development Order or clearing permits. This plan also includes replacement plantings to abate the two code violations VIO2021-06268 and VIO2021-06269 for the removal of protected trees without permits.

Debris Removal

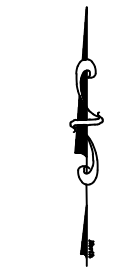
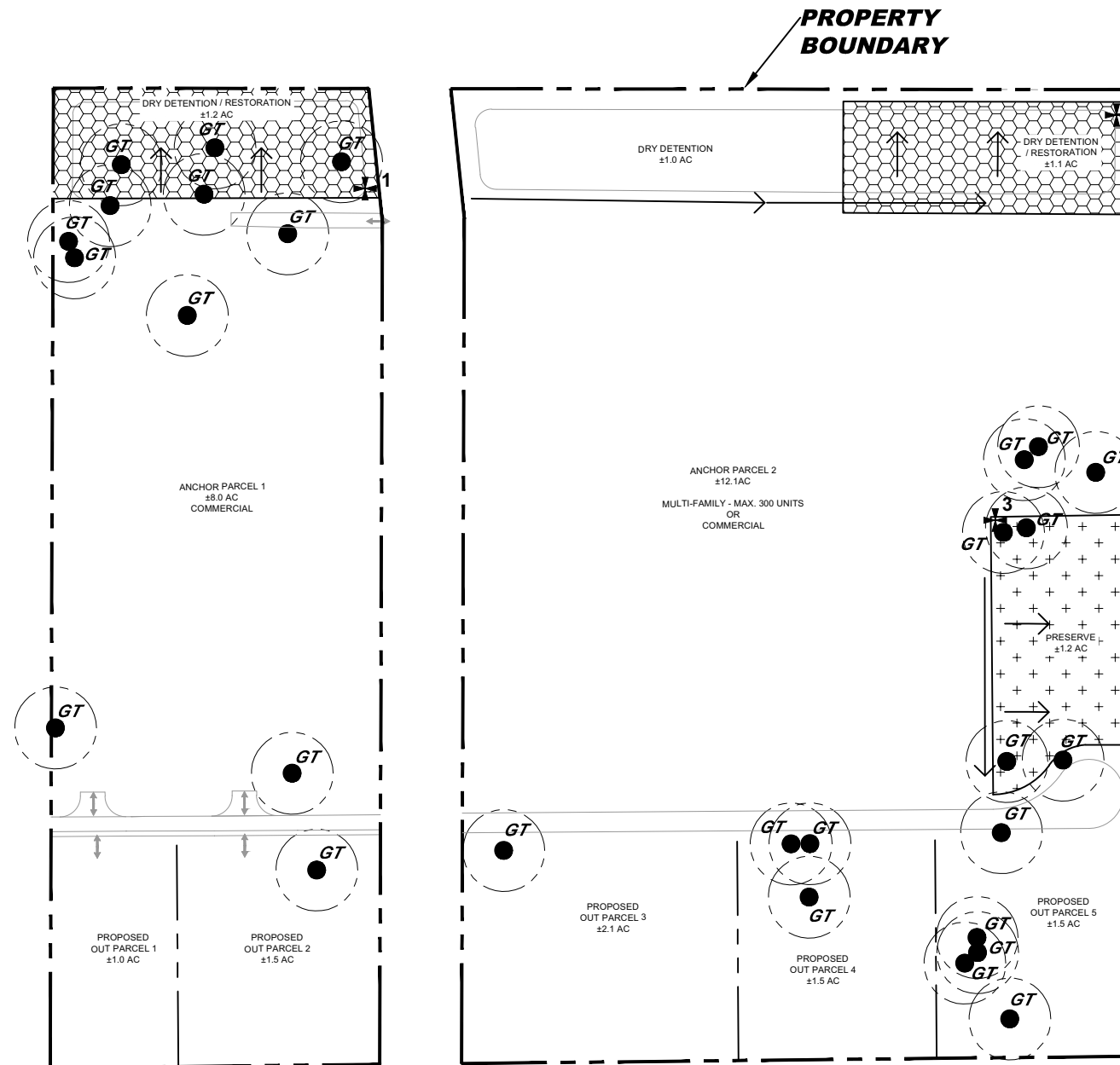
The debris piles, including horticultural and trash, within the preservation and restoration areas will be removed and disposed of in an appropriate facility. This will be accomplished by hand or by using mechanical equipment only from the existing roads except within 50' of any gopher tortoise burrow where debris will be removed by hand. No vehicles or mechanical equipment will be placed or operate within the restoration area. Any significant ruts created by the initial clearing and the restoration debris removal will be returned to grade by hand.

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the preservation and restoration areas will be treated as shown on the Preserve Area Plan Map. The mapped communities of the preservation/restoration area include Mixed Exotic Upland Forest (FLUCS 450), Disturbed Land (FLUCCS 740), and Cleared Land (FLUCCS 748).

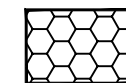
Exotics may be mechanically removed and treated in the restoration areas as they are currently dominated by exotic vegetation, predominantly Brazilian pepper (*Schinus terebinthifolia*), and have very few native species present. Access to the mechanical removal areas will be by existing trails including the existing roads as shown on the Preservation Area Management Plan Map. This mechanical activity may result in temporary disturbance to the soil. Once the exotic control is completed, ruts caused using heavy equipment will be graded to blend with adjacent grades. In the event, mechanical removal of exotics is not practicable, exotics within these areas will be treated as described below.

Non-native trees and shrubs can be cut by chainsaw or machete just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic

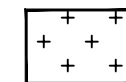
Sunniland

SECTION: 26
TOWNSHIP: 44S
RANGE: 26E

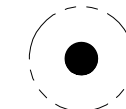
0 100 200
SCALE FEET

Legend:

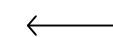
Upland Restoration Area (2.3 Ac.±) - Includes Planting



Indigenous Habitat Preservation Area (1.2 Ac.±)



Potentially Occupied Gopher Tortoise Burrow (28) and 50' Buffer Radius



Access Points



Photo Station (typ.)

Notes:

1. Property boundary and Site Plan was received from Banks Engineering.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in September 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-116

application where necessary. Treatment will occur immediately following cutting to ensure maximal uptake of the herbicide. The restoration areas will have the resulting vegetative material disposed of in accordance with local regulations. If non-woody exotics are present within the restoration areas they will be treated by a foliar application of an appropriate herbicide suitable for aquatic application. Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical. The owner or his designee shall conduct vegetation control through the management of exotic, invasive and nuisance vegetation.

Exotic control of melaleuca and Brazilian pepper can be accomplished by chainsaw or machete as shown on the Preserve Area Plan Map. The four inch DBH and smaller trees and shrubs will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. The resulting vegetative material will be disposed of by removal from the preserves. Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical.

A marker dye will be added to the spray solution to help visualize where the solution is being applied. An appropriately licensed herbicide applicator will supervise the crew. Herbicides will be used carefully in accordance with the label provided.

Regrading

After the debris and exotic vegetation has been removed from the preservation and restoration areas, the significant soil disturbance areas will be regraded by hand. No regrading will occur within 50' of any gopher tortoise burrow until after the gopher tortoises have been relocated offsite per a valid Florida Fish and Wildlife Conservation Commission Gopher Tortoise (FWC GT) Permit. Please see the protected species management plan below. A vegetation removal permit is required for regrading the restoration areas.

Barricading

Prior to any site work, the preservation and restoration areas will be survey located, staked in the field, and the required erosion control barriers installed. Prior to any site work, barricades will be installed around the gopher tortoise protection zone and the site perimeter for erosion control. Please see the attached Preserve Area Plan Map for the locations of the barricades and erosion control. These barriers will be inspected by County staff prior to commencement of restoration activities. The operation of construction equipment, storage of equipment, and stockpiling of debris material will be prohibited within the restoration area. The staking identifying the limits of the preservation/restoration areas and silt fences will be maintained for the duration of adjacent restoration activities. If the gopher tortoises have been relocated from the site under a valid FWC GT permit, no barricades for the gopher tortoise burrows will be required.

Access Points

Access for the garbage and vegetative debris removal, exotic vegetation treatment, regrading, and planting within the preservation and restoration areas will be via the existing roads. No vehicles will travel within a 50' radius of any potentially occupied gopher tortoise burrows onsite unless the gopher tortoises have been relocated from the site under a valid FWC GT permit. No equipment or debris will be stored within a 50' radius of any potentially occupied gopher tortoise burrows onsite unless the gopher tortoises have been relocated offsite. Please see the attached Preserve Area Plan Map for the location of access points.

Restoration and Replacement Planting

Upon the completion of the debris removal and regrading, the dry detention/restoration areas will be planted with native plants to restore these areas to native habitat. Additionally, these areas will include replacement plantings to abate the two violations listed above. Native ground cover and trees, as listed in the Dry Detention/Upland Restoration Area Planting Table and Replacement Planting Table, will be planted by the end of November 2024. The final species list will be based upon site specific conditions and on plant material availability at the time of planting and will be provided at the time of development order.

Dry Detention/Upland Restoration Area Plantings

A total of 310 trees and 1,002 understory plants will be planted in the restoration area shown on the attached Preserve Area Plan Map.

Upland Restoration Planting Area Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
<i>Pinus elliotii</i>	Slash Pine	6' tall/FG	18 Feet Centers	270
<i>Sabal palmetto</i>	Cabbage Palm	6' tall/FG	18 Feet Centers	40
Understory				
<i>Chrysobalanus icaco</i>	Cocoplum	1 Gallon	10 Feet Centers	*
<i>Callicarpa americana</i>	Beautyberry	1 Gallon	10 feet Centers	*
<i>Serenoa repens</i>	Saw Palmetto	1 Gallon/3 gallon	10 Feet Centers	*501/166
<i>Commelina erecta or diffusa</i>	Dayflower	1 Gallon	10 Feet Centers	*
<i>Muhlenbergia sp.</i>	Muhley Grass	1 Gallon	10 Feet Centers	*
<i>Aristida beyrichiana</i>	Wiregrass	1 Gallon	10 Feet Centers	*

*There will be a total of 1,002 understory plants with species quantities as follows:

- Green saw palmetto a minimum of 501 at one gallon or 166 at 3 gallon in size and a minimum 14' at installation.
- A combination of at least 8 of the remaining species for a total of 501.

Understory plantings are to be randomly planted/grouped at a maximum of 10' on center.

Abatement Replacement Plantings

A total of 711 trees will be planted in the restoration areas shown on the attached Preserve Area Plan Map. Cabbage palms from the development footprint may not be relocated and used for the replacement planting plan below.

Replacement Planting Table

Scientific Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
<i>Quercus virginiana</i>	Live Oak	20' tall, 4" caliper, 8' canopy	N/A	21
<i>Sabal palmetto</i>	Cabbage Palm	6' tall/FG	18 Feet Centers	598
<i>Quercus virginiana</i>	Live Oak	6' tall/FG	18 Feet Centers	79
<i>Pinus elliottii</i>	Slash Pine	6' tall/FG	18 Feet Centers	13

Trees must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agricultural, State of Florida (as amended), nursery grown, containerized and a minimum of 6 feet in height with a minimum trunk diameter of 1 inch measured at 3 feet above the ground and a minimum canopy diameter of 2 feet at installation unless otherwise noted above. Palms must have a minimum of eight feet of clear trunk at planting.

Alternative tree heights can be used. The total heights and calipers must equal or exceed that specified above, such as one 12' in height with two inch caliper tree is equal two 6'in height with one inch caliper trees.

Trees and palms must be installed in a horticultural correct manner, including staking and mulching.

Temporary above-ground irrigation must be installed in the restoration areas and removed no longer than one year from the date of planting.

A two-inch minimum layer, after watering-in, of pine straw mulch must be placed and maintained around all restoration trees.

The restoration and replacement plantings are provided in addition to any trees or shrubs otherwise required to be planted by the LDC. A monitoring report must be submitted annually for 5 years describing the conditions of the restored area.

Prior to replanting, a detailed restoration landscape plan will be submitted as a Development Order (DO) showing the planted material's location, species, and planting standards from above. Replacement vegetation may not be planted on any property line, underground utility or County easement. A Certificate of Compliance (CC) will be obtained.

Proposed Work Schedule

The debris removal, invasive exotic and nuisance plant control program, and regrading will commence after approval of the project's development order. The initial debris removal, exotic treatment, and regrading will be initiated during the first dry season following issuance of all required federal, state, and local authorizations. It is anticipated that the initial treatment will be completed in less than three months. The restoration and replacement plantings will be initiated within approximately two to three months of the completion of the initial exotic removal, weather permitting.

Ecological Performance Standards

To meet the objective of this plan, the following performance standards will apply to the onsite preservation and restoration areas:

1. At least 80 percent cover by appropriate upland and wetland species in the preservation and restoration areas.
2. The preservation and restoration areas are free of exotics immediately following maintenance treatment events. All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the preserve areas will be treated. The nuisance species dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), primrose willow (*Ludwigia peruviana*), grape vine (*Vitis* sp.), and cattail (*Typha* spp.) as well as exotic species shall total less than five percent combined between maintenance events.
3. Monitoring of the preservation and restoration areas shall be conducted for a minimum of 5 years with annual reports submitted to the County. After the initial restoration and replacement plantings described above, if native upland species do not achieve 80% coverage within the initial two years of the monitoring program native species shall be planted in accordance with the maintenance program. At the end of the monitoring program the restoration area shall contain an 80% survival rate of planted vegetation and an 80% coverage of desirable upland species.

4. The preservation and restoration areas shall be maintained in perpetuity to ensure coverage by native desirable vegetation and the target habitat types and success criteria are maintained as specified in this restoration plan.
5. The preservation and restoration areas shall be managed such that exotic/nuisance vegetation species do not dominate any one section of areas within the preserves.

These performance standards will be achieved by the end of the five-year monitoring period.

Long-Term Management

The applicant and/or the owners association will be responsible for the long-term maintenance of the onsite preservation and restoration areas. Vegetation removal permits are required for ongoing management activities associated with this approved Preservation Area Management Plan that is preserve area specific for the type of management that is being requested. Signs marking the preserve areas will be posted at 100 foot intervals along the outer edge of all preserve areas.

Adaptive Management

If during monitoring of the onsite preserve areas, areas do not appear to be trending toward meeting the above ecological performance standards, the methods for treating exotic vegetation will be re-evaluated.

Maintenance

A routine maintenance program will be initiated upon the completion of the initial exotic treatment and native plant installation in the county preserve areas. A vegetation removal permit will be required for preserve maintenance. For the first two years following the initial treatment, the preservation and restoration areas will be inspected twice a year (late spring and fall) and all exotic and/or nuisance species will be treated. During these inspections the preservation and restoration areas will be qualitatively evaluated, potential problems (if any) identified, and corrective actions recommended. After the second year, inspections and treatments will be conducted annually during the dry season. The property owner will be responsible for long-term management of the preserves.

Pruning and trimming activities will not be performed in the preserves, however invasive exotic vegetation may have to be treated within planting areas. The frequency of maintenance will be based on how successful the new plantings are and the extent to which nuisance pest species enter into the newly planted area. Semi-annual monitoring will be conducted in each newly planted area for one year to carefully evaluate these parameters. Herbicide maintenance will be conducted semi-annually during the first year following implementation of the pest control program and at least annually thereafter, in accordance with LDC 10-420(h).

If monitoring events reveal severe deer grazing or other disturbance from wild hogs, the affected planting area will be temporarily isolated with a fence to keep

out larger animals until the plantings are well established. Once success criteria are achieved, all temporary fencing will be removed from the preserve.

Newly planted areas will be included in the invasive pest control program. The herbicide maintenance areas shall expand to control exotic and nuisance species as necessary where native vegetation is being established. Periodic management of the planting areas is required to ensure that the plants will survive and thrive. This will guarantee success and allow desirable indigenous species an opportunity to recruit into the planting areas. As part of ongoing management of the site, the owner or his designee shall treat and/or remove exotic species (per LDC Sec. 10-420(h) and nuisance species as necessary at least semiannually for one year and annually thereafter. Nuisance species shall mean those species of flora whose noxious characteristics or presence in sufficient number, biomass, or areal extent may reasonably be expected to prevent, or unreasonably interfere with, the designated use of the waters under consideration, as defined in rules 62-312.310(8) and 62-302.200(14), F.A.C.. Invasive exotic species include at a minimum the species listed in LDC Sec. 10-420(h).

Protected Species Management

Gopher Tortoise

Offsite relocation to a FWC approved recipient site may be necessary for any future development phase and will be addressed during the development order for each project. All gopher tortoises and their burrows will be protected and managed during the preservation and restoration activities which include removal of vegetative debris, exotic/nuisance vegetation treatment and removal, regrading, and planting unless the gopher tortoises have been relocated offsite per a valid FWC GT permit.

All gopher tortoise burrows will be marked in the field with orange flagging. The limits of the restoration area will be staked with silt fencing. Prior to any site work, barricades will be installed around gopher tortoise protection zones unless the gopher tortoises have been relocated offsite per a valid FWC GT permit.

Prior to any land clearing activities, informational materials (Appendix A) will be provided to construction personnel that includes the gopher tortoise's description and directions to cease clearing activities in the vicinity of a gopher tortoise and allow it to move out of harm's way. Once the tortoise has moved, work can be restarted. A qualified biologist will be onsite during the restoration area work to monitor the gopher tortoises onsite and will be notified if a gopher tortoise is sighted by construction personnel within or near any restoration area unless the gopher tortoises have been relocated offsite per a valid FWC GT permit. Prior to the issuance of a vegetation removal permit, the applicant must conduct a gopher tortoise survey and submit documentation from Florida Fish and Wildlife Conservation Commission regarding the gopher tortoise relocation permit for the phase or site.

Eastern Indigo Snake

Prior to any land clearing activities, informational materials (Appendix B) will be provided to construction personnel that includes the eastern indigo snake's description and directions to cease clearing activities in the vicinity of an eastern indigo snake and allow the snake to move out of harm's way. Once the snake has moved, work can be restarted. A qualified biologist will be notified if an eastern indigo snake is sighted by construction personnel.

Monitoring Plan

The proposed monitoring of the county required preservation/restoration areas will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve conditions within the project area. Sampling stations and methodology of data collection will remain the same for all monitoring events.

An important component of the monitoring reports will be the before and after pictures. All monitoring reports will include panoramic photographs from photo stations as shown on the Preservation Area Management Plan Map.

The results of monitoring events within the preservation and restoration areas will be reported as stated in this plan. Monitoring reports will describe if/where herbicide treatment is necessary to control nuisance species. The report will also explain if/where plantings need to be replaced or if new plantings should be added to a specific area to improve diversity or percent coverage. Prior to any preserve maintenance, Lee County Division of Environmental Sciences will be notified in writing.

The proposed monitoring will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation and wildlife. Baseline monitoring will document the conditions as they exist prior to initiating the proposed restoration effort. The time-zero report will document the conditions immediately following completion of debris/exotic vegetation and planting activities. A monitoring report will be submitted annually to the Lee County Division of Environmental Sciences for five consecutive years starting one year from the completion of initial restoration activities. The annual reports will document the extent of success of the preservation and restoration and, if needed, identify specific actions to be taken to improve the conditions within the project area.

A baseline monitoring report is required for approval of the development order. Please see Appendix C for baseline conditions photographs from the four photo points. The baseline monitoring report will include a description of each of the specific areas and a map depicting the location of each photo station. Copies of the baseline report will be submitted to regulating agencies, including Lee County.

The time-zero monitoring report will be provided prior to certification of compliance. Vegetation removal permits are required for ongoing management activities associated with this approved restoration area plan that is specific for the type of management that is being requested. This report will include the date the planting activity was completed and color photographs to provide an accurate representation of the specific area. The photographs shall be taken from fixed reference points described in the baseline monitoring report and shown on a scaled plan view. A table depicting numbers, spacing, and sizes of each species planted will also be provided. The tree height will be used to measure the size of saplings until the tree is mature enough to enable the diameter-breast height (DBH) to be measured. Subsequent annual monitoring reports will be submitted to requesting agencies within thirty (30) days after each monitoring event. The monitoring reports will include a general qualitative and quantitative characterization of the areas. Any pertinent climatological conditions preceding the monitoring event will be described. Qualitative parameters may include estimates of % bare ground, % desirable species, % undesirable species (nuisance and exotic), and notations regarding faunal presence and use. The monitoring will be completed by November of every year (the end of the growing season) and an annual report submitted to the reviewing agencies by the end of December. All data collected and analyzed will be included in the report.

Wildlife Monitoring

Regular observations of wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and signs of wildlife (i.e., direct sighting, vocalization, nests, tracks, droppings, etc.).

Photographic Documentation

Permanent fixed-point photograph stations will be established in the monitored areas thereby providing physical documentation of the condition and appearance of an area, as well as any changes taking place. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

Report

The methodology and results of each monitoring event will be documented in an annual monitoring report. Data will typically be collected toward the end of the growing season (October-November) and submitted to the agencies with 90± days of data collection.

Appendix A

Gopher Tortoise Information Pamphlet



Cliff Leonard

Before you bulldoze

Before you clear land, learn the law. Visit MyFWC.com/GopherTortoise or call the gopher tortoise conservation biologist in your region. Request a permitting fact sheet and remember gopher tortoises must be relocated before any land clearing or development takes place. Property owners must obtain permits from the FWC before tortoises can be moved. Depending on the type of permit, you may be permitted to move the tortoises yourself or you may need to contact an authorized agent.

Tips for horse owners

Gopher tortoises often dig their burrows in pastures, which can be a challenge to horse farm owners who are concerned their horses may step into the burrows and be injured. For tips on how to avoid potential horse-tortoise conflicts, visit MyFWC.com/GopherTortoise or call the gopher tortoise conservation biologist in your region.

Gopher tortoise fast facts

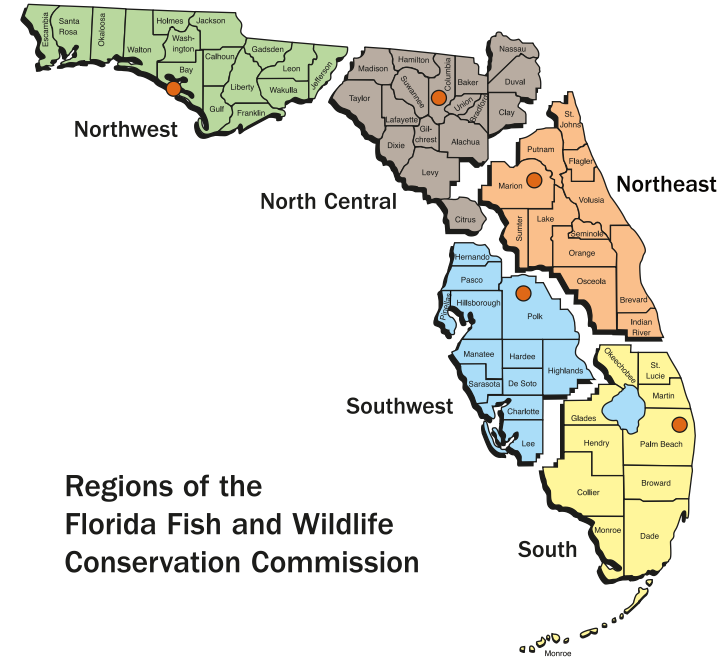
- Gopher tortoise burrows average seven feet deep and 15 feet long but may be more than 40 feet long.
- A tortoise may have multiple burrows within the area it spends most of its time.
- Burrow openings are half-moon shaped with the curve at the top, and its size is a fair representation of the size of the tortoise. Burrows with round openings have generally been taken over by an armadillo.
- Adult tortoises are generally 9-11 inches long and weigh 7-9 pounds.
- Females begin to reproduce when they are 9-21 years old (age depends on local conditions); males begin slightly younger.
- They breed March-October but generally dig nests in May and June. One clutch is laid per year with an average of six eggs. Many eggs never hatch because they are eaten by mammals, birds and snakes.
- The biggest threat to the gopher tortoises' long-term survival is loss of habitat.

Wildlife Alert Reward Program

It is against the law to kill, harass or destroy gopher tortoises, their burrows or eggs. If you suspect illegal activity, you can report it anonymously to FWC's Wildlife Alert Hotline at 888-404-3922, 24 hours a day or online at MyFWC.com/law/Alert. You could be eligible for a reward if your information leads to an arrest.



Robert La Follette



Northwest Region
3911 Highway 2321
Panama City, FL 32409-1658
850-265-3676

North Central Region
3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region
1239 S.W. 10th Street
Ocala, FL 34471-0323
352-732-1225

Southwest Region
3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3200

South Region
8535 Northlake Boulevard
West Palm Beach, FL 33412
561-625-5122

For more on any information in this brochure, or for Gopher Tortoise Management Plan or permitting information, please call the gopher tortoise conservation biologist in your region listed above, or call 850-488-3831, or visit MyFWC.com/GopherTortoise.

printed on recycled paper

A guide to living with gopher tortoises



David Moynahan



**Florida Fish and Wildlife
Conservation Commission**
MyFWC.com



Cliff Leonard

The gopher tortoise in Florida

Where they live: high and dry

The gopher tortoise (*Gopherus polyphemus*) is a medium size land turtle with large, stumpy hind legs and flattened, shovel-like front legs it uses to dig burrows in sandy soil. These burrows provide a home and refuge for the tortoise and more than 350 species of wild animals and insects that share the same habitat.

Gopher tortoises occur in parts of all 67 counties in Florida, but prefer high, dry, sandy places such as longleaf pine and oak sandhills. They also live in scrub, dry hammocks, pine flatwoods, dry prairies, coastal grasslands and dunes, mixed hardwood-pine communities and a variety of disturbed habitats, such as pasture lands.

What they eat

Gopher tortoises graze naturally on a wide variety of plant types, including broadleaf grasses, wiregrass, prickly pear cactus, wild grape, blackberry, blueberry, beautyberry and many more. They generally feed within about 160 feet of their burrows, but have been known to travel more than twice that distance to meet their foraging and nutritional needs.

A keystone species

Wildlife experts call the gopher tortoise a “keystone species” because it is the backbone of the plant and wildlife community in which it lives. Without the tortoise, the populations of more than 350 wildlife species that seek refuge or live in the burrows would be greatly reduced, if not eliminated. The species that depend upon tortoise burrows are called commensals and include the indigo snake, pine snake, gopher frog, opossum, burrowing owl, Florida mouse, gopher cricket and scarab beetle.

Protecting and managing

Gopher tortoises have lived for millions of years, but biologists who study these ancient reptiles are concerned we may lose them entirely unless we do more to protect and conserve them and their rapidly disappearing habitat.

In 2007, the Florida Fish and Wildlife Conservation Commission (FWC) listed the gopher tortoise as a threatened species and created a plan to manage and protect these unique reptiles. The plan is a blueprint of conservation objectives and actions which includes guidelines for landowners whose property contains gopher tortoises, habitat acquisition plans and permitting guidelines all designed to ensure the tortoises’ habitat needs are met now and in the future.

Legal protection

It is against the law to damage, destroy, harass or kill gopher tortoises, their burrows or their eggs. Gopher tortoises must be moved out of harm’s way before any land clearing or development takes place. Permits are required from the FWC before handling or moving tortoises.



Robert La Follette



Living in your yard

If a gopher tortoise is living in your yard, embrace the opportunity to learn about a threatened species and help the conservation efforts. Here are a few tips:

- Leave the tortoise alone and keep dogs and small children away from it and its burrow.
- Use tortoise-friendly plants to landscape your yard. In addition to providing excellent food for the tortoise, the plants will require very little watering once established. For a list of suitable plants visit MyFWC.com/GopherTortoise.
- Allow the tortoise to come and go freely from your yard. Fencing it in or restricting its movements in any way is against the law.
- It is acceptable to trim tall grass around the burrow if necessary but leave the burrow and mound alone.
- If possible, avoid mowing, digging, driving over or otherwise disturbing the area right around the burrow, which includes the entrance apron and 25 feet beyond the burrow opening.
- Never block the entrance to the burrow, it could harm the tortoise or prevent its exit.
- A burrow should not compromise the integrity of a foundation or mound septic system, but the gopher tortoise conservation biologist in your region can offer you options.

Crossing the road

- Do not take the tortoise with you.
- If it is in the roadway you can move it across the road in the direction in which it was headed. **Do not put your life in danger to move the tortoise.**
- Do not put the tortoise in the water. Gopher tortoises are terrestrial turtles which means they live on land.

Living in your neighborhood

Gopher tortoises and their burrows are often found on undeveloped lots in neighborhoods that were built in gopher tortoise habitat. The last remaining tortoises in a community sometimes take refuge on these habitat islands scattered among home sites. If your neighborhood has some of these reptilian residents, keep the following in mind:

- Before a lot can be developed, any gopher tortoises present must, by law, be moved out of harm’s way before land clearing begins. Property owners must obtain permits from the FWC before moving gopher tortoises.
- If a lot is about to be developed, you can search the online gopher tortoise permitting database at MyFWC.com/GopherTortoise to see if a permit to move the tortoise(s) has been issued. You can also call the gopher tortoise conservation biologist in your region.
- If there is no land clearing or construction activity on the lot, leave the tortoises alone.
- If you suspect a violation has occurred or is about to occur, call the FWC’s toll free Wildlife Alert Hotline at 888-404-3922 or report it online at MyFWC.com/law/Alert.

Sick or injured

- Sometimes it’s better to just leave a sick or injured gopher tortoise alone and let it return to its burrow to heal.
- You may pick up an injured tortoise to transport it for treatment if necessary.
- Call the nearest FWC regional office to find a wildlife rehabilitator in the area or take it to a veterinarian.
- If you think the injury is the result of a violation and you can provide information, call the FWC’s Wildlife Alert Hotline.

Help their future

- Become tortoise-wise: Learn about gopher tortoises and their habitat needs online at MyFWC.com/GopherTortoise and share the information with family, friends and neighbors.
- Support “green spaces” in and around developments – there is still time to save gopher tortoise habitat before it’s gone.

Appendix B

Eastern Indigo Standard Protection Measures and Information Pamphlet

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

LEGAL STATUS: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. “Taking” of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. “Take” is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.



August 12, 2013

ATTENTION:
THREATENED EASTERN INDIGO
SNAKES MAY BE PRESENT ON
THIS SITE!!!



Photo: Dirk Stevenson

Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.

**IF YOU SEE A LIVE EASTERN
INDIGO SNAKE ON THE SITE:**

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

**IF YOU SEE A DEAD EASTERN
INDIGO SNAKE ON THE SITE:**

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

**USFWS Florida Field Offices to be
contacted if a live or dead eastern indigo
snake is encountered:**

North Florida ES Office – (904) 731-3336
Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

Appendix C

Baseline Conditions Photographs



Photo Point 1 Facing NW

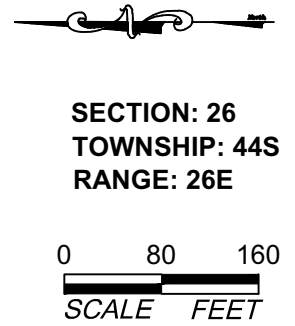


Photo Point 2 Facing SW



Photo Point 3 Facing SE

3614 5th Street West



SECTION: 26
TOWNSHIP: 44S
RANGE: 26E

FLUCCS	Description	Acreage
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	7.33 Ac.±
450	Mixed Exotic Upland Forest	2.17 Ac.±
618E*	Willow Invaded by Exotics (5-9%)	3.44 Ac.±
740	Disturbed Land	4.64 Ac.±
743	Spoil Areas	0.83 Ac.±
748	Cleared Areas	13.62 Ac.±
814	Roads and Highways	1.65 Ac.±
Total		33.68 Ac.±
* Potential SFWMD Jurisdictional Wetlands		

Notes:

1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in September 2021.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-046



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

SUNNILAND CPD LEHIGH ACRES

(PROJECT NO. F2301.04)

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

REVISED:
September 8, 2023



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I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

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VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION



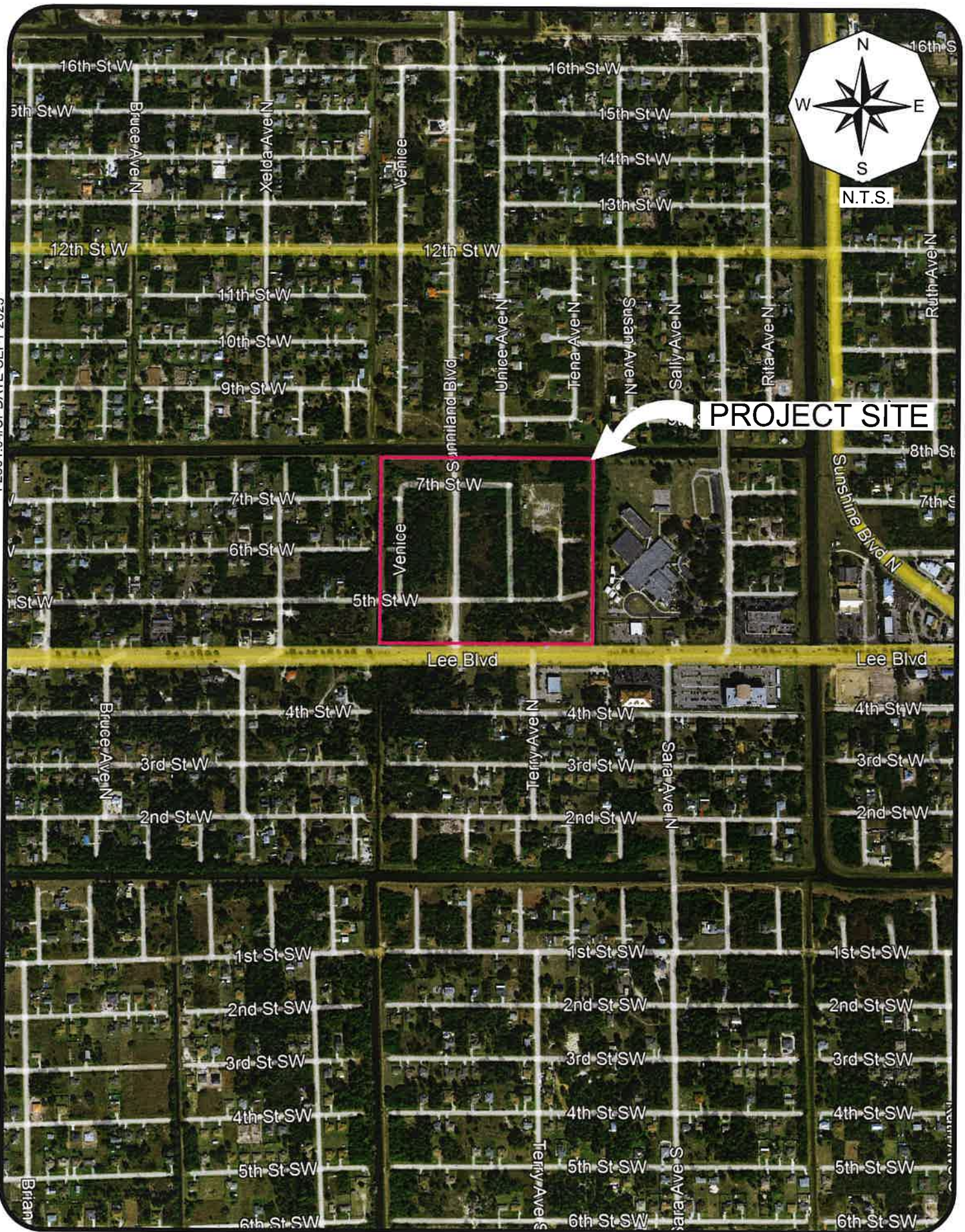
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located on the north side of Lee Boulevard on both the east and west side of Sunniland Boulevard just over ½ mile west of Sunshine Boulevard in the Lehigh Acres area of Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The subject site is currently zoned CPD and is governed by Zoning Resolution Z-06-090, which approved up to 232,000 square feet of commercial retail and office uses on the approximately 33.3 acres site in 2007. The site is currently vacant today and has an operational oil well located on the eastern parcel that is not part of this zoning application. The subject site is in the Mixed Use Overlay and Central Urban Future Land Use category in the Lee County Comprehensive Plan. The applicant is requesting to rezone the subject site to allow approval of two Master Concept Plans. The first Master Concept Plan would permit the development of up to 265,000 square feet of commercial floor area and 100,000 square feet of self-storage use and the second Master Concept Plan would permit the development of a combination of 100,000 square feet of commercial floor area, 100,000 square feet of self-storage uses and up to 300 multi-family residential dwelling units. Access to the site will be provided from Sunniland Boulevard and from 5th Street SW, which bisects the western parcel and will be extended into the eastern parcel as a “reverse frontage road” to serve future commercial outparcels fronting Lee Boulevard. No direct access to Lee Boulevard is proposed at this time from this CPD.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

F2301.04/UPDATE SEPT 2023





II. EXISTING CONDITIONS

The subject site is currently vacant. Lee Boulevard borders the subject site to the south, a canal borders the site to the north, a canal and Sunshine Elementary School border the site to the east and residential uses border the site to the west.

Lee Boulevard (CR 884) is an east/west six lane divided arterial that borders the site to the south. The intersection of Lee Boulevard with Sunniland Boulevard is currently unsignalized. Lee Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Sunniland Boulevard is a north/south two lane Collector roadway that extends north from Lee Boulevard to the Buckingham Airfield. Sunniland Boulevard has a posted speed limit of 35 mph and is under the jurisdiction of the Lee County Department of Transportation.

5th Street SW is an east/west Local roadway that extends west from Sunniland Boulevard through the western portion of the parcel. 5th Street SW has no posted speed limit and within the boundaries of the PUD is under private maintenance.

III. PROPOSED DEVELOPMENT

The proposed rezoning is requesting two Master Concept Plans. One plan would permit the site to be developed with commercial and retail uses with up to 265,000 square feet and up to 100,000 square feet of self-storage use. The second Master Concept Plan would be a Mixed Use plan that would permit up to 100,000 square feet of commercial uses, 100,000 square feet of self-storage use and up to 300 multi-family residential dwelling units on the parcel east of Sunniland Boulevard. **Table 1** summarizes the land uses utilized for the purposes of this analysis.



Table 1
Land Uses
Sunniland CPD

Land Use	MCP #1	MCP #2
Retail	265,000 square feet	100,000 square feet
Self-Storage	100,000 square feet	100,000 square feet
Multi-Family	0	300 Units

As currently proposed, the site will have access to Sunniland Boulevard via two site access connections, as well to 5th Street W. and via and extension of 5th Street W. to the east of Sunniland Boulevard.

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 820 (Shopping Center >150k) was utilized for the commercial uses since this takes into account the integrated commercial uses on the site. Land Use Code 151 (Mini-Warehouse) was used for the Self-Storage use. Even though the Schedule of Uses may have individual commercial uses that may generate higher peak hour trips than some other uses, such as gas stations/convenience stores, fast food with drive-through, utilizing the shopping center land use code takes into account the integration of uses with common access and parking that typically occurs within a cohesive commercial retail development and is recommended for use to develop trip generation estimates by ITE. A trip generation comparison is contained in the Appendix of this report that compares the two proposed Master Concept Plans identified in Table 1. Once trip reductions are accounted for based on pass-by, the Master Concept Plan option with the retail and self-storage uses generates the greatest amount of trips on the adjacent roadway system and was the option utilized for the remainder of this analysis to evaluate the impacts on the adjacent roadway network and intersections. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table**



2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the Sunniland CPD as currently proposed.

Table 2
Trip Generation – Total Trips
Sunniland CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (265,000 Sq. Ft.)	180	110	290	546	592	1,138	12,783
Self-Storage (100,000 Sq. Ft.)	5	4	9	7	8	15	145
Total	185	114	299	553	600	1,153	12,928

The trips shown for the uses in Table 2 will not all be new trips to the adjacent roadway system. For shopping centers, Lee County only permits a maximum reduction in trips due to “pass-by” of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed retail uses. **Table 3** summarizes the “pass-by” percentage of the proposed uses. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
Sunniland CPD

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30% A.M. / P.M. & Daily



Table 4
Trip Generation – Net New Trips
Sunniland CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	180	110	290	546	592	1,138	12,783
Less LUC 820 Pass-by	-44	-44	-88	-171	-171	-342	-3,835
Net New Trips	136	66	202	375	421	796	8,948

A comparison was also completed of the trip generation of the approved zoning based on Resolution Z-06-090. As previously stated, the zoning resolution approved up to 232,000 square feet of commercial uses on the subject site. No residential uses were approved in the Resolution. **Table 5** illustrates the trip generation based on ITE Land Use Code 820, similar to what was utilized above in Table 4 for the proposed uses. **Table 6** then reflects the number of net new trips the approved zoning could generate after the 30% pass-by trip reduction is applied.

Table 5
Trip Generation – Existing Zoning Z-06-090
Sunniland CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (232,000 Sq. Ft.)	168	102	270	497	537	1,034	11,921

Table 6
Trip Generation – Net New Trips – Existing Zoning Z-06-090
Sunniland CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	168	102	270	497	537	1,034	11,921
Less LUC 820 Pass-by	-40	-40	-80	-155	-155	-310	-3,576
Net New Trips	128	62	190	342	382	724	8,345



Table 7 then illustrates the increase in net new trips that could be anticipated based on the rezoning of the site going from 232,000 square feet of commercial uses to 265,000 square feet of commercial uses and 100,000 square feet of self-storage use.

Table 7
Trip Generation Comparison – Approved Zoning to Proposed CPD
Sunniland CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed CPD Net New Trips	136	66	202	375	421	796	8,948
Existing Center Net New Trips	-128	-62	-190	-342	-382	-724	-8,345
Difference	8	4	12	33	39	72	603

V. TRIP DISTRIBUTION

The Net New trips from Table 4 the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. The actual driveway volumes that were assigned to the site access drive intersections based on the development of the site were the Total Trips illustrated in Table 2. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the *Net New project trips* which are illustrated in Table 4. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of *Pass-By trips*, which are also illustrated in Table 4. **Figure 2** illustrates the resulting assignment of all project related trips (Net New + Pass-By).

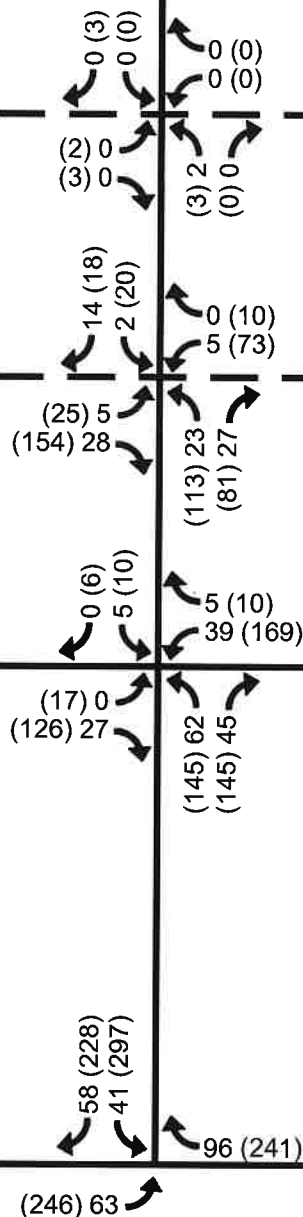
F2301.04/UPDATE SEPT 2023



5TH ST W.

LEE BLVD.

SUNNILAND BLVD.





In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (June, 2016). Based on Table 1A, there are no roadway segments in the study area that will be impacted by greater than 10% of the Level of Service “C” volumes as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual daily traffic count data obtained from the FDOT *Traffic Information Online* resource for 2021 traffic data in the study area. Based on the project traffic distribution illustrated on Figure A-1, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2022 *Lee County Public Facilities Level of Service and Concurrency Report*.

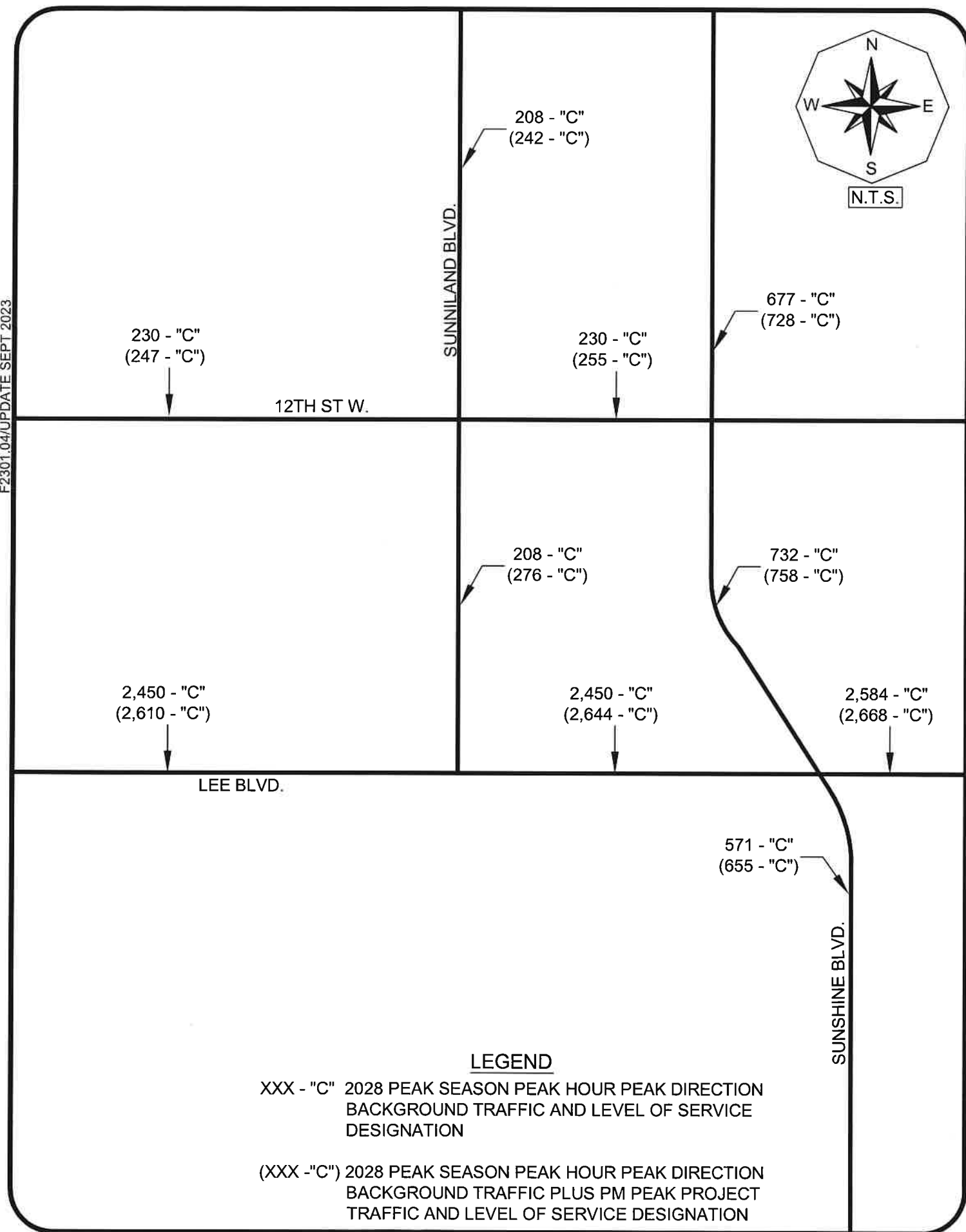


Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak 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 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, the only roadway segment shown to operate at a poor Level of Service was Gunnery Road both north and south of Lee Boulevard. These segments of Gunnery Road were shown to operate at a poor Level of Service in 2028 **PRIOR** to adding any project trips to these roadway segments and were not caused by the trips from this project. Again, this project does not have a significant impact (adding more than 10% of Level of Service "C" service volumes) on any roadway segment in the Study Area. All other roadway segments in the Study Area were shown to operate at an acceptable Level of Service. Thus, the existing roadway network can accommodate the additional new vehicle trips the subject site is anticipated to generate.

F2301.04/UPDATE SEPT 2023





An intersection analysis was conducted utilizing the latest version of the Highway Capacity Software (HCS) program as well as the **SYNCHRO**® analysis software to determine the operational characteristics of the site access drive intersections as well as the intersection of Lee Boulevard with Sunniland Boulevard. The analysis was based on the projected 2028 weekday AM and PM peak hour traffic conditions both with and without the project traffic. Traffic counts were conducted between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. The turning movement counts were then adjusted to reflect peak season conditions based on the Peak Season Factor as published by the Florida Department of Transportation. The existing traffic volumes were then increased by a growth rate factor to determine the projected 2028 background turning movement volumes. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement Volumes* spreadsheets.

The analysis of the Lee Boulevard intersection indicates that this intersection may need to be signalized at some point in the future to accommodate the turning demand at this location. This will be determined at the Development Order stage of the project.

Based upon the results of the capacity analysis conducted at the site access drives along Sunniland Boulevard and the intersection of 5th Street W., these intersections were shown to operate at an acceptable Level of Service in 2028 with the project trips added in the weekday AM and PM peak hour conditions. Turn lanes at these intersections will be evaluated at the time the project seeks a Local Development Order application and the requirements of the Lee County Turn Lane Policy will be followed.



IX. CONCLUSION

The proposed Sunniland CPD is located on the north side of Lee Boulevard on both the east and west side of Sunniland Boulevard in Lehigh Acres area of Lee County, Florida. The CPD rezoning request will permit either a total of 265,000 square feet of commercial retail uses and 100,000 square feet of self-storage use or up to 100,000 square feet of commercial uses, 100,000 square feet of self-storage use and up to 300 multi-family dwelling units. The Level of Service analysis conducted as part of this report indicates Lee Boulevard, Sunniland Boulevard, Sunshine Boulevard and 12th Street West all operate at LOS "C" in 2028 with the project. Gunnery Road, both north and south of Lee Boulevard, was shown to operate at a poor Level of Service in 2028 before the project trips were added to the roadway. Therefore, this roadway segment is considered as a pre-existing transportation deficiency. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan and Goal 32 in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Intersection analysis was conducted at the unsignalized intersection of Lee Boulevard and Sunniland Boulevard based upon the projected 2028 AM and PM peak hour traffic conditions. Based on the HCS and *SYNCHRO*® results of the capacity analysis, this intersection may need to be signalized in the future to accommodate the traffic demand from this development. This will be part of the Development Order application discussion with Lee County as the project moves forward. Intersection analysis was also conducted at the 5th Street W. intersection as well as at the two site access drive intersections proposed along Sunniland Boulevard and these intersections will operate acceptably as unsignalized intersections.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
SUNNILAND

Revised 9-8-2023

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 202 VPH IN= 136 OUT= 66
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 7,969 VPH IN= 375 OUT= 421

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Lee Blvd.	W. of Gunnery Rd.	6LD	0	400	2840	2940	2940	24%	101	3.6%
	W. of Sunniland	6LD	0	400	2840	2940	2940	38%	160	5.6%
	W. of Sunshine Blvd	8LD	0	400	2840	2940	2940	46%	194	6.8%
	E. of Sunshine Blvd	6LD	0	400	2840	2940	2940	20%	84	3.0%
Sunshine Blvd.	N. of 12 St. W	2LN	0	140	800	860	860	12%	51	6.3%
	N. of Lee Blvd.	2LN	0	140	800	860	860	6%	25	3.2%
	S. of Lee Blvd.	2LN	0	140	800	860	860	20%	84	10.5%
Gunnery Rd.	N. of Lee Blvd.	2LN	0	140	800	860	860	6%	25	3.2%
	S. of Lee Blvd.	4LD	0	250	1,840	1,960	1,960	12%	51	2.7%
Sunniland Blvd.	N. of Lee Blvd.	2LN	0	140	800	860	860	16%	67	8.4%
	N. of 12th W.	2LN	0	140	800	860	860	8%	34	4.2%
12st W.	W. of Sunniland Blvd.	2LN	0	140	800	860	860	4%	17	2.1%
	E. of Sunniland Blvd.	2LN	0	140	800	860	860	6%	25	3.2%

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

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
SUNNILAND**

Revised 9-8-2023

TOTAL PROJECT TRAFFIC AM = 202 VPH IN = 136 OUT= 66
TOTAL PROJECT TRAFFIC PM = 7,969 VPH IN= 375 OUT= 421

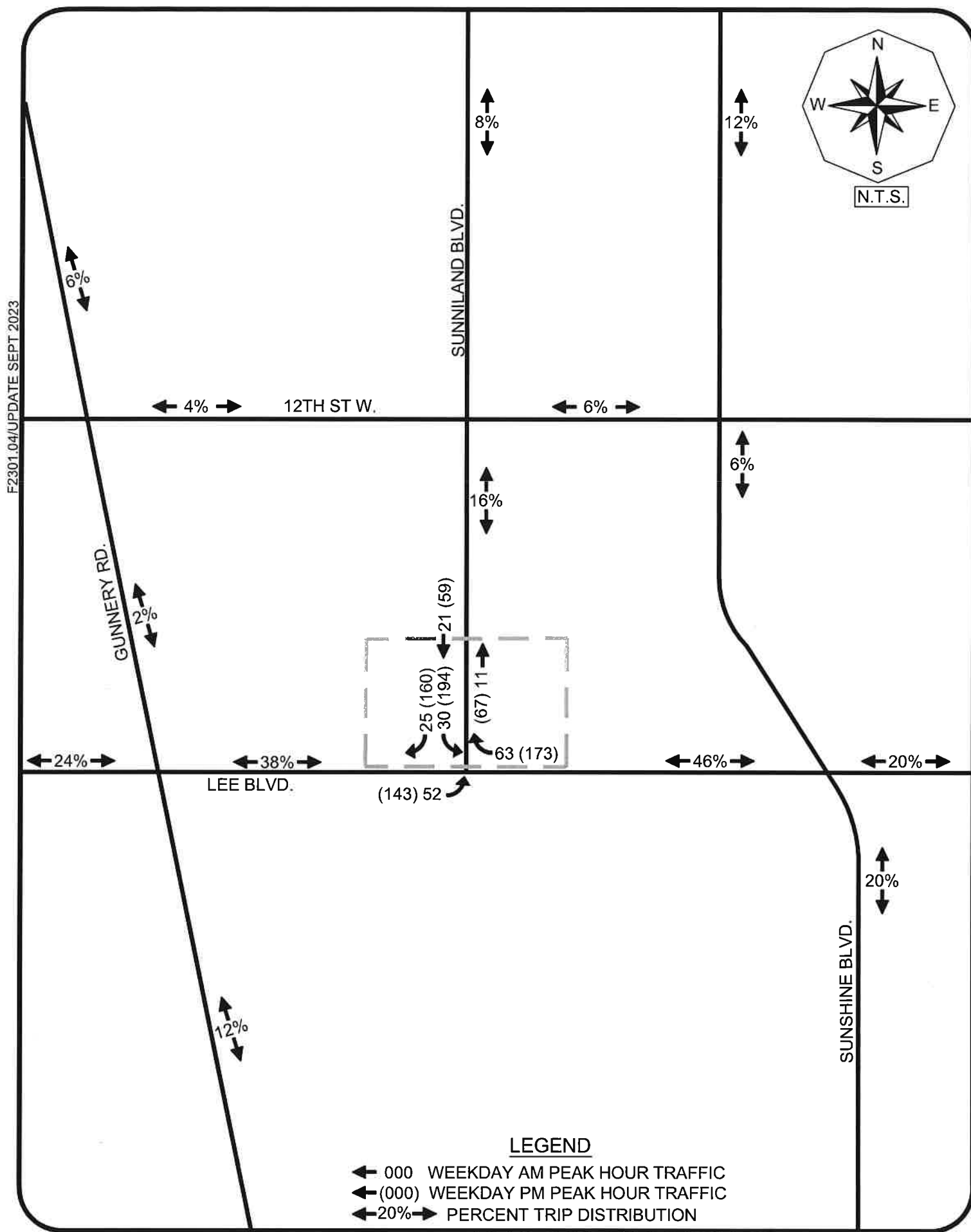
ROADWAY	SEGMENT	SITE/ STATION	BASE YR	LATEST	YRS OF GROWTH. ¹	ANNUAL RATE	2021	2028		V/C	PERCENT			2028			2028		
							PK HR	PK HR	PK SEASON		V/C	PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND		
							PK SEASON	PEAK DIR.	LOS						+ AM PROJ	V/C	+ PM PROJ	V/C	
							PEAK DIR. ²	VOLUME	LOS										
Lee Blvd.	W. of Gunnery Rd.	126022	33,740	39,500	7	2.28%	1,957	2,291	C	0.78	24%	33	101	2,324	C	0.79	2,392	C	0.81
	W. of Sunniland	126022	33,740	39,500	7	2.28%	2,093	2,450	C	0.83	38%	52	160	2,502	C	0.85	2,610	C	0.89
	W. of Sunshine Blvd	126022	33,740	39,500	7	2.28%	2,093	2,450	C	0.83	46%	63	194	2,513	C	0.85	2,644	C	0.90
	E. of Sunshine Blvd	120097	40,500	50,000	7	3.06%	2,093	2,584	C	0.88	20%	27	84	2,611	C	0.89	2,668	C	0.91
Sunshine Blvd.	N. of 12 St. W	120173	11,300	12,500	6	1.70%	602	677	C	0.79	12%	16	51	694	C	0.81	728	C	0.85
	N. of Lee Blvd.	120137	11,300	12,500	6	1.70%	651	732	C	0.85	6%	8	25	741	C	0.86	758	C	0.88
	S. of Lee Blvd.	124182	5,400	7,800	7	5.39%	395	571	C	0.66	20%	27	84	598	C	0.70	655	C	0.76
Gunnery Rd.	N. of Lee Blvd.	124104	12,800	16,900	7	4.05%	777	1,026	F	1.19	6%	8	25	1,034	F	1.20	1,051	F	1.22
	S. of Lee Blvd.	290	19,200	26,100	6	5.25%	1,427	2,042	F	1.04	12%	16	51	2,058	F	1.05	2,092	F	1.07
Sunniland Blvd.	N. of Lee Blvd.					1.70%	185	208	C	0.24	16%	22	67	230	C	0.27	276	C	0.32
	N. of 12th W.					1.70%	185	208	C	0.24	8%	11	34	219	C	0.25	242	C	0.28
12th St W	W. of Sunniland Blvd.	120057	63,000	90,000	8	4.56%	230	230	C	0.27	4%	5	17	235	C	0.27	247	C	0.29
	E. of Sunniland Blvd.	120057	63,000	90,000	8	4.56%	230	230	C	0.27	6%	8	25	238	C	0.28	255	C	0.30

¹ Annual Growth Rate was calculated utilizing AADT data from 2021 FDOT Traffic Online & Lee County Traffic Count Reports.

² 2021 peak hour peak season peak direction traffic volumes were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

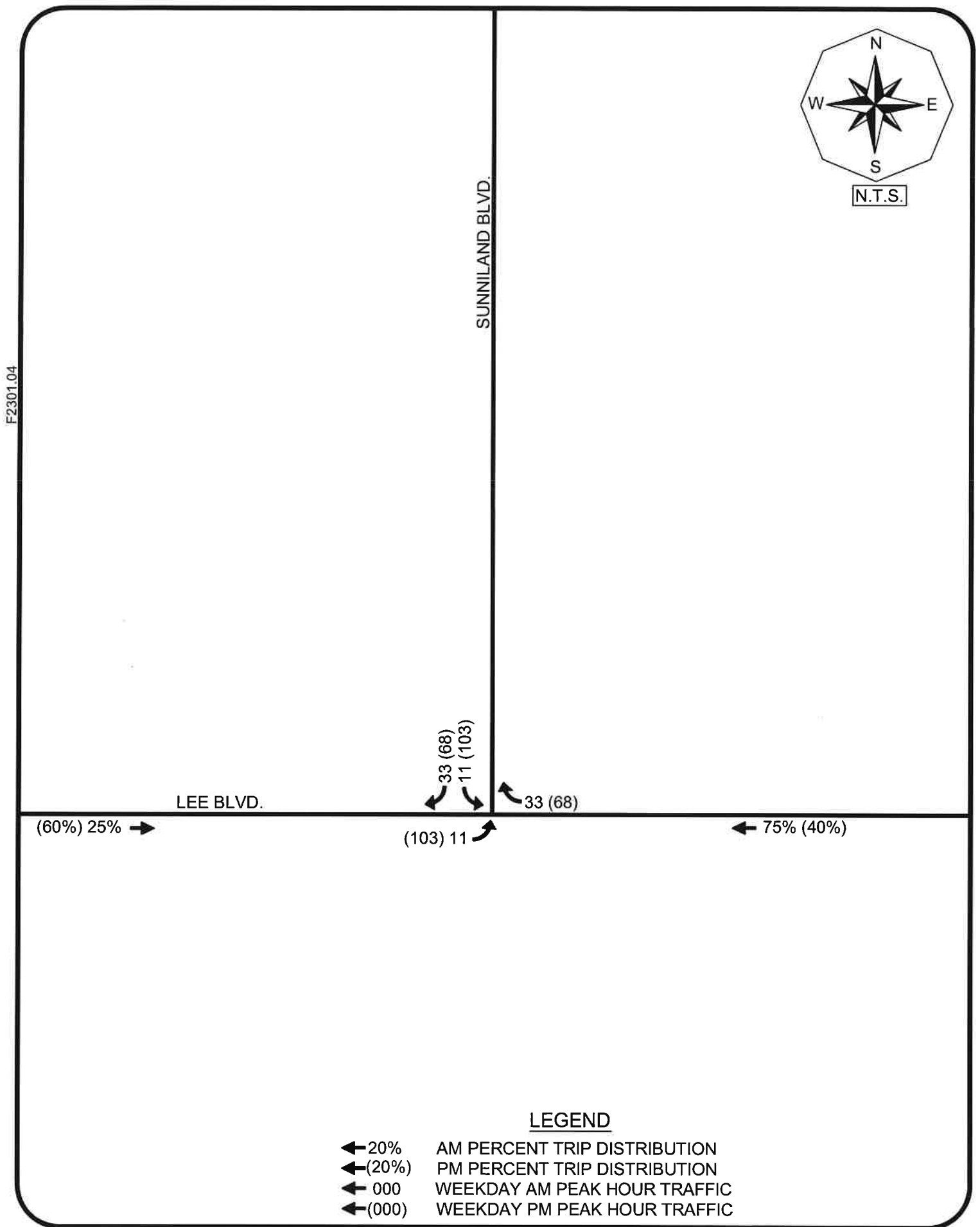
The peak hour, peak direction volume for Sunniland Blvd. was taken from turning movement count conducted by TR Transportation Consultants at Lee Blvd. on 1/18/2023

SUPPLEMENTAL FIGURES A-1 & A-2



ASSIGNMENT & DISTRIBUTION OF
NET NEW PROJECT TRIPS
SUNNILAND

Figure A-1



**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
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	State Performance Standard is D
31900	I-75	CORKSCREW RD	ALICO RD	State	6LF	D	5,620	F	5,816	1.03	F	6,656	1.18	
32000	I-75	ALICO RD	DANIELS PKWY	State	6LF	D	5,620	F	6,098	0.91	F	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	F	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	F	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

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

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

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

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

Table 21 b) 7 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	
30300	US 41 (S TAMIAHI 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 TAMIAHI 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	CHICUITA	Controlled xs	4LD	D	2,040	A	1,000	0.49	A	1,051	0.52	
27300	VETERANS MEM. PKWY	CHICUITA	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	76	0.09	C	168	0.20	
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	92	0.11	C	104	0.12	
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	Min. Col	2LN	E	860	C	48	0.06	C	54	0.06	
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	537	0.62	
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	
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	
28900	WOODLAND BLVD	US 41	AUSTIN ST	Maj. Col	2LN	E	860	C	266	0.31	C	300	0.35	
* Previous Year Data														
County-Maintained Collector Roadway - Unincorporated Lee County							State-Maintained Arterial Roadway - Unincorporated Lee County							
County-Maintained Collector Roadway - Incorporated Lee County							County Maintained Controlled Access Arterial Facility							
County-Maintained Arterial Roadway - Unincorporated Lee County							County Maintained Expressway							
County-Maintained Arterial Roadway - Incorporated Lee County														

**TURNING MOVEMENT COUNTS
LEE BLVD. @ SUNNILAND BLVD.**

Lee Blvd @ Sunniland Blvd 1-18-23 AM

File Name: Lee Blvd @ Sunniland Blvd 1-18-23 AM

Site Code:

Location:

Cars and Peds

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound						Lee Blvd Westbound						Northbound						Lee Blvd Eastbound						Int Total
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
07:00		29	0	3	0	32		18	408	0	0	426						0		0	238	5	0	243	701
07:15		26	0	7	0	33		11	441	0	0	452						0		0	226	10	1	237	722
07:30		12	0	3	0	15		15	485	0	0	500						0		0	244	13	0	257	772
07:45		19	0	9	0	28		12	419	0	1	432						0		0	295	13	0	308	768
Total	0	86	0	22	0	108	0	56	1753	0	1	1810	0	0	0	0	0	0	0	0	1003	41	1	1045	2963
08:00		25	0	8	0	33		8	437	0	1	446						0		0	259	16	0	275	754
08:15		15	0	9	0	24		12	398	0	0	410						0		0	312	36	0	348	782
08:30		34	0	4	0	38		15	434	0	0	449						0		0	272	19	0	291	778
08:45		36	0	7	0	43		18	384	0	0	402						0		0	268	20	0	288	733
Total	0	110	0	28	0	138	0	53	1653	0	1	1707	0	0	0	0	0	0	0	0	1111	91	0	1202	3047
Grand Total	0	196	0	50	0	246	0	109	3406	0	2	3517	0	0	0	0	0	0	0	0	2114	132	1	2247	6010
Appr %		79.7	0	20.3	0			3.1	96.8	0	0.1			-2	-2	-2	-2			0	94.1	5.9	0		
Total %		3.3	0	0.8	0			1.8	56.7	0	0			0	0	0	0			0	35.2	2.2	0		
AM Pk Hr		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45	07:45
AM Pk Vol		93	0	30	0	123		47	1688	0	2	1737		0	0	0	0	0		0	1138	84	0	1222	3082
AM PHF		0.684	NaN	0.833	NaN	0.809		0.783	0.966	NaN	0.500	0.967		NaN	NaN	NaN	NaN	NaN		NaN	0.912	0.583	NaN	0.878	0.985

Lee Blvd @ Sunniland Blvd 1-18-23 AM

File Name: Lee Blvd @ Sunniland Blvd 1-18-23 AM

Site Code:

Location:

All Vehicles

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound					Lee Blvd Westbound					Northbound					Lee Blvd Eastbound					Int Total
	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	
07:00	29	0	3	0	32	18	408	0	0	426	0	0	0	0	0	0	238	5	0	243	701
07:15	26	0	7	0	33	11	441	0	0	452	0	0	0	0	0	0	226	10	1	237	722
07:30	12	0	3	0	15	15	485	0	0	500	0	0	0	0	0	0	244	13	0	257	772
07:45	19	0	9	0	28	12	419	0	1	432	0	0	0	0	0	0	295	13	0	308	768
Total	86	0	22	0	108	56	1753	0	1	1810	0	0	0	0	0	0	1003	41	1	1045	2963
08:00	25	0	8	0	33	8	437	0	1	446	0	0	0	0	0	0	259	16	0	275	754
08:15	15	0	9	0	24	12	398	0	0	410	0	0	0	0	0	0	312	36	0	348	782
08:30	34	0	4	0	38	15	434	0	0	449	0	0	0	0	0	0	272	19	0	291	778
08:45	36	0	7	0	43	18	384	0	0	402	0	0	0	0	0	0	268	20	0	288	733
Total	110	0	28	0	138	53	1653	0	1	1707	0	0	0	0	0	0	1111	91	0	1202	3047
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appr %	79.7	00.0	20.3	00.0		03.1	96.8	00.0	00.1		NaN	NaN	NaN	NaN		00.0	94.1	05.9	00.0		
Total %	03.3	00.0	00.8	00.0		01.8	56.7	00.0	00.0		00.0	00.0	00.0	00.0		00.0	35.2	02.2	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
AM Pk Hr	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45	07:45
AM Pk Vol	93	0	30	0	123	47	1688	0	2	1737	0	0	0	0	0	0	1138	84	0	1222	3082
AM PHF	0.684	NaN	0.833	NaN	0.809	0.783	0.966	NaN	0.500	0.967	NaN	NaN	NaN	NaN	NaN	NaN	0.912	0.583	NaN	0.878	0.985

Lee Blvd @ Sunniland Blvd 1-18-23 AM

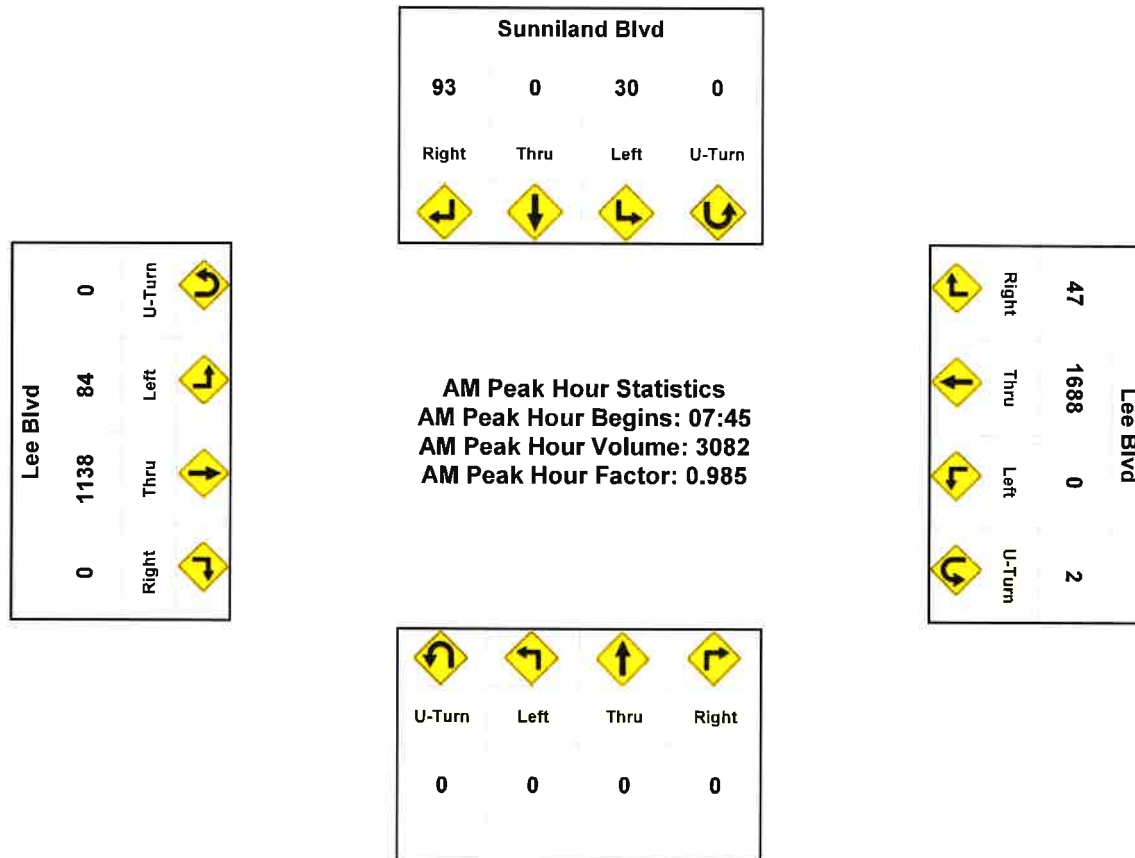
File Name: Lee Blvd @ Sunniland Blvd 1-18-23 AM

Location:

Site Code:

Study Date: 01/18/2023

All Vehicles



Lee Blvd @ Sunniland Blvd 1-18-23 PM

File Name: Lee Blvd @ Sunniland Blvd 1-18-23 PM

Site Code:

Location:

Cars and Peds

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound						Lee Blvd Westbound						Northbound						Lee Blvd Eastbound						Int Total
	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
16:00		25	0	5	0	30		14	342	0	0	356						0		0	478	32	0	510	896
16:15		33	0	11	0	44		17	297	0	1	315						0		0	494	34	0	528	887
16:30		27	0	7	0	34		14	352	0	0	366						0		0	492	33	0	525	925
16:45		25	0	9	0	34		18	310	0	0	328						0		0	447	23	1	471	833
Total	0	110	0	32	0	142	0	63	1301	0	1	1365	0	0	0	0	0	0	0	0	1911	122	1	2034	3541
17:00		23	0	12	0	35		20	355	0	0	375						0		0	464	18	0	482	892
17:15		20	0	10	0	30		21	297	0	0	318						0		0	499	28	0	527	875
17:30		20	0	6	0	26		13	379	0	0	392						0		0	484	25	0	509	927
17:45		19	0	11	0	30		24	310	0	0	334						0		0	483	21	0	504	868
Total	0	82	0	39	0	121	0	78	1341	0	0	1419	0	0	0	0	0	0	0	0	1930	92	0	2022	3562
Grand Total	0	192	0	71	0	263	0	141	2642	0	1	2784	0	0	0	0	0	0	0	0	3841	214	1	4056	7103
Appr %		73	0	27	0			5.1	94.9	0	0			-2	-2	-2	-2			0	94.7	5.3	0		
Total %		2.7	0	1	0			2	37.2	0	0			0	0	0	0			0	54.1	3	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		82	0	39	0	121		78	1341	0	0	1419		0	0	0	0	0		0	1930	92	0	2022	3562
PM PHF		0.891	NaN	0.813	NaN	0.864		0.813	0.885	NaN	NaN	0.905		NaN	NaN	NaN	NaN	NaN		NaN	0.967	0.821	NaN	0.959	0.961

Lee Blvd @ Sunniland Blvd 1-18-23 PM

File Name: Lee Blvd @ Sunniland Blvd 1-18-23 PM

Site Code:

Location:

All Vehicles

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound					Lee Blvd Westbound					Northbound					Lee Blvd Eastbound					Int Total
	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	
16:00	25	0	5	0	30	14	342	0	0	356	0	0	0	0	0	0	478	32	0	510	896
16:15	33	0	11	0	44	17	297	0	1	315	0	0	0	0	0	0	494	34	0	528	887
16:30	27	0	7	0	34	14	352	0	0	366	0	0	0	0	0	0	492	33	0	525	925
16:45	25	0	9	0	34	18	310	0	0	328	0	0	0	0	0	0	447	23	1	471	833
Total	110	0	32	0	142	63	1301	0	1	1365	0	0	0	0	0	0	1911	122	1	2034	3541
17:00	23	0	12	0	35	20	355	0	0	375	0	0	0	0	0	0	464	18	0	482	892
17:15	20	0	10	0	30	21	297	0	0	318	0	0	0	0	0	0	499	28	0	527	875
17:30	20	0	6	0	26	13	379	0	0	392	0	0	0	0	0	0	484	25	0	509	927
17:45	19	0	11	0	30	24	310	0	0	334	0	0	0	0	0	0	483	21	0	504	868
Total	82	0	39	0	121	78	1341	0	0	1419	0	0	0	0	0	0	1930	92	0	2022	3562
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	192	0	71	0	263	141	2642	0	1	2784	0	0	0	0	0	0	3841	214	1	4056	7103
Appr %	73.0	00.0	27.0	00.0		05.1	94.9	00.0	00.0		NaN	NaN	NaN	NaN		00.0	94.7	05.3	00.0		
Total %	02.7	00.0	01.0	00.0		02.0	37.2	00.0	00.0		00.0	00.0	00.0	00.0		00.0	54.1	03.0	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
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	82	0	39	0	121	78	1341	0	0	1419	0	0	0	0	0	0	1930	92	0	2022	3562
PM PHF	0.891	NaN	0.813	NaN	0.864	0.813	0.885	NaN	NaN	0.905	NaN	NaN	NaN	NaN	NaN	NaN	0.967	0.821	NaN	0.959	0.961

Lee Blvd @ Sunniland Blvd 1-18-23 PM

File Name: Lee Blvd @ Sunniland Blvd 1-18-23 PM

Location:

All Vehicles

Site Code:

Study Date: 01/18/2023

Lee Blvd			
0	1930	92	0
Right	Thru	Left	U-Turn
			

Sunniland Blvd			
82	0	39	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 17:00
 PM Peak Hour Volume: 3562
 PM Peak Hour Factor: 0.961

			
U-Turn	Left	Thru	Right
0	0	0	0

Lee Blvd			
78	1341	0	0
Right	Thru	Left	U-Turn
			

TURNING MOVEMENT COUNTS
SUNNILAND BLVD. @ 5TH Ave. W.

Sunniland Blvd @ 5th Ave W 1-18-23 AM

File Name: Sunniland Blvd @ 5th Ave W 1-18-23 AM

Location:

Cars and Peds

Site Code:

Study Date: 01/18/2023

Sunniland Blvd Southbound							Westbound						Sunniland Blvd Northbound						Fifth Ave W Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		2	36	0		38		0	0	0		0		0	24	1		25		0	0	4		4	67
07:15		1	26	0		27		0	0	0		0		0	21	1		22		2	0	2		4	53
07:30		1	16	0		17		0	0	0		0		0	21	0		21		1	0	5		6	44
07:45		0	25	0		25		0	0	0		0		0	25	0		25		5	0	4		9	59
Total	0	4	103	0	0	107	0	0	0	0	0	0	0	0	91	2	0	93	0	8	0	15	0	23	223
08:00		1	28	0		29		0	0	0		0		0	22	0		22		2	0	3		5	56
08:15		5	23	0		28		0	0	0		0		0	45	0		45		0	0	8		8	81
08:30		1	33	0		34		0	0	0		0		0	32	0		32		3	0	8		11	77
08:45		7	41	0		48		0	0	0		0		0	35	0		35		2	0	4		6	89
Total	0	14	125	0	0	139	0	0	0	0	0	0	0	0	134	0	0	134	0	7	0	23	0	30	303
Grand Total	0	18	228	0	0	246	0	0	0	0	0	0	0	0	225	2	0	227	0	15	0	38	0	53	526
Appr %		7.3	92.7	0	0			-2	-2	-2	-2			0	99.1	0.9	0			28.3	0	71.7	0		
Total %		3.4	43.3	0	0			0	0	0	0			0	42.8	0.4	0			2.9	0	7.2	0		
AM Pk Hr		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol		14	125	0	0	139		0	0	0	0	0		0	134	0	0	134		7	0	23	0	30	303
AM PHF		0.500	0.762	NaN	NaN	0.724		NaN	NaN	NaN	NaN	NaN		NaN	0.744	NaN	NaN	0.744		0.583	NaN	0.719	NaN	0.682	0.851

Sunniland Blvd @ 5th Ave W 1-18-23 AM

File Name: Sunniland Blvd @ 5th Ave W 1-18-23 AM

Location:

All Vehicles

Site Code:

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound					Westbound					Sunniland Blvd Northbound					Fifth Ave W Eastbound					
	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	2	36	0	0	38	0	0	0	0	0	0	24	1	0	25	0	0	4	0	4	67
07:15	1	26	0	0	27	0	0	0	0	0	0	21	1	0	22	2	0	2	0	4	53
07:30	1	16	0	0	17	0	0	0	0	0	0	21	0	0	21	1	0	5	0	6	44
07:45	0	25	0	0	25	0	0	0	0	0	0	25	0	0	25	5	0	4	0	9	59
Total	4	103	0	0	107	0	0	0	0	0	0	91	2	0	93	8	0	15	0	23	223
08:00	1	28	0	0	29	0	0	0	0	0	0	22	0	0	22	2	0	3	0	5	56
08:15	5	23	0	0	28	0	0	0	0	0	0	45	0	0	45	0	0	8	0	8	81
08:30	1	33	0	0	34	0	0	0	0	0	0	32	0	0	32	3	0	8	0	11	77
08:45	7	41	0	0	48	0	0	0	0	0	0	35	0	0	35	2	0	4	0	6	89
Total	14	125	0	0	139	0	0	0	0	0	0	134	0	0	134	7	0	23	0	30	303
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	18	228	0	0	246	0	0	0	0	0	0	225	2	0	227	15	0	38	0	53	526
Appr %	07.3	92.7	00.0	00.0		NaN	NaN	NaN	NaN		00.0	99.1	00.9	00.0		28.3	00.0	71.7	00.0		
Total %	03.4	43.3	00.0	00.0		00.0	00.0	00.0	00.0		00.0	42.8	00.4	00.0		02.9	00.0	07.2	00.0		
% Trucks	00.0	00.0	-	-	00.0	-	-	-	-	-	-	00.0	00.0	-	00.0	00.0	-	00.0	-	00.0	00.0
AM Pk Hr	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol	14	125	0	0	139	0	0	0	0	0	0	134	0	0	134	7	0	23	0	30	303
AM PHF	0.500	0.762	NaN	NaN	0.724	NaN	NaN	NaN	NaN	NaN	NaN	0.744	NaN	NaN	0.744	0.583	NaN	0.719	NaN	0.682	0.851

Sunniland Blvd @ 5th Ave W 1-18-23 AM

File Name:

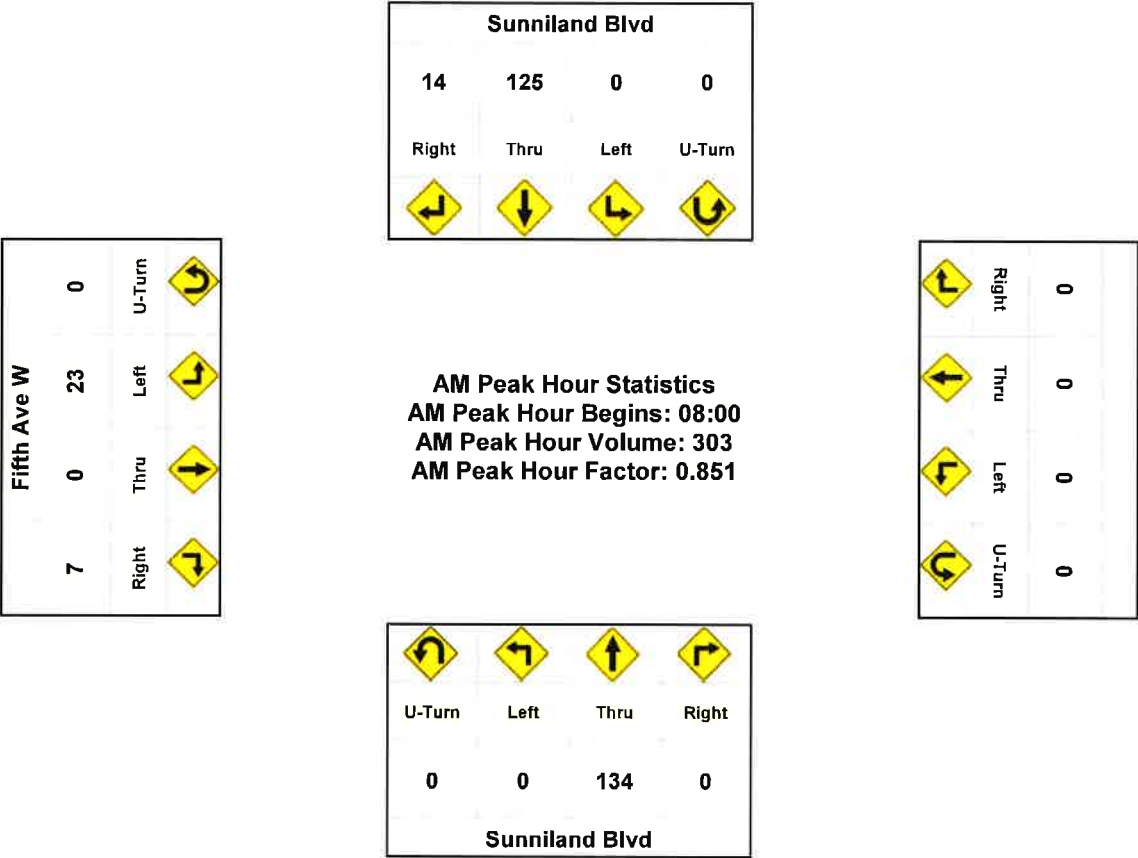
Sunniland Blvd @ 5th Ave W 1-18-23 AM

Location:

All Vehicles

Site Code:

Study Date: 01/18/2023



Sunniland Blvd @ 5th Ave W 1-18-23 PM

File Name: Sunniland Blvd @ 5th Ave W 1-18-23 PM

Location:

Cars and Peds

Site Code:

Study Date: 01/18/2023

Sunniland Blvd Southbound							Westbound						Sunniland Blvd Northbound						5th Ave W Eastbound						Int Total
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
16:00		1	35	0		36						0		0	47	0		47		3	0	5		8	91
16:15		9	32	0		41						0		0	45	0		45		3	0	12		15	101
16:30		5	31	0		36						0		0	43	0		43		4	0	9		13	92
16:45		3	33	0		36						0		0	42	1		43		4	0	7		11	90
Total	0	18	131	0	0	149	0	0	0	0	0	0	0	0	177	1	0	178	0	14	0	33	0	47	374
17:00		3	36	0		39						0		0	37	1		38		2	0	5		7	84
17:15		2	23	0		25						0		0	46	1		47		5	0	10		15	87
17:30		3	26	0		29						0		0	32	0		32		3	0	11		14	75
17:45		2	22	0		24						0		0	38	0		38		8	0	8		16	78
Total	0	10	107	0	0	117	0	0	0	0	0	0	0	0	153	2	0	155	0	18	0	34	0	52	324
Grand Total	0	28	238	0	0	266	0	0	0	0	0	0	0	0	330	3	0	333	0	32	0	67	0	99	698
Appr %		10.5	89.5	0	0			-2	-2	-2	-2			0	99.1	0.9	0			32.3	0	67.7	0		
Total %		4	34.1	0	0			0	0	0	0			0	47.3	0.4	0			4.6	0	9.6	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		18	131	0	0	149		0	0	0	0	0		0	177	1	0	178		14	0	33	0	47	374
PM PHF		0.500	0.936	NaN	NaN	0.909		NaN	NaN	NaN	NaN	NaN		NaN	0.941	0.250	NaN	0.947		0.875	NaN	0.688	NaN	0.783	0.926

Sunniland Blvd @ 5th Ave W 1-18-23 PM

File Name: Sunniland Blvd @ 5th Ave W 1-18-23 PM

Location:

All Vehicles

Site Code:

Study Date: 01/18/2023

Time	Sunniland Blvd Southbound					Westbound					Sunniland Blvd Northbound					5th Ave W Eastbound					Int Total
	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	
16:00	1	35	0	0	36	0	0	0	0	0	0	47	0	0	47	3	0	5	0	8	91
16:15	9	32	0	0	41	0	0	0	0	0	0	45	0	0	45	3	0	12	0	15	101
16:30	5	31	0	0	36	0	0	0	0	0	0	43	0	0	43	4	0	9	0	13	92
16:45	3	33	0	0	36	0	0	0	0	0	0	42	1	0	43	4	0	7	0	11	90
Total	18	131	0	0	149	0	0	0	0	0	0	177	1	0	178	14	0	33	0	47	374
17:00	3	36	0	0	39	0	0	0	0	0	0	37	1	0	38	2	0	5	0	7	84
17:15	2	23	0	0	25	0	0	0	0	0	0	46	1	0	47	5	0	10	0	15	87
17:30	3	26	0	0	29	0	0	0	0	0	0	32	0	0	32	3	0	11	0	14	75
17:45	2	22	0	0	24	0	0	0	0	0	0	38	0	0	38	8	0	8	0	16	78
Total	10	107	0	0	117	0	0	0	0	0	0	153	2	0	155	18	0	34	0	52	324
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appr %	10.5	89.5	00.0	00.0		NaN	NaN	NaN	NaN		00.0	99.1	00.9	00.0		32.3	00.0	67.7	00.0		
Total %	04.0	34.1	00.0	00.0		00.0	00.0	00.0	00.0		00.0	47.3	00.4	00.0		04.6	00.0	09.6	00.0		
% Trucks	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	18	131	0	0	149	0	0	0	0	0	0	177	1	0	178	14	0	33	0	47	374
PM PHF	0.500	0.936	NaN	NaN	0.909	NaN	NaN	NaN	NaN	NaN	NaN	0.941	0.250	NaN	0.947	0.875	NaN	0.688	NaN	0.783	0.926

Sunniland Blvd @ 5th Ave W 1-18-23 PM

File Name: Sunniland Blvd @ 5th Ave W 1-18-23 PM

Location:

All Vehicles

Site Code:

Study Date: 01/18/2023

5th Ave W			
14	0	33	0
Right	Thru	Left	U-Turn
			

Sunniland Blvd			
18	131	0	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:00
 PM Peak Hour Volume: 374
 PM Peak Hour Factor: 0.926

			
U-Turn	Left	Thru	Right
0	1	177	0
Sunniland Blvd			

	Right	0
	Thru	0
	Left	0
	U-Turn	0

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Lee Blvd. @ Sunniland Blvd.
January 18, 2023
2028

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	30	0	93	84	1,138	0	2	1,688	47
Peak Season Correction Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Current Peak Season Volumes	0	0	0	33	0	101	92	1,240	0	2	1,840	51
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.28%	0.00%	0.00%	2.28%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	0	0	0	33	0	101	92	1,388	0	2	2,060	51
Project Turning Volumes				41		58	63					96
2028 Background + Project	0	0	0	74	0	159	155	1,388	0	2	2,060	147

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	39	0	82	92	1,930	0	0	1,341	78
Peak Season Correction Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Current Peak Season Volumes	0	0	0	43	0	89	100	2,104	0	0	1,462	85
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	0	0	0	43	0	89	100	2,104	0	0	1,462	85
Project Turning Volumes				297		228	246					241
2028 Background + Project	0	0	0	340	0	317	346	2,104	0	0	1,462	326

FDOT PEAK SEASON ADJUSTMENT FACTOR

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1247 LEHIGH ACRES

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	0.95	0.99
2	01/03/2021 - 01/09/2021	1.01	1.05
3	01/10/2021 - 01/16/2021	1.07	1.11
4	01/17/2021 - 01/23/2021	1.05	1.09
5	01/24/2021 - 01/30/2021	1.04	1.08
6	01/31/2021 - 02/06/2021	1.02	1.06
7	02/07/2021 - 02/13/2021	1.01	1.05
8	02/14/2021 - 02/20/2021	1.00	1.04
9	02/21/2021 - 02/27/2021	0.99	1.03
10	02/28/2021 - 03/06/2021	0.98	1.02
11	03/07/2021 - 03/13/2021	0.97	1.01
12	03/14/2021 - 03/20/2021	0.96	1.00
13	03/21/2021 - 03/27/2021	0.96	1.00
14	03/28/2021 - 04/03/2021	0.97	1.01
15	04/04/2021 - 04/10/2021	0.98	1.02
16	04/11/2021 - 04/17/2021	0.98	1.02
17	04/18/2021 - 04/24/2021	0.99	1.03
18	04/25/2021 - 05/01/2021	0.99	1.03
19	05/02/2021 - 05/08/2021	1.00	1.04
20	05/09/2021 - 05/15/2021	1.00	1.04
21	05/16/2021 - 05/22/2021	1.01	1.05
22	05/23/2021 - 05/29/2021	1.01	1.05
23	05/30/2021 - 06/05/2021	1.02	1.06
24	06/06/2021 - 06/12/2021	1.02	1.06
25	06/13/2021 - 06/19/2021	1.02	1.06
26	06/20/2021 - 06/26/2021	1.03	1.07
27	06/27/2021 - 07/03/2021	1.04	1.08
28	07/04/2021 - 07/10/2021	1.05	1.09
29	07/11/2021 - 07/17/2021	1.06	1.10
30	07/18/2021 - 07/24/2021	1.06	1.10
31	07/25/2021 - 07/31/2021	1.06	1.10
32	08/01/2021 - 08/07/2021	1.06	1.10
33	08/08/2021 - 08/14/2021	1.06	1.10
34	08/15/2021 - 08/21/2021	1.06	1.10
35	08/22/2021 - 08/28/2021	1.05	1.09
36	08/29/2021 - 09/04/2021	1.05	1.09
37	09/05/2021 - 09/11/2021	1.04	1.08
38	09/12/2021 - 09/18/2021	1.04	1.08
39	09/19/2021 - 09/25/2021	1.02	1.06
*40	09/26/2021 - 10/02/2021	1.00	1.04
*41	10/03/2021 - 10/09/2021	0.98	1.02
*42	10/10/2021 - 10/16/2021	0.97	1.01
*43	10/17/2021 - 10/23/2021	0.96	1.00
*44	10/24/2021 - 10/30/2021	0.96	1.00
*45	10/31/2021 - 11/06/2021	0.96	1.00
*46	11/07/2021 - 11/13/2021	0.95	0.99
*47	11/14/2021 - 11/20/2021	0.95	0.99
*48	11/21/2021 - 11/27/2021	0.95	0.99
*49	11/28/2021 - 12/04/2021	0.95	0.99
*50	12/05/2021 - 12/11/2021	0.95	0.99
*51	12/12/2021 - 12/18/2021	0.95	0.99
*52	12/19/2021 - 12/25/2021	1.01	1.05
53	12/26/2021 - 12/31/2021	1.07	1.11

* PEAK SEASON

11-MAR-2022 14:24:14

830UPD

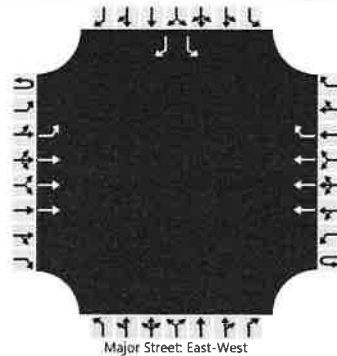
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**INTERSECTION LEVEL OF SERVICE
SUMMARY SHEETS
LEE BLVD. @ SUNNILAND BLVD.**

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	Lee Blvd. @ Sunniland Blvd.
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	2/21/2023	East/West Street	Lee Blvd.
Analysis Year	2028	North/South Street	Sunniland Blvd.
Time Analyzed	Wkdy AM Pk Hr Background	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Sunniland CPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	92	1388				2060	61						33		101
Percent Heavy Vehicles (%)	3	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		100												36		110
Capacity, c (veh/h)		88												0		174
v/c Ratio		1.13														0.63
95% Queue Length, Q ₉₅ (veh)		6.9														3.6
Control Delay (s/veh)		221.8														55.8
Level of Service (LOS)		F														F
Approach Delay (s/veh)	13.8															
Approach LOS	F															

HCS Two-Way Stop-Control Report

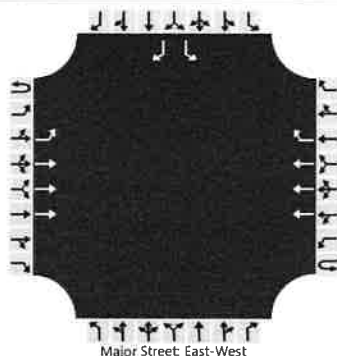
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	2/21/2023
Analysis Year	2028
Time Analyzed	Wkdy PM Pk Hr Background
Intersection Orientation	East-West
Project Description	Sunniland CPD

Site Information

Intersection	Lee Blvd. @ Sunniland Blvd.
Jurisdiction	Lee County
East/West Street	Lee Blvd.
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	100	2104				1462	85						43		89
Percent Heavy Vehicles (%)	3	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

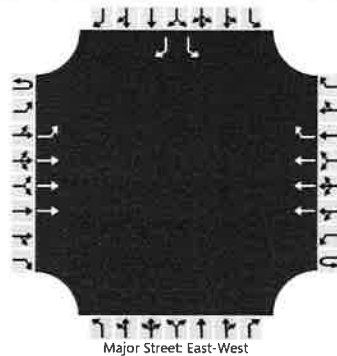
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		109												47		97
Capacity, c (veh/h)		183												54		286
v/c Ratio		0.59												0.87		0.34
95% Queue Length, Q ₉₅ (veh)		3.3												3.8		1.4
Control Delay (s/veh)		50.0												208.2		23.9
Level of Service (LOS)		E												F		C
Approach Delay (s/veh)	2.3												84.0			
Approach LOS	A												F			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	Lee Blvd. @ Sunniland Blvd.
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	9/11/2023	East/West Street	Lee Blvd.
Analysis Year	2028	North/South Street	Sunniland Blvd.
Time Analyzed	Weekday AM Peak Hr	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Sunniland CPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	155	1388				2060	147						74		159
Percent Heavy Vehicles (%)	3	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

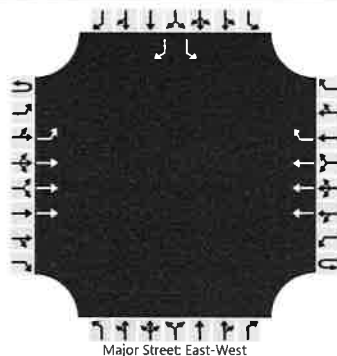
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		168												80		173
Capacity, c (veh/h)		79												0		174
v/c Ratio		2.13														0.99
95% Queue Length, Q ₉₅ (veh)		15.3														8.0
Control Delay (s/veh)		632.2														120.7
Level of Service (LOS)		F														F
Approach Delay (s/veh)	63.5															
Approach LOS	F															

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	Lee Blvd. @ Sunniland Blvd.
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	9/11/2023	East/West Street	Lee Blvd.
Analysis Year	2028	North/South Street	Sunniland Blvd.
Time Analyzed	Weekday PM Peak Hr	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Sunniland CPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	346	2104				1462	326						340		317
Percent Heavy Vehicles (%)	3	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		376												370		345
Capacity, c (veh/h)		135												0		286
v/c Ratio		2.78														1.21
95% Queue Length, Q ₉₅ (veh)		34.2														15.6
Control Delay (s/veh)		873.1														159.1
Level of Service (LOS)		F														F
Approach Delay (s/veh)	123.3															
Approach LOS	F															

Lanes, Volumes, Timings

3: Lee Blvd. & Sunniland Blvd.

2028 AM Peak Hour W/Project

09/11/2023

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	155	1388	2060	147	74	159
Future Volume (vph)	155	1388	2060	147	74	159
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	330			350	250	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00
Ped Bike Factor						
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1787	5036	5036	1599	1787	1599
Flt Permitted	0.056				0.950	
Satd. Flow (perm)	105	5036	5036	1599	1787	1599
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				160		4
Link Speed (mph)		45	45		35	
Link Distance (ft)		799	823		815	
Travel Time (s)		12.1	12.5		15.9	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	3%	3%	1%	1%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	168	1509	2239	160	80	173
Shared Lane Traffic (%)						
Lane Group Flow (vph)	168	1509	2239	160	80	173
Turn Type	pm+pt	NA	NA	Perm	Prot	pm+ov
Protected Phases	7	4	8		6	7
Permitted Phases	4			8		6
Detector Phase	7	4	8	8	6	7
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	24.5	24.5	24.5	25.0	12.0
Total Split (s)	22.0	94.0	72.0	72.0	26.0	22.0
Total Split (%)	18.3%	78.3%	60.0%	60.0%	21.7%	18.3%
Maximum Green (s)	15.0	87.5	65.5	65.5	19.0	15.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	2.5	2.5	2.5	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	6.5	6.5	6.5	7.0	7.0
Lead/Lag	Lead		Lag	Lag		Lead
Lead-Lag Optimize?	Yes		Yes	Yes		Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0

Lanes, Volumes, Timings

3: Lee Blvd. & Sunniland Blvd.

2028 AM Peak Hour W/Project

09/11/2023

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	C-Max	None
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effct Green (s)	85.0	85.5	64.9	64.9	21.0	41.6
Actuated g/C Ratio	0.71	0.71	0.54	0.54	0.18	0.35
v/c Ratio	0.64	0.42	0.82	0.17	0.26	0.31
Control Delay	35.3	7.4	25.9	2.4	46.7	30.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.3	7.4	25.9	2.4	46.7	30.2
LOS	D	A	C	A	D	C
Approach Delay		10.2	24.3		35.4	
Approach LOS		B	C		D	
Queue Length 50th (ft)	70	145	497	0	55	96
Queue Length 95th (ft)	145	169	565	31	104	157
Internal Link Dist (ft)		719	743		735	
Turn Bay Length (ft)	330			350	250	
Base Capacity (vph)	284	3672	2755	947	312	575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.41	0.81	0.17	0.26	0.30

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 19.5

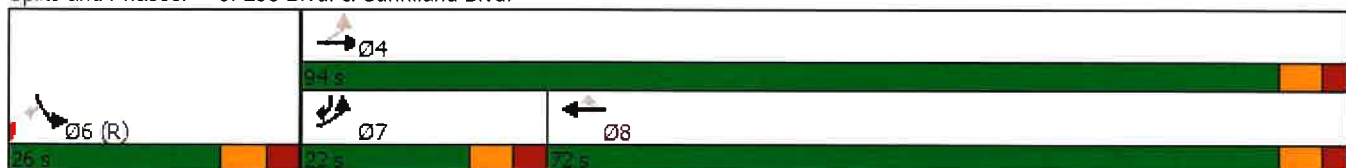
Intersection LOS: B

Intersection Capacity Utilization 69.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 3: Lee Blvd. & Sunniland Blvd.



Lanes, Volumes, Timings

3: Lee Blvd. & Sunniland Blvd.

2028 PM Peak Hour W/Project

09/11/2023

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	346	2104	1462	326	340	317
Future Volume (vph)	346	2104	1462	326	340	317
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	330			350	250	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00
Ped Bike Factor						
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1787	5036	5036	1599	1787	1599
Flt Permitted	0.081				0.950	
Satd. Flow (perm)	152	5036	5036	1599	1787	1599
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				354		2
Link Speed (mph)		45	45		35	
Link Distance (ft)		799	823		815	
Travel Time (s)		12.1	12.5		15.9	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	3%	3%	1%	1%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Adj. Flow (vph)	376	2287	1589	354	370	345
Shared Lane Traffic (%)						
Lane Group Flow (vph)	376	2287	1589	354	370	345
Turn Type	pm+pt	NA	NA	Perm	Prot	pm+ov
Protected Phases	7	4	8		6	7
Permitted Phases	4			8		6
Detector Phase	7	4	8	8	6	7
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.0	24.5	24.5	24.5	25.0	12.0
Total Split (s)	31.0	80.0	49.0	49.0	40.0	31.0
Total Split (%)	25.8%	66.7%	40.8%	40.8%	33.3%	25.8%
Maximum Green (s)	24.0	73.5	42.5	42.5	33.0	24.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	2.5	2.5	2.5	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	6.5	6.5	6.5	7.0	7.0
Lead/Lag	Lead		Lag	Lag		Lead
Lead-Lag Optimize?	Yes		Yes	Yes		Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0

Lanes, Volumes, Timings

3: Lee Blvd. & Sunniland Blvd.

2028 PM Peak Hour W/Project

09/11/2023

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	C-Max	None
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effct Green (s)	72.3	72.8	42.5	42.5	33.7	64.0
Actuated g/C Ratio	0.60	0.61	0.35	0.35	0.28	0.53
v/c Ratio	0.92	0.75	0.89	0.45	0.74	0.40
Control Delay	62.4	18.9	44.2	4.7	49.5	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	62.4	18.9	44.2	4.7	49.5	18.3
LOS	E	B	D	A	D	B
Approach Delay		25.0	37.0		34.5	
Approach LOS		C	D		C	
Queue Length 50th (ft)	232	431	422	0	263	152
Queue Length 95th (ft)	#412	490	489	63	379	224
Internal Link Dist (ft)		719	743		735	
Turn Bay Length (ft)	330			350	250	
Base Capacity (vph)	418	3084	1783	794	502	863
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.74	0.89	0.45	0.74	0.40

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2: and 6:SBL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 30.7

Intersection LOS: C

Intersection Capacity Utilization 83.3%

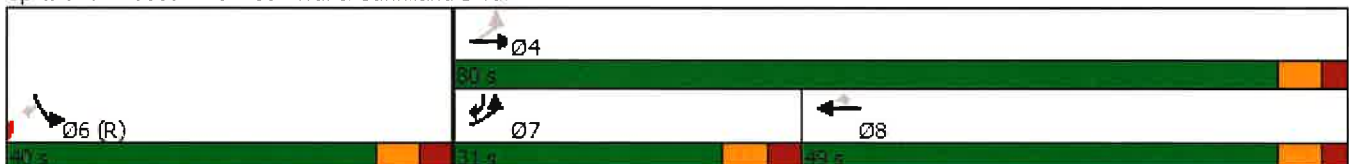
ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Lee Blvd. & Sunniland Blvd.



SUNNILAND BLVD. @ 5TH AVE. W.

HCS Two-Way Stop-Control Report

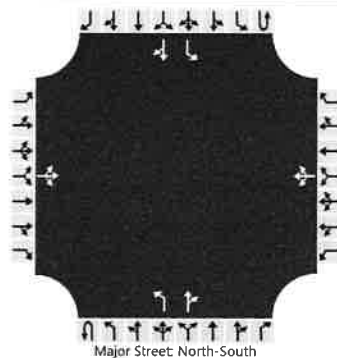
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/11/2023
Analysis Year	2028
Time Analyzed	Weekday PM Peak Hr
Intersection Orientation	North-South
Project Description	Sunniland CPD

Site Information

Intersection	Sunniland Blvd. @ 5th St. W
Jurisdiction	Lee County
East/West Street	5th St. W
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		50	0	140		169	0	10		146	432	145		10	383	24
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			207				195			159				11		
Capacity, c (veh/h)			284				81			1128				964		
v/c Ratio			0.73				2.39			0.14				0.01		
95% Queue Length, Q ₉₅ (veh)			5.2				18.2			0.5				0.0		
Control Delay (s/veh)			45.1				742.4			8.7				8.8		
Level of Service (LOS)			E				F			A				A		
Approach Delay (s/veh)	45.1				742.4				1.8				0.2			
Approach LOS	E				F				A				A			

HCS Two-Way Stop-Control Report

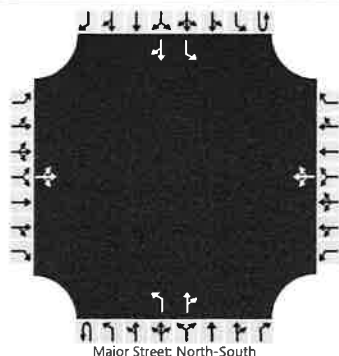
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/11/2023
Analysis Year	2028
Time Analyzed	Weekday AM Peak Hr
Intersection Orientation	North-South
Project Description	Sunniland CPD

Site Information

Intersection	Sunniland Blvd. @ 5th St. W
Jurisdiction	Lee County
East/West Street	5th St. W
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		24	0	34		39	0	5		62	186	45		5	176	14
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

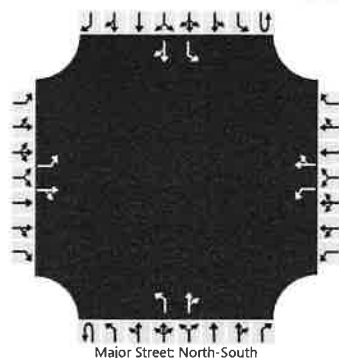
Flow Rate, v (veh/h)			63				48			67				5		
Capacity, c (veh/h)			585				407			1377				1326		
v/c Ratio			0.11				0.12			0.05				0.00		
95% Queue Length, Q ₉₅ (veh)			0.4				0.4			0.2				0.0		
Control Delay (s/veh)			11.9				15.0			7.7				7.7		
Level of Service (LOS)			B				C			A				A		
Approach Delay (s/veh)	11.9				15.0				1.6				0.2			
Approach LOS	B				C				A				A			

SUNNILAND BLVD. @ S. SITE ACCESS

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	Sunniland Blvd. @ South Site Access
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	9/11/2023	East/West Street	South Site Access
Analysis Year	2028	North/South Street	Sunniland Blvd.
Time Analyzed	Weekday AM Peak Hr	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Sunniland CPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		5	0	28		5	0	0		23	159	27		2	129	14
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		30		5		0		25				2		
Capacity, c (veh/h)		562		904		531		0		1437				1382		
v/c Ratio		0.01		0.03		0.01				0.02				0.00		
95% Queue Length, Q ₉₅ (veh)		0.0		0.1		0.0				0.1				0.0		
Control Delay (s/veh)		11.5		9.1		11.9				7.5				7.6		
Level of Service (LOS)		B		A		B				A				A		
Approach Delay (s/veh)	9.5								0.8				0.1			
Approach LOS	A								A				A			

HCS Two-Way Stop-Control Report

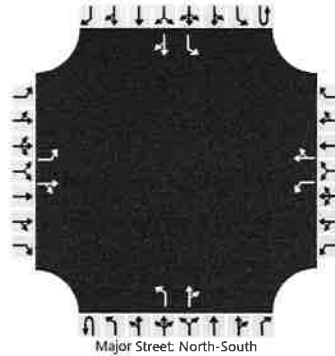
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/11/2023
Analysis Year	2028
Time Analyzed	Weekday PM Peak Hr
Intersection Orientation	North-South
Project Description	Sunniland CPD

Site Information

Intersection	Sunniland Blvd. @ South Site Access
Jurisdiction	Lee County
East/West Street	South Site Access
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		25	0	154		73	0	10		113	404	81		20	149	18
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		27		167		79		11		123				22		
Capacity, c (veh/h)		212		877		155		588		1406				1050		
v/c Ratio		0.13		0.19		0.51		0.02		0.09				0.02		
95% Queue Length, Q ₉₅ (veh)		0.4		0.7		2.5		0.1		0.3				0.1		
Control Delay (s/veh)		24.4		10.1		50.4		11.2		7.8				8.5		
Level of Service (LOS)		C		B		F		B		A				A		
Approach Delay (s/veh)	12.1				45.7				1.5				0.9			
Approach LOS	B				E				A				A			

SUNNILAND BLVD. @ N. SITE ACCESS

HCS Two-Way Stop-Control Report

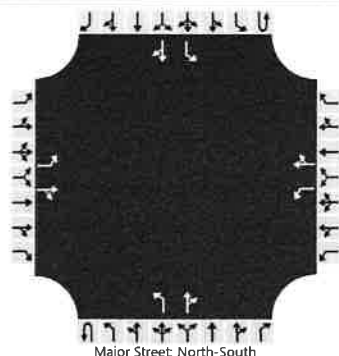
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/11/2023
Analysis Year	2028
Time Analyzed	Weekday AM Peak Hr
Intersection Orientation	North-South
Project Description	Sunniland CPD

Site Information

Intersection	Sunniland Blvd. @ North Site Access
Jurisdiction	Lee County
East/West Street	North Site Access
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		0	0	0		0	0	0		2	163	2		0	143	0
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0		0		0		0		2				0		
Capacity, c (veh/h)		619		0		619		0		1437				1408		
v/c Ratio		0.00				0.00				0.00				0.00		
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.0				0.0		
Control Delay (s/veh)		10.8				10.8				7.5				7.6		
Level of Service (LOS)		B				B				A				A		
Approach Delay (s/veh)									0.1				0.0			
Approach LOS									A				A			

HCS Two-Way Stop-Control Report

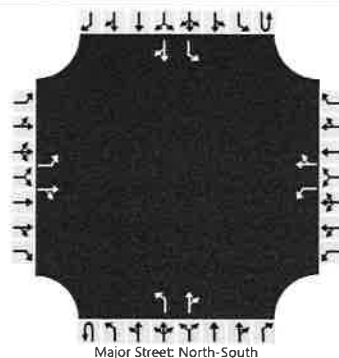
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	9/11/2023
Analysis Year	2028
Time Analyzed	Weekday PM Peak Hr
Intersection Orientation	North-South
Project Description	Sunniland CPD

Site Information

Intersection	Sunniland Blvd. @ North Site Access
Jurisdiction	Lee County
East/West Street	North Site Access
North/South Street	Sunniland Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		2	0	3		0	0	0		0	446	0		0	191	3
Percent Heavy Vehicles (%)		0	0	0		0	1	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.51	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.01	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		3		0		0		0				0		
Capacity, c (veh/h)		360		836		358		0		1372				1089		
v/c Ratio		0.01		0.00		0.00				0.00				0.00		
95% Queue Length, Q ₉₅ (veh)		0.0		0.0		0.0				0.0				0.0		
Control Delay (s/veh)		15.1		9.3		15.1				7.6				8.3		
Level of Service (LOS)		C		A		C				A				A		
Approach Delay (s/veh)	11.6								0.0				0.0			
Approach LOS	B								A				A			

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES**

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
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0122 - 12TH ST W, BTWN GUNNERY RD AND SUNSHINE BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5100 X	0	0	9.00	53.50	5.40
2020	4800 E	0	0	9.00		5.40
2019	4800 E	E 0	W 0	9.00		5.40
2018	4700 C	E 2300	W 2400	9.00	53.30	6.00
2017	4800 S	E 2200	W 2600	9.00	55.40	4.90
2016	4500 F	E 2100	W 2400	9.00	63.90	4.90
2015	4300 C	E 2000	W 2300	9.00	55.50	4.90

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
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0097 - LEE BLVD/CR 884, E OF SUNSHINE BLVD LC 312

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	50000 X	0	0	9.00	53.50	4.20
2020	47000 E	0	0	9.00	53.40	4.20
2019	47000 E	E 0	W 0	9.00	53.80	4.20
2018	46500 C	E 23500	W 23000	9.00	53.30	4.60
2017	46000 S	E 23500	W 22500	9.00	55.40	4.40
2016	43000 F	E 22000	W 21000	9.00	63.90	4.40
2015	41000 C	E 21000	W 20000	9.00	65.10	4.40
2014	40500 S	E 20500	W 20000	9.00	65.20	3.20
2013	38500 F	E 19500	W 19000	9.00	58.60	3.20
2012	37500 C	E 19000	W 18500	9.00	56.00	3.20
2011	36500 C	E 19000	W 17500	9.00	56.40	2.80
2010	40500 S	E 20500	W 20000	9.55	57.50	4.00
2009	38500 F	E 19500	W 19000	9.27	57.21	4.00
2008	38500 C	E 19500	W 19000	9.21	58.32	4.00

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
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6022 - LEE BLVD/CR 884, 75 ' W OF HARRY AVE, PTMS 2022, LCPR 22

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	39500 T	0	0	9.00	53.50	5.10
2020	39000 S	0	0	9.00	53.40	5.00
2019	40000 F	0	0	9.00	53.80	4.50
2018	39817 C	0	0	9.00	63.90	4.80
2017	37500 F	0	0	9.00	63.90	4.60
2016	37719 C	E 18443	W 19276	9.00	63.90	4.80
2015	35450 C	E 17379	W 18071	9.00	65.10	5.80
2014	33740 C	E 16612	W 17128	9.00	65.20	3.90
2013	31079 C	E 15342	W 15737	9.00	65.50	3.00
2012	29292 C	E 14473	W 14819	9.00	61.70	4.30
2011	28509 C	E 14062	W 14447	9.00	59.20	4.60
2010	28740 C	E 14173	W 14567	8.94	60.01	4.40
2009	20300 F	E 0	W 0	9.27	57.21	4.90
2008	20975 C	E 11919	W 9056	9.21	58.32	3.90

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
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4104 - GUNNERY RD, NORTH OF LEE BLVD

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	16900	C	N 8000		S 8900	9.00	53.50	7.70
2020	17500	E	N 0		S 0	9.00	53.40	6.00
2019	17000	F	N		S	9.00	53.80	10.10
2018	16400	C	N 7900		S 8500	9.00	53.30	10.10
2017	15100	T	N 7300		S 7800	9.00	55.40	10.50
2016	14100	S	N 6800		S 7300	9.00	63.90	5.80
2015	13400	F	N 6500		S 6900	9.00	55.50	5.80
2014	12800	C	N 6200		S 6600	9.00	55.20	5.80
2013	17300	S	N 8600		S 8700	9.00	55.00	10.50
2012	17300	F	N 8600		S 8700	9.00	55.30	11.50
2011	17400	C	N 8600		S 8800	9.00	55.20	11.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4182 - SUNSHINE BLVD., NORTH OF S.R. 82

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	7800 X	0	0	9.00	53.50	7.60
2020	7400 E	0	0	9.00	59.30	7.30
2019	7400 F	N	S	9.00	59.60	7.30
2018	7100 C	N 3700	S 3400	9.00	53.30	7.30
2017	6300 T	N 3300	S 3000	9.00	55.40	7.30
2016	5900 S	N 3100	S 2800	9.00	63.90	4.90
2015	5600 F	N 2900	S 2700	9.00	55.50	4.90
2014	5400 C	N 2800	S 2600	9.00	55.20	4.90
2013	4100 S	0	0	9.00	55.00	6.50
2012	4100 F	0	0	9.00	55.30	7.40
2011	4100 C	N 0	S 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0173 - SUNSHINE BLVD N, N OF 12TH ST W

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	12500 X	0	0	9.00	53.50	7.60
2020	12000 E	0	0	9.00		7.70
2019	12500 C	N 0	S 0	9.00		9.50
2018	11700 C	N 6000	S 5700	9.00	53.30	9.40
2017	12700 S	N 6200	S 6500	9.00	55.40	7.30
2016	11900 F	N 5800	S 6100	9.00	63.90	6.00
2015	11300 C	N 5500	S 5800	9.00	55.50	7.70

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

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

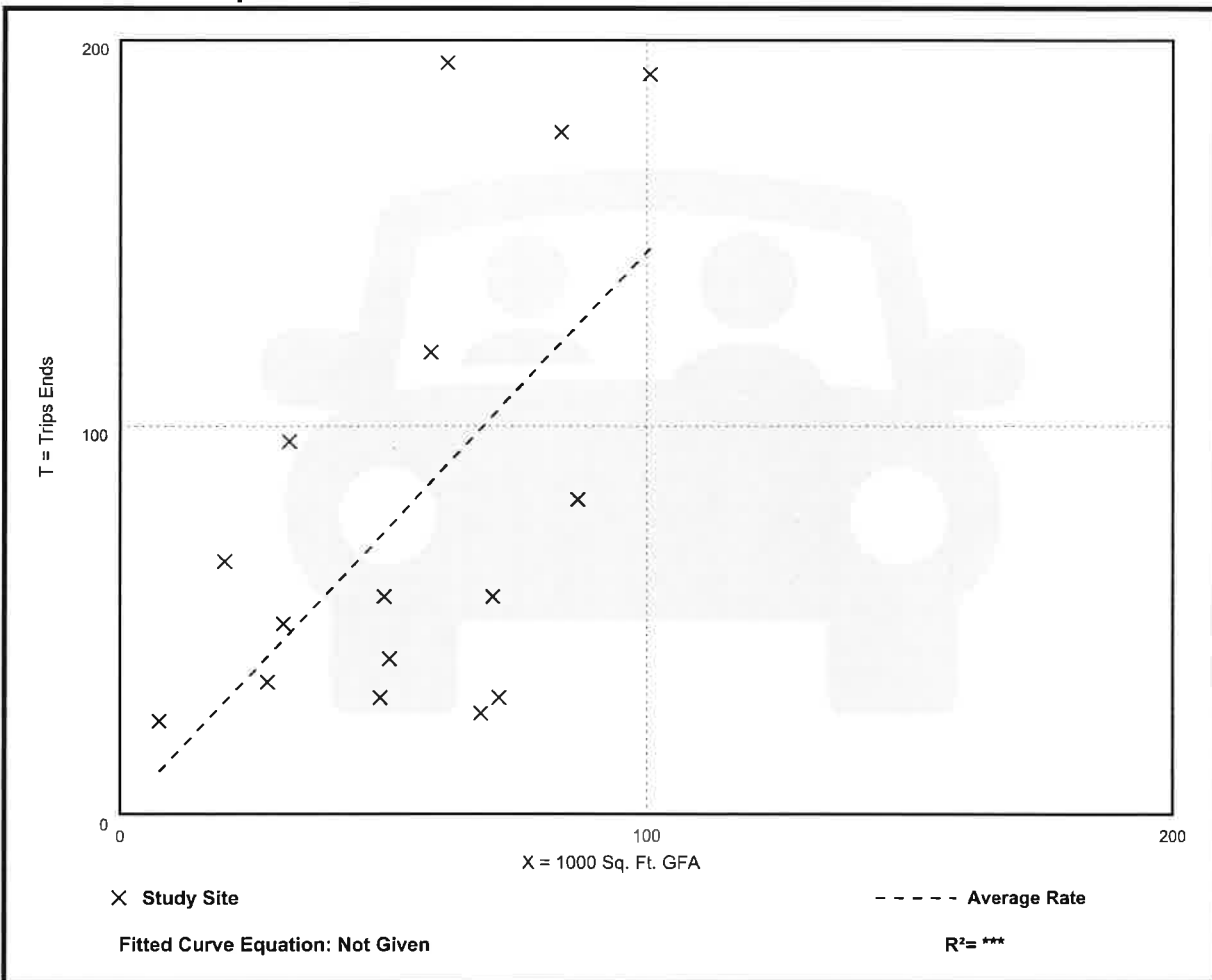
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

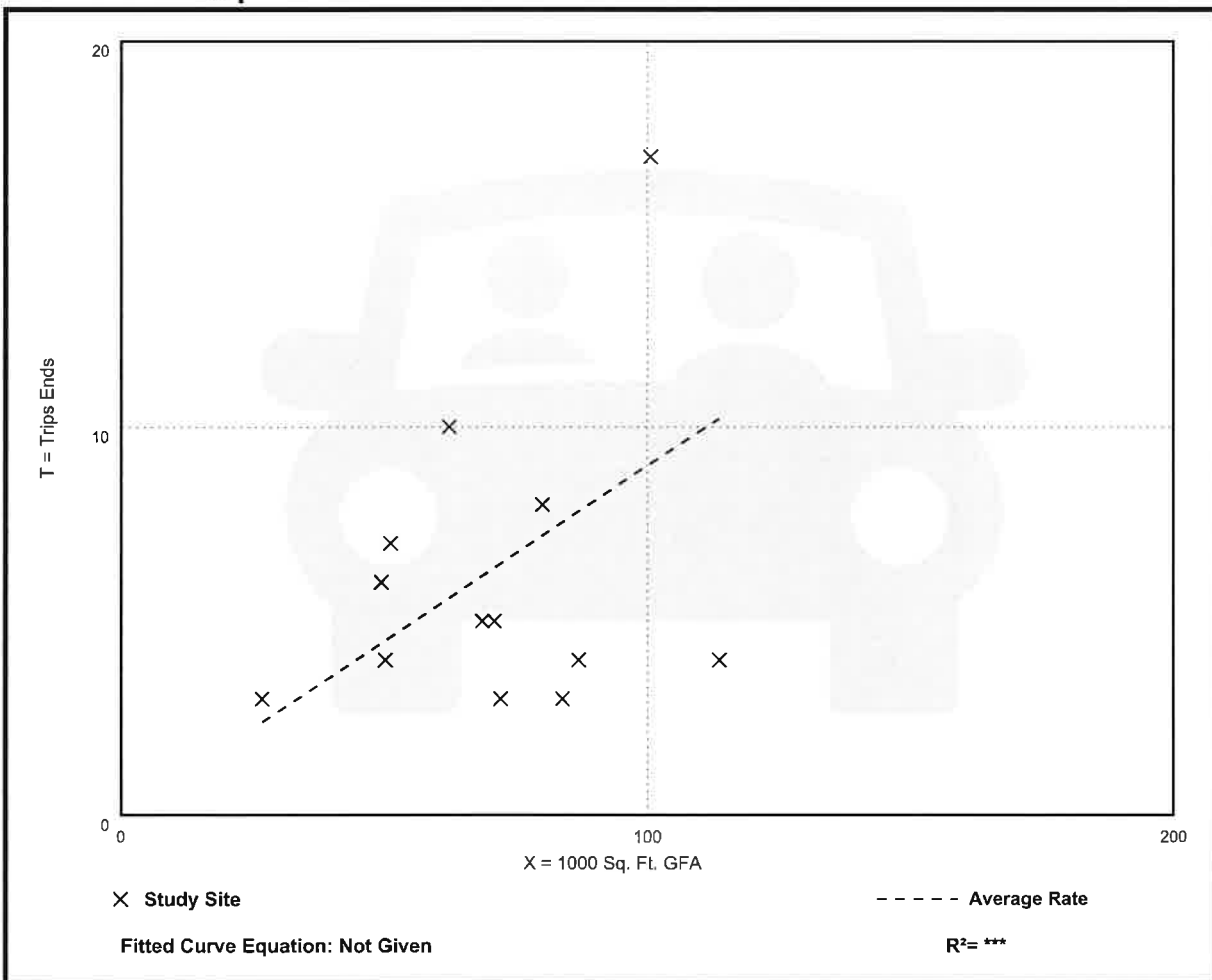
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

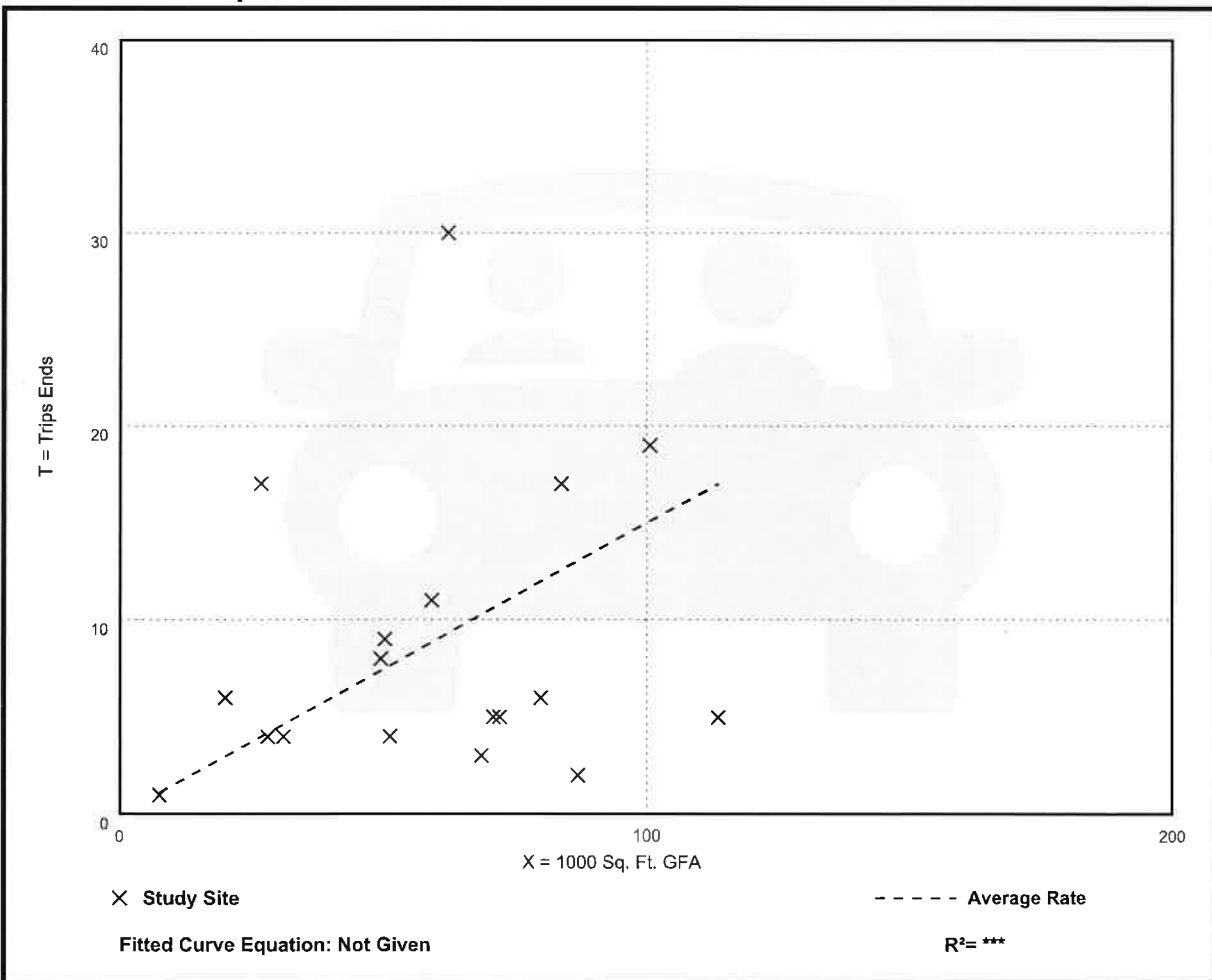
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

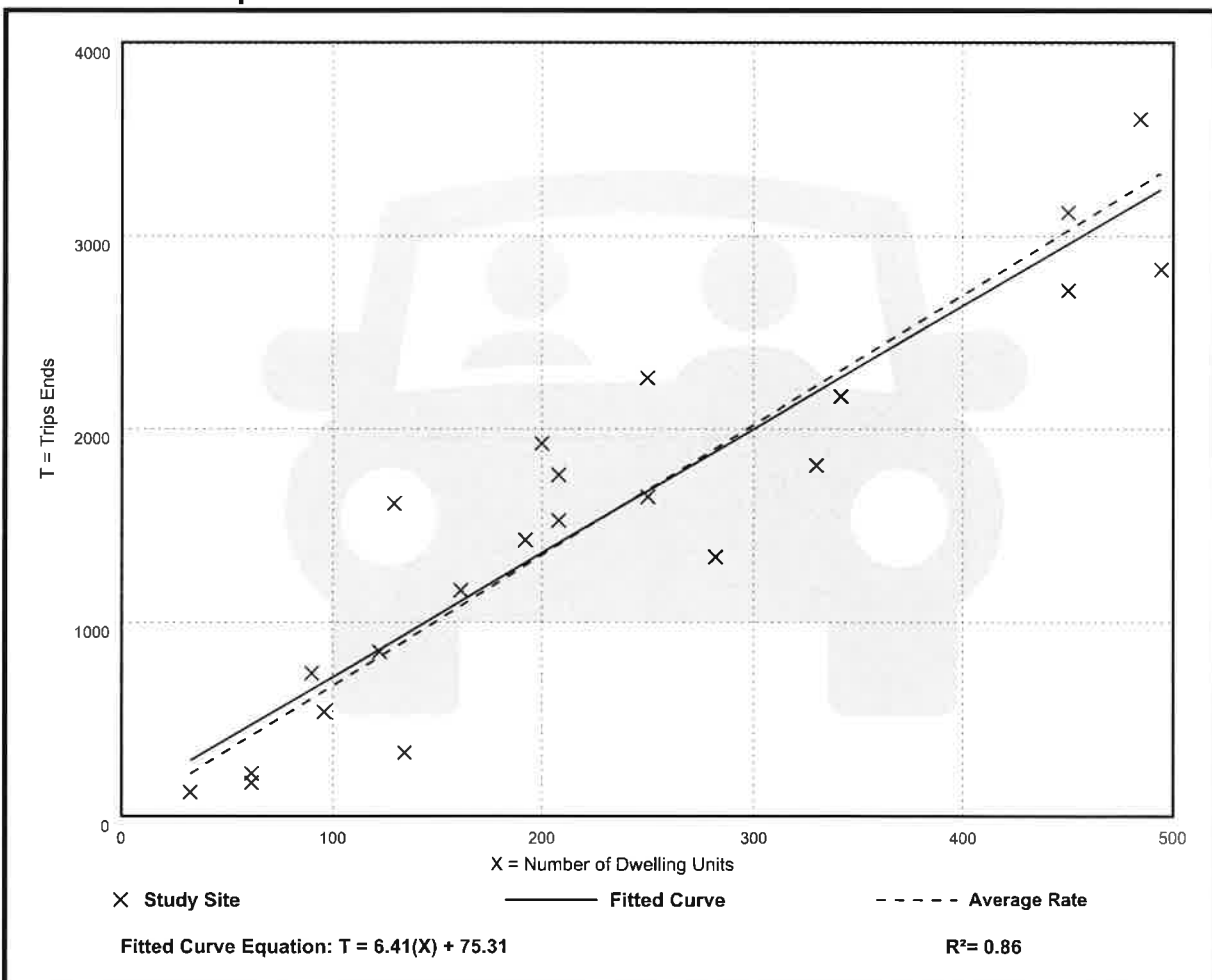
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

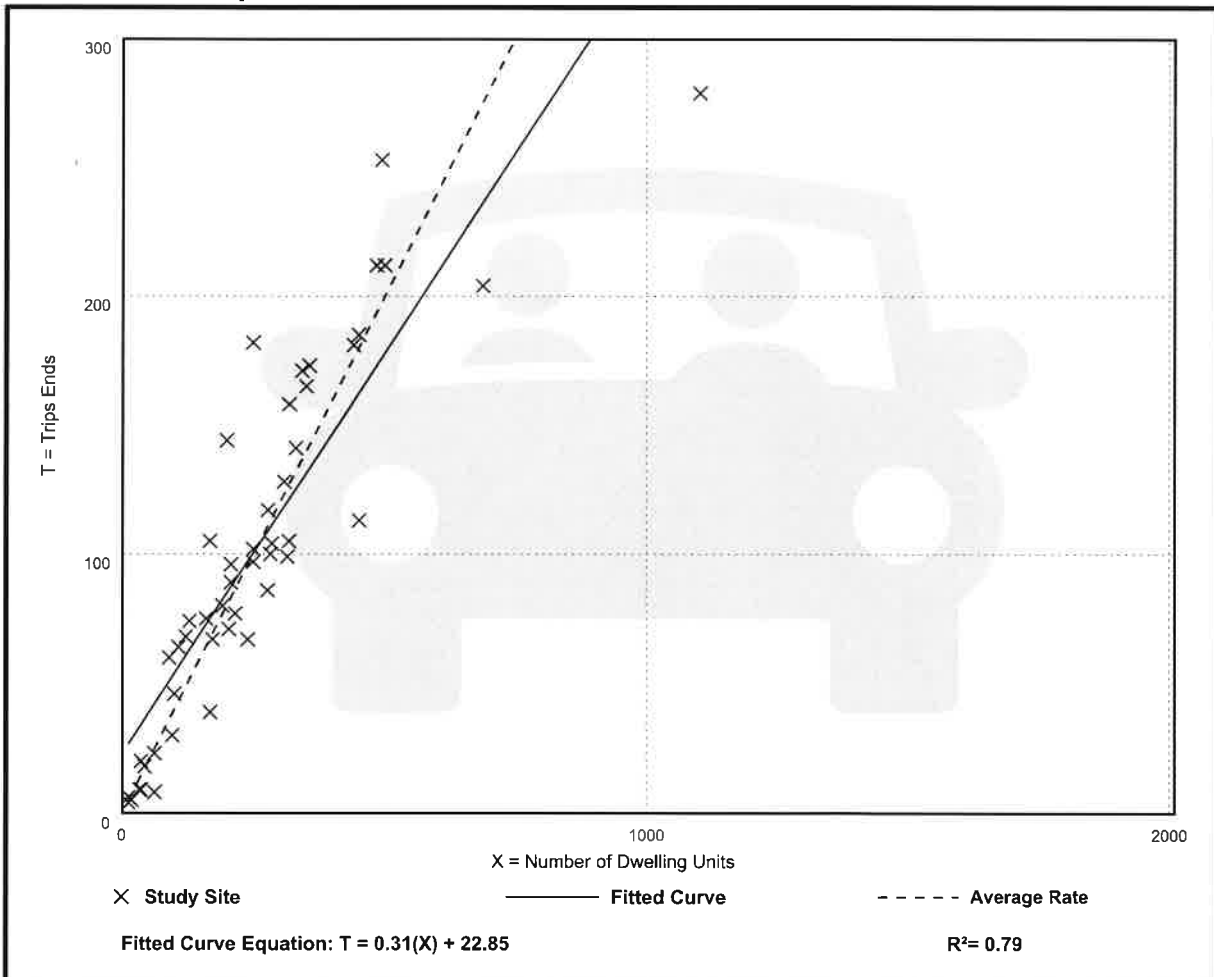
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

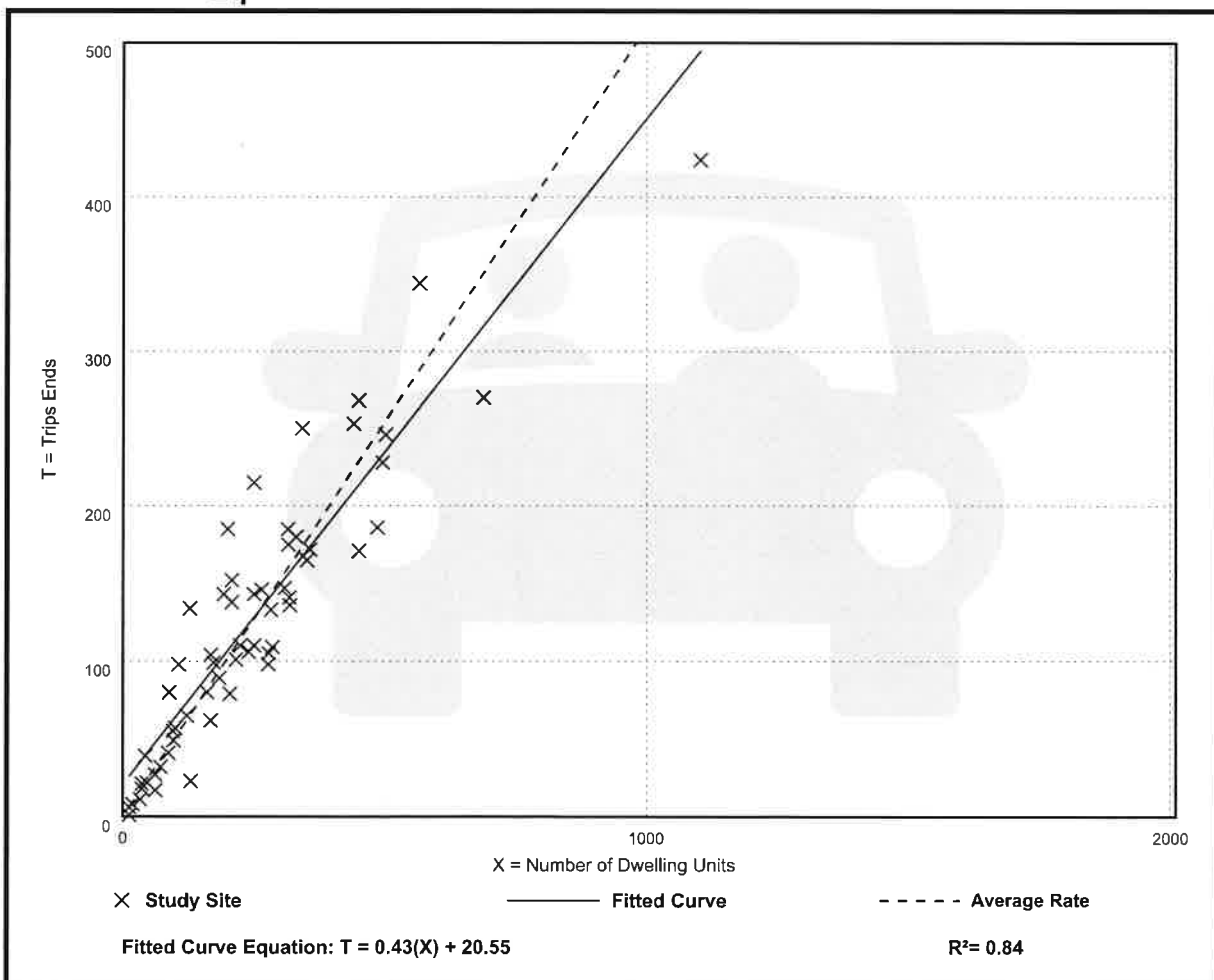
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 108

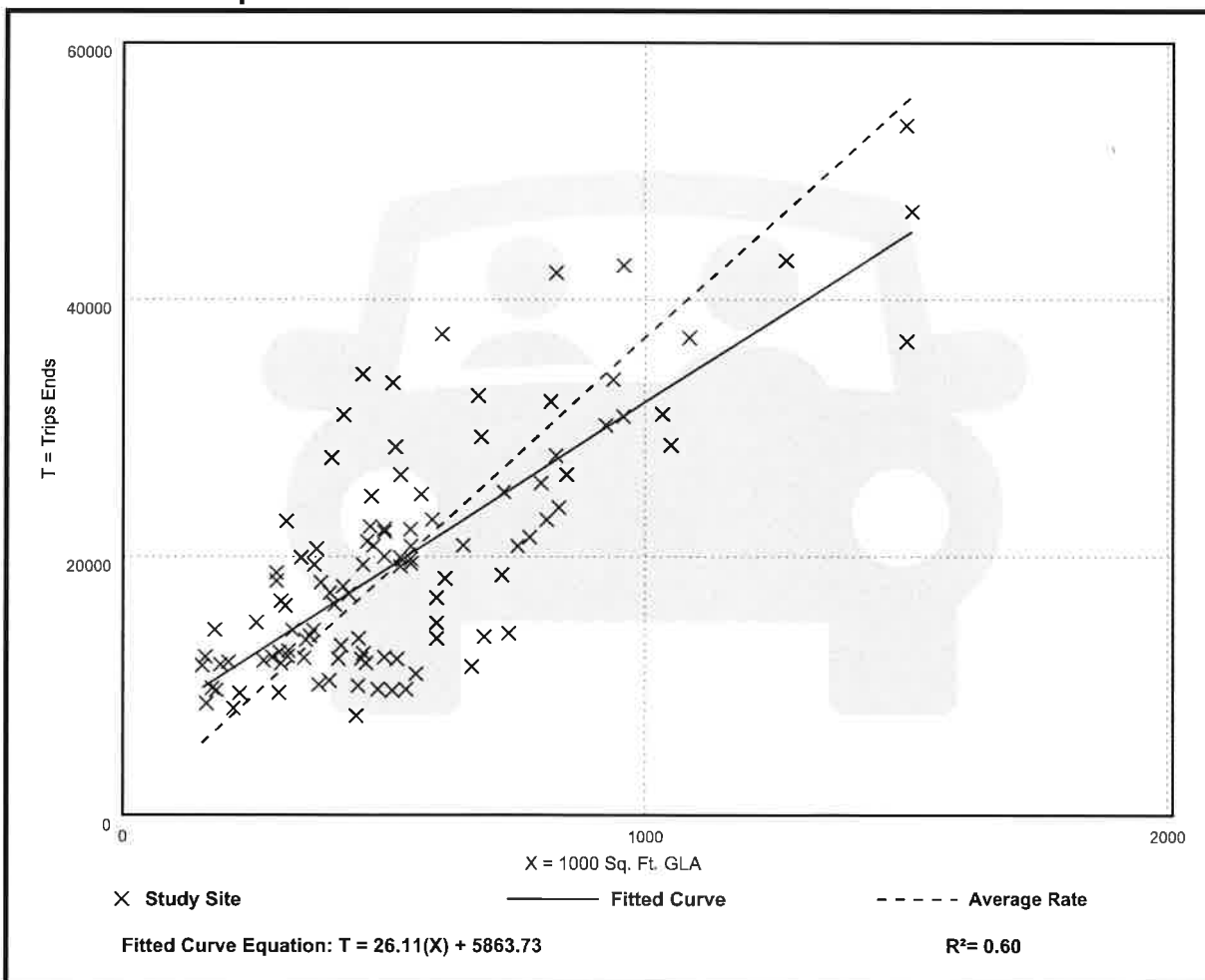
Avg. 1000 Sq. Ft. GLA: 538

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

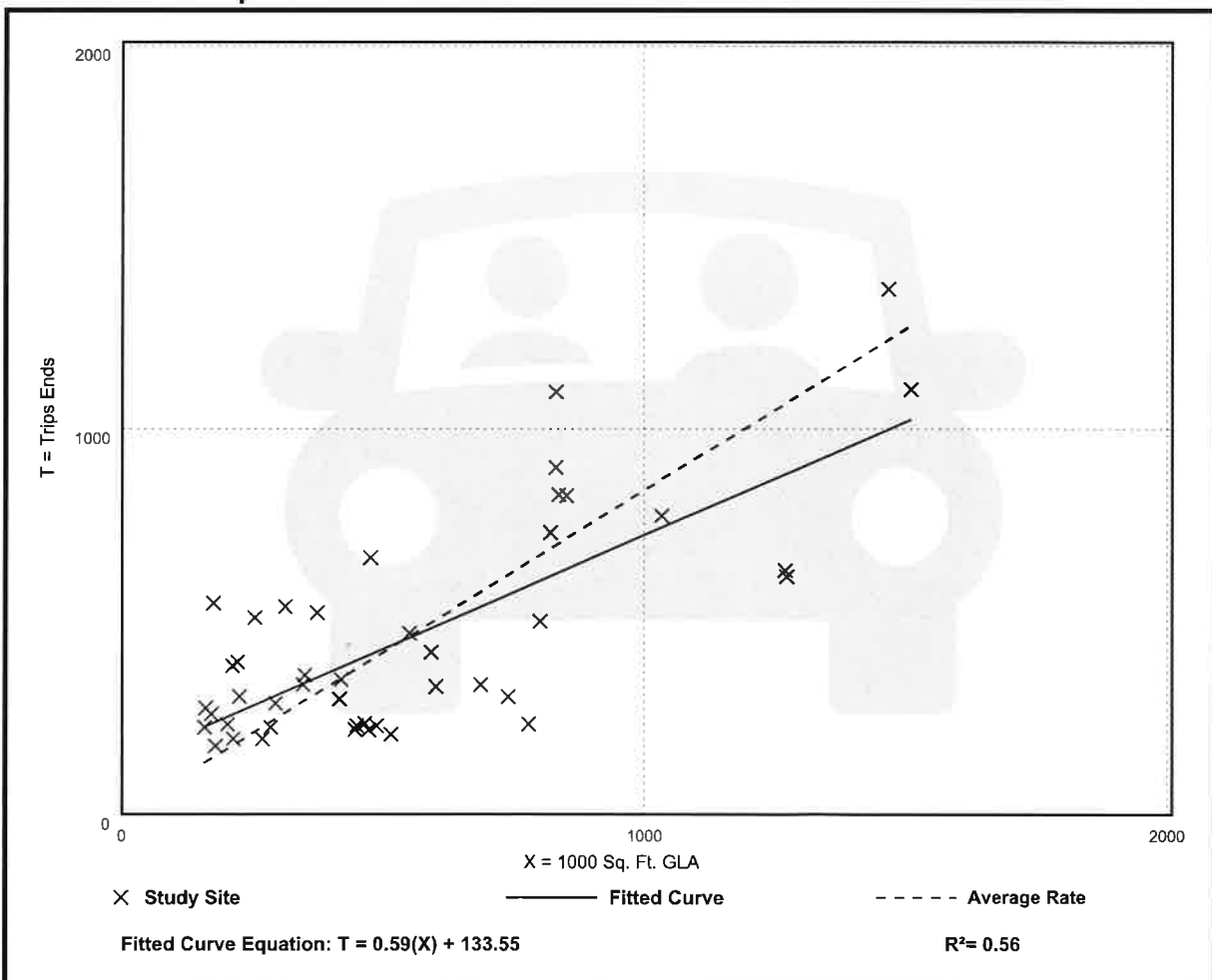
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

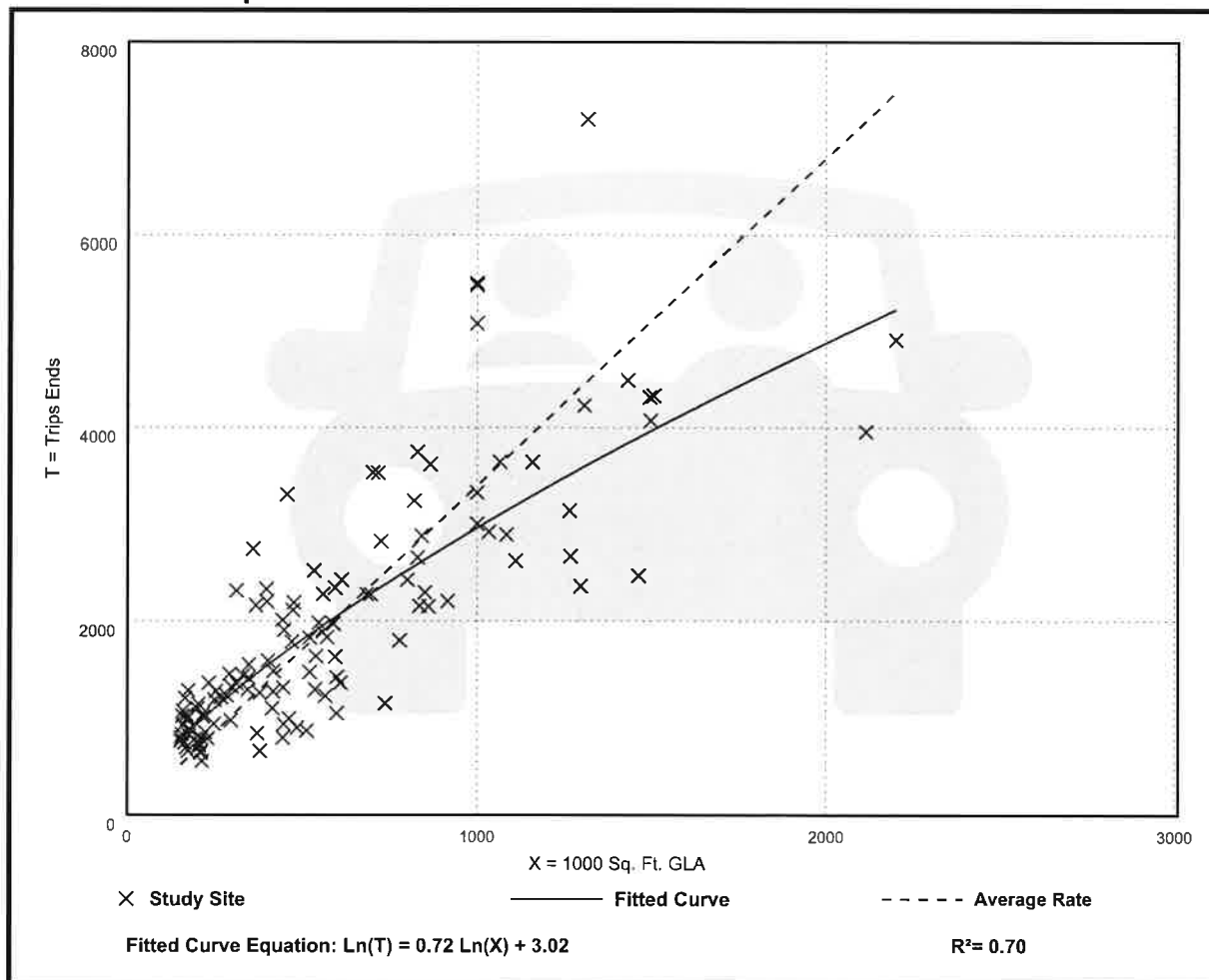
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation





APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Sunniland Town Center CPD

Request: Rezone from: CPD To: CPD

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

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

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

Summary of Project:

Amend the Sunniland CPD to revise the site plan and permit a mixed-use commercial and residential
Development including either 365,000 square feet of commercial floor area or 200,000 square feet and 300
Multi-family residential units on 33.3 acres.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: WMG Development

Address: 270 West Plant Street, Suite 210

City, State, Zip: Winter Garden, FL 34787

Phone Number: 941-545-6271

E-mail Address: dmarvin@wmgdevelopment.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: DeLisi, Inc.

Contact Person: Daniel DeLisi, AICP

Address: 520 27th Street

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

Phone Number: 239-913-7159

Email: dan@delisi-inc.com

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

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

PART 2 PROPERTY OWNERSHIP

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

Name: Jes Family, LLC and Lee Sunniland, LLC

Address: 10970 S. Cleveland Ave., STE 303

City, State, Zip: Fort Myers, FL 33907

Phone Number: _____ Email: _____

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

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

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): 8/15/2011

PART 3 PROPERTY INFORMATION

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

26-44-26-00-00003.0000

26-44-26-00-00003.0010

B. Street Address of Property: 3614 & 3650 5th St. West, Lehigh Acres

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: CPD

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

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Commercial, Residential

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>33.3</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,300</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,200</u>	Feet		
3. Total area:	<u>33.3</u>	Acres		
4. Frontage on road or street:	<u>1,300</u>	Feet on	<u>Lee Blvd.</u>	Street
2 nd Frontage on road or street:	<u>1,200</u>	Feet on	<u>Sunniland Blvd.</u>	Street

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

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

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

PART 4 TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>33.3</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>3.28</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>N/A</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>30.02</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>N/A*</u>	Acres
*The subject property is located within the Mixed Use Overlay			
C. Gross residential acres. (A minus B) ⁽³⁾		<u>30.02</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland		<u>30.02</u>	Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

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

TOTAL (should equal "C" above)

30.02 Acres

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Central Urban

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a.	Total upland acres (from Part 4, D.)	30.02 x 10 equals	302
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0 x 0 equals	0
	c.	Total impacted wetlands acres (from Part 4, D.)	0 x 0 equals	0
	d.	Total Allowed Standard Units ⁽¹⁾		302
2.	Bonus Units [2-143]			
	a.	Site-built Affordable Housing		N/A
	b.	Transferrable Dwelling Units		N/A
	c.	Sub-total		0
3.	Total Permitted Units ⁽¹⁾			302

Note:

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

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

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical	35	0-50,000
2.	General Office	35	0-265,000
3.	Retail	45	0-265,000
4.	Other: <u>Mini-Warehouse</u>		0-100,000
5.	TOTAL FLOOR AREA		365,000
		Height	Total Floor Area (Square Feet)
B. Industrial			
1.	Under Roof		
2.	Not Under Roof		
3.	TOTAL FLOOR AREA		
		Depth	Total Acres
C. Mining			
1.	Area to be excavated		
		Height	Total Beds/Units
D. Assisted Living Facilities			
1.	Dependent Living Units		
2.	Independent Living Units		
3.	TOTAL BEDS/UNITS		
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	TOTAL UNITS		

PART 7
ACTION REQUESTED

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

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

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

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

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
None.
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

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

3. Expected life of the facility:
N/A
-

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

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

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

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

2. Current water table conditions:
N/A
-

3. Proposed rate of application:
N/A
-

4. Back-up system capacity:
N/A
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

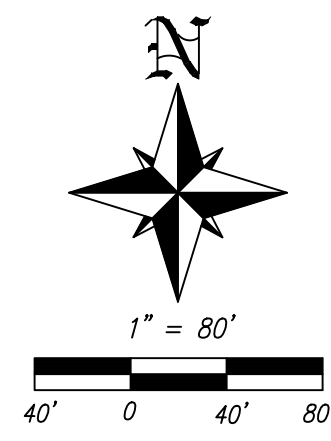
D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

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

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



LEGEND:

N
+ MH INDICATES LIDAR SPOT ELEVATION
+ INDICATES STORMWATER MANHOLE
ID.# INDICATES IDENTIFICATION NUMBER
P INDICATES POINT OF INTERSECTION
I.C.C. INDICATES POINT OF COMMENCEMENT
TSR INDICATES TELEPHONE SERVICE RISER
FOR INDICATES FIBER OPTIC RISER/MANHOLE
R.C.P. INDICATES REINFORCED CONCRETE PIPE
INDICATES PERMANENT RETENTION MONUMENT
L.C.E.C. INDICATES LE COUNTY ELECTRIC COOPERATIVE
INDICATES NAIL AND SILEX B660 "BANKS ENG"
N/D UNLESS OTHERWISE NOTED
L.R. INDICATES 6" HIGH SILEX B660 "BANKS ENG."
UNLESS OTHERWISE NOTED
P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
D.O.D.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
(ITEM #) PER TITLE OR PARAGRAPH
SEE SURVEYOR'S NOTES (CONTINUED)
INDICATES CONTINUOUSLY OPERATING REFERENCE STATION
CORS INDICATES BEARING AND DISTANCE PER SCHEDULE "A"
SURVEYMENT (SEE SURVEYOR'S NOTES) CONTINUED
INDICATES THE "STATE PLANE COORDINATE SYSTEM" FL
ZONE WEST NAD 83/2011 (CORS)



DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-24-2022	8844	BNDY-TPO SR	JPB	AMV	1" = 80'	1	1	26-44-26

PAVESE LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: charlesmann@paveselaw.com

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

TITLE CERTIFICATION SUNNILAND

Pavese Law Firm (as Agent/Title Company)

Plat Number:

Development Order Number:

Effective Date of Title Certification: September 12, 2023

Certified To: Lee County Board of County Commissioners

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

Title to the property is vested in:

Jes Family LLC, an Iowa limited liability company by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2018000162090, Lee Sunniland, LLC, a Florida limited liability company by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2020000328985 and Jean-Pierre Rasaiah by virtue of that certain Tax Deed recorded in Official Records Instrument No. 2022000324910, all of the Public Records of Lee County, Florida.

There following persons or entities holding a mortgage secured by portions of the property:

Mortgage from Lehigh Town Centre, LLC, a Florida limited liability company to First American Bank, recorded March 19, 2007 and recorded in Official Records Instrument No. 2007000089358; together with related loan document, Assignment of Leases, Rents and Profits, recorded in Official Records Instrument No. 2007000089359

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

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

1. Blanket easements contained in the Agreement between Lee County Land and Title Company and

Lehigh Utilities, Inc. recorded at Official Records Book 327, page 119, Public Records of Lee County, Florida.

2. Dedications, easements and other matters stated and shown on map or plat as recorded at Plat Book 26, page 155, subject to Resolution 96-05-22 recorded in Official Records Book 2710, Page 3442, Public Records of Lee County, Florida (Note: Resolution 96-05-22 vacated the Plat except for Sunniland Blvd, therefore the easements are not plottable).
3. Easement granted to Lee County Electric Cooperative, Inc. by instrument recorded in Official Records Book 2677, page 21, Public Records of Lee County, Florida.
4. Easement granted in Official Records Book 269, Page 704, Public Records of Lee County, Florida.
5. Easements contained in the Access and Utilities Easement and Cost Sharing Agreement, by and between Lehigh Town Centre, LLC, a Florida limited liability company and Lehigh Commercial, LLC, a Florida limited liability company, recorded March 19, 2007 in Official Records Instrument No. 2007000089357, Public Records of Lee County, Florida.

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

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

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

By: _____

Charles Mann
Partner

EXHIBIT "A"

THOSE PORTIONS OF THE VACATED RE-PLAT OF TRACT N UNIT 6, LEHIGH ACRES AS RECORDED IN PLAT BOOK 26, PAGE 155, VACATED PER OFFICIAL RECORDS BOOK 2710, PAGE 3442 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE LEE BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF SUNNILAND BOULEVARD; THENCE NORTH 00°24'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1027.48 FEET; THENCE NORTH 05°37'08" WEST, CONTINUING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 164.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A CANAL; THENCE NORTH 89°41'39" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 384.98 FEET TO THE EAST LINE OF A CANAL; THENCE SOUTH 00°24'35" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1196.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD; THENCE NORTH 89°36'31" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 402.30 FEET TO THE POINT OF BEGINNING. TOGETHER

WITH:

PARCEL TWO:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE LEE BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SUNNILAND BOULEVARD; THENCE NORTH 00°24'35" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1031.38 FEET; THENCE NORTH 05°37'08" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 159.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A CANAL; THENCE SOUTH 89°41'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 835.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF A CANAL; THENCE SOUTH 00°23'12" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE 1179.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD; THENCE SOUTH 89°36'31" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 819.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: (OR 2675, PAGE 3048)

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"X4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 10, BLOCK 85, AS SHOWN ON THE PLAT OF TRACT N, UNIT 6, OF SAID SECTION 26, AS RECORDED IN PLAT BOOK 26, AT PAGE 155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST (PLATTED AS NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST) ALONG THE NORTHERLY LINE OF TRACT N, A DISTANCE OF 174.92 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 152.48 FEET, TO THE NORTHEAST CORNER OF A CHAIN LINK FENCE, BEING THE POINT OF BEGINNING OF A PARCEL OF LAND ENCLOSED BY SAID FENCE; THENCE CONTINUING SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 258.85 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 266.90 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 260.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 274.84 FEET, TO THE POINT OF BEGINNING.

WITH:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"X4' CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 10, BLOCK 85, AS SHOWN ON THE PLAT OF TRACT N, UNIT 6, OF SAID SECTION 26, AS RECORDED IN PLAT BOOK 26, AT PAGE 155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST (PLATTED AS NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST) ALONG THE NORTHERLY LINE OF TRACT N, A DISTANCE OF 174.92 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 152.48 FEET, TO THE NORTHEAST CORNER OF A CHAIN LINK FENCE, BEING THE POINT OF BEGINNING OF A PARCEL OF LAND ENCLOSED BY SAID FENCE; THENCE CONTINUING SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 258.85 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 266.90 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 260.33 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 274.84 FEET, TO THE POINT OF BEGINNING.

Schedule of Uses**Parcel 1 (West of Sunniland Boulevard)**

~~Accessory Uses and Structures~~

~~Administrative Offices~~

~~ATM~~

~~Banks and Financial Institutions, Groups I & II~~

~~Broadcast Studio, commercial radio and television~~

~~Business Services, Group I~~

~~Computer and Data Processing Services~~

~~Consumption on Premises (COP)~~

~~Convenience Food and Beverage, up to 24 fuel pumps~~

~~Drive-thru for any permitted use~~

~~Drugstore, Pharmacy~~

~~Essential Services~~

~~Excavation, water retention~~

~~Fences, walls~~

~~Food Stores: Groups I & II~~

~~Insurance Companies~~

~~Medical Office~~

~~Package Store – limited to 2 for the entire CPD~~

~~Parcel and Express Services~~

~~Post Office~~

~~Real Estate Sale Office~~

~~Restaurants: Groups I, II & III~~

~~Restaurants, fast food~~

~~Signs in accordance with Chapter 30~~

Parcel 2 (East of Sunniland Boulevard)

~~Accessory Uses and structures~~

~~Administrative Offices~~

~~Animal Clinic or kennel~~

~~ATM~~

~~Auto Parts Store~~

~~Automobile Repair and Service, Group 1~~

~~Automobile Service Station~~

~~Banks and Financial Institutions: Groups I & II~~

~~Bait and Tackle Shop~~

~~Bar or Cocktail Lounge~~

~~Boat Parts Store~~

~~Broadcast Studio, commercial radio and television~~

~~Business Services: Groups I & II~~

~~Car Wash~~

~~Cleaning and Maintenance Services (no repairs)~~

~~Clothing Stores~~

~~Clubs: commercial, fraternal & private~~

~~Computer and Data Processing Services~~

~~Consumption on Premises (COP)~~

~~Contractors and builders, Groups I and II~~

Convenience Food and Beverage, up to 24 fuel pumps
Cultural Facilities
Day Care Center, child or adult
Department Store
Drive-thru for any permitted use
Drugstore, Pharmacy
Dwelling units, Multi-family (Parcel 2 only)
EMS, Fire or Sheriff's station
Entrance Gates and Gatehouse (Parcel 2 only)
Essential Services
Excavation, water retention
Fences, walls
Food Stores: Groups I & II
Funeral Home -no cremation
Gas & Oil Extraction—existing well only
Gift and Souvenir Shop
Hardware Store
Healthcare Facilities, Groups I-III
Hobby, Toy and Game Shops
Home Occupation
Household and Office Furnishings, Groups I, II & III
Insurance Companies
Laundromat
Laundry or Dry Cleaning Services, Group I
Lawn and Garden Supply Stores
Library
Medical Office
Motion Picture Production Facility
Nightclubs
Non-store retailers
~~Parcel and Express Services~~
Package Store - limited to 42 for the entire CPD
Paint, Glass and Wallpaper
Parking Lot, Accessory
Personal Services: Groups I, II & III
Pet Services
Pet Shop
Pharmacy
Place of Worship
Printing and Publishing
Private Recreation, on-site (for Parcel 2 only, in conjunction with multi-family use)
Post Office
Real Estate Sale Office
Recreational Facilities, Commercial, Group I
Religious Facilities
Rental and Leasing Facilities: Groups I & II
Repair Shops: Groups I & II
Research and Development Laboratories, Group II
Restaurants: Groups I, II & III
Restaurants, fast food

Schools, Commercial, non-commercial
Signs in accordance with Chapter 30
Social Services, Group I
Specialty Retail: Groups I, II, III & IV
Storage, Indoor
Supermarket
Theater, Indoor
Transportation Services, Group II
Used Merchandise Stores, Group I
Variety Store
Vehicle and Equipment Dealers, Group II
Warehouse, Mini

Schedule of Deviations

1. Withdrawn
2. Deviation (2) seeks relief from the §10-416(d)(6) requirement to provide a 25-foot-wide buffer with a wall when vehicular pavement is proposed within 125 feet of a residentially zoned parcel, to allow a 15-foot wide Type "D" buffer along the western portion of the subject property. This deviation is APPROVED, SUBJECT TO Condition 4 above.
3. Deviation (3) seeks relief from **LDC Section 10-415(b)**, which requires that large developments with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow for the indigenous preservation to be met through the combination of preservation of on-site indigenous areas and the restoration of areas that do not meet the definition of indigenous vegetation.

Justification for Deviation

The proposed Preservation Area Management Plan has been modified to include the preservation of 1.2 acres of native habitat consisting of pine flatwoods habitat that include mature and two heritage slash pine trees and several mature live oaks and cabbage palms in addition to many native shrub and ground cover species in those strata. The Preservation Area Management Plan also includes the restoration of 2.3 acres of uplands within two proposed dry detention areas. The proposed upland habitat restoration areas are within two dry detention areas and will be planted with native vegetation that is typically found in indigenous pine flatwood habitats adapted to frequent short-term inundation and long periods of dry conditions. Restoration plantings including 310 trees and 1,002 shrubs and ground cover species along with the 711 replacement trees will be planted in the 2.3-acre restoration area. The combined number of planted trees will result in trees at approximately 9.9' centers and shrubs and ground cover species on 10' centers. This will restore native habitat for the urbanized wildlife which are common in this part of Lehigh Acres.

The subject property is within the County's Mixed-Use Overlay and the Lehigh Commercial Overlay. This property is one of only a few opportunities for commercial or mixed-use development within the entire community. The existing indigenous areas on the property are located where they would either significantly impact the ability to develop the site or significantly diminish view corridors into the property from Lee Boulevard, a necessity for a successful commercial development that serves the needs of the community.

Amended Conditions

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Sunniland Town Center, Master Concept Plan," dated (insert revision date) 07/10/06, last revised 3/26/07, date stamped "Received Mar 28 2007 Community Development," except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

A maximum of ~~232,000~~265,000 square feet of commercial and 100,000 square feet of Self Storage/Mini Warehouse uses are permitted, or 100,000 square feet of commercial use, 100,000 square feet of Self Storage/Mini Warehouse and 300 residential units.

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

b. Site Development Regulations

Minimum Lot Width:	200 feet
Minimum Lot Depth:	200 feet
Minimum Lot Area:	2.5 acres
Outparcels:	
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	10,000 square feet
Maximum Lot Coverage:	45 percent
Maximum Building Height	35 <u>45</u> feet or two stories
Minimum Building Separation	20 feet
Setbacks:	
Development Perimeter	25 feet
Street:	25 feet
Side:	20 feet
Rear:	20 feet
Waterbody	25 feet

3. The subject property may only be subdivided subsequent to recording of a plat of the property in the Official Records of Lee County, Florida.
4. Where vehicular asphalt is within 125 feet of a residential zoned property the applicant must install an enhanced Type "D" buffer. This buffer must be planted with a double-staggered hedge row with a minimum 24-inch height at the time of planting and maintained at no less than 48-inches high. The buffer must also be planted with five trees every 100 linear feet with a clear trunk height of 12 feet. At least 50 percent of the required buffer trees must be Live Oaks.
5. ~~A single package store is permitted within the proposed development. The~~Any Package Store must be located greater than 500 feet away from the property line of Sunshine Elementary School.
6. Consumption on Premises (COP) in conjunction with a Group III Restaurant is approved, but limited to the following conditions:
 - A. Hours of operation for indoor seating are approved between the hours of 10:00 A.M. and 12:00 P.M., Monday through Sunday.
 - B. Hours of Operation for outdoor seating are approved between the hours of 10:00 A.M. and 10:00 P.M., Monday through Sunday. Outdoor entertainment is limited to piped music during the same hours of

operation for consumption on premises. Music must remain at or below a normal conversation level.

7. The reduced setback area for the water management lakes, as outlined in Deviation 1, must be planted with a landscaped buffer and will provide berms, guardrails or other acceptable materials in this area to provide for the protection of wayward vehicles.
8. Prior to the issuance of the certificate of completion for Parcel 1 and Parcel 2, a 5-foot wide sidewalk must be installed along that side of Sunniland Boulevard. The sidewalk must extend along the project's entire frontage on Sunniland Boulevard. This is a site-related improvement and not eligible for Road Impact Fee Credits.
9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
- ~~10.~~ 10. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.
- ~~10.11.~~ 11. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
- ~~11.12.~~ 12. ~~Traffic calming devices, acceptable to Lee County Development Services, must be installed along the parking aisle which extends between 5th Street West and Sunniland Boulevard. The Applicant will identify to Lee County Development Services the traffic calming devices it proposes to employ for this purpose at the time of request for the development order for the first parcel that contains, or is adjacent to, the subject parking aisle.~~
- ~~12.13.~~ 13. Bike racks must be installed on each commercial parcel located on both the east and west sides of Sunniland Boulevard. A bike rack must be installed on each commercial parcel prior to the issuance of the first Certificate of Occupancy for the business on each respective parcel.
- ~~13.14.~~ 14. Prior to local development order approval, a detailed gopher tortoise management plan must be submitted for the Division of Environmental Sciences Staff review and approval. This management plan must include details of the existing vegetative cover, any enhancements that are needed including the planting of gopher tortoise forage vegetation, and the type of permanent protective barriers to be provided between the commercial development and the gopher tortoise preserve. The development order plans must delineate a gopher tortoise preserve in substantial compliance with the area shown on the MCP.
- ~~14.15.~~ 15. Prior to local development order approval, the landscape plans must include the delineation of: ~~(1) thirty percent (30%) or 10 7.0 acres of open space; (2) 2.29 acres of native tree preservation areas and 2.27 acres of gopher tortoise habitat in substantial compliance with the MCP; and (3) a South Florida Slash Pine (minimum 20-foot height) in the southeast gopher tortoise preserve and 3.5 acres of indigenous preserve, consistent with the Master Concept Plan.~~
- ~~15.~~ 16. ~~The on-site oil well must be plugged or capped within six months of the permanent cessation of oil production activities, and during that six-month period the wellhead must be fenced (with a chainlink fence) in such a manner so as to preclude access to the wellhead by unauthorized individuals.~~

SECTION C. DEVIATIONS:

- ~~1.~~ 1. ~~Deviation (1) seeks relief from the §10-329(d)(1)a.2. requirement to provide a minimum waterbody setback of 50 feet from an existing right-of-way line for a collector or arterial~~

~~road, to allow a setback of 35 feet. This deviation is APPROVED, SUBJECT TO Condition 7 above.~~

Withdrawn

2. Deviation (2) seeks relief from the §10-416(d)(6) requirement to provide a 25-foot-wide buffer with a wall when vehicular pavement is proposed within 125 feet of a residentially zoned parcel, to allow a 15-foot wide Type "D" buffer along the ~~southeastern-western~~ portion of the subject property. This deviation is APPROVED, SUBJECT TO Condition 4 above.
3. Deviation (3) seeks relief from **LDC Section 10-415(b)**, which requires that large developments with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow for the indigenous preservation to be met through the combination of preservation of on-site indigenous areas and the restoration of areas that do not meet the definition of indigenous vegetation.



Florida Department of Environmental Protection Oil & Gas Program

MONTHLY O&G INSPECTION CHECKLIST

Permit # 841

WELL # & NAME		WELL TYPE	MMR/PA NUMBER	DATE
CTLC 26-2		II	306470	6/5/2023
OPERATOR	FIELD		COUNTY	API NUMBER
BREITBURN FLORIDA	LEHIGH PARK		LEE	09-071-20063
WELL STATUS	PLUGGED & ABANDONED			MIT / PT
				7/26/2018
WELL SITE INSPECTION CHECKPOINTS		YES	NO	NOTES
LEGIBLE WELL SIGN POSTED		N/A		
PAD HOUSEKEEPING SUFFICIENT				
PERIMETER BERM/DIKE SUFFICIENT				
FLOWLINE/PIPELINE ACCESSIBLE/CLEAN				
EVIDENCE OF LEAKS/SPILLS ON PAD/LOCATION				
WELLHEADS		YES	NO	NOTES
PRESSURE GAUGES IN WORKING CONDITION		N/A		
TUBING psi	Prod csg (psi)		Int csg (psi)	
0	0		-	
High /Low LINE SHUT IN SENSORS NEAR WELLHEAD				
LOW			HIGH	
CELLAR CONDITION SATISFACTORY				
WELLHEAD LEAKING				
HYDROGEN SULFIDE DETECTION SYSTEM				NOTES
IF YES, FILL OUT		YES	NO	
DETECTION SYSTEM REQUIRED		N/A		
ENTRY ALARMS IN WORKING CONDITION				
SENSORS IN WORKING CONDITION				
CHEMICAL ADDITIVE SYSTEM		YES	NO	NOTES
SYSTEM PRESENT		N/A		
SYSTEM LEAKING				
SECONDARY CONTAINMENT PROVIDED				
CHEMICALS ON LOCATION: 1.) ---- 2.) ----				

Notes:
No Observed Leaks, Good Housekeeping
6-5-2023: Well has been plugged and abandoned. Well cap with permit number on it was placed today and buried.

5-22-2023: Workover began 5-21 to P&A well. No issues.

3-17-2023: Site inspection completed. No issues.

1-17-2023: Site inspection completed. No issues.



Florida Department of Environmental Protection
Oil & Gas Program

Permit # 841



I inspected the above well on 6/5/2023 at 1350 hrs

Duane Daley

Signed

Form IH-1

OIL AND GAS COORDINATOR

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

I, Jean-Pierre Rasaiah (name), as Owner
 (owner/title) of Sirap: 26-4426-00-00003.0020 (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

JPR
 Signature

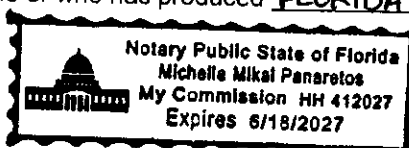
10/10/2023
 Date

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

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of OCTOBER, 2023, by Jean-Pierre Rasaiah (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVERS License (type of identification) as identification.

STAMP/SEAL



Michelle Mikal Panaretos
 Signature of Notary Public Michelle M. PANARETOS

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Jean-Pierre Rasaiah, 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 Strap: 26-4426-00-00003.002 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.

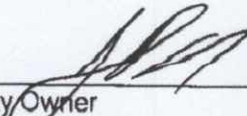
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

Jean-Pierre Rasqiah

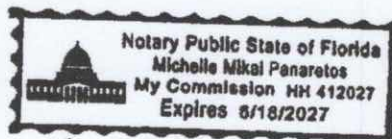
Print Name

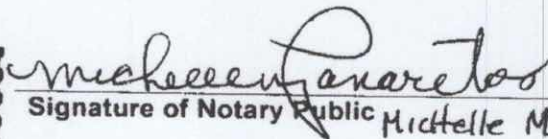
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 OCTOBER 10th 23 (date) by Jean-Pierre Rasqiah (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

Michelle M. Panaretos