

CPA2023-00010

**BSR 40**

Application for a Comprehensive Plan Amendment-Map

**Exhibit M2**

Disclosure of Interest

RECEIVED  
DEC 06 2023

COMMUNITY DEVELOPMENT

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Kevin & Annmarie Campbell + Robert D & Elaine J Gerrero, who, being first duly sworn and deposed says:

1. That they are the record owners, or a legal representative of the record owner, of the property that is located in 08-43-23-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	N/A

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

Kevin Campbell  
Signature of Property Owner

Kevin Campbell  
Print Name

[Signature]  
Signature of Property Owner

Annemarie Campbell  
Print name

[Signature]  
Signature of Property Owner

Robert D. Gerrero

[Signature]  
Signature of Property Owner

Elaine J. Gerrero

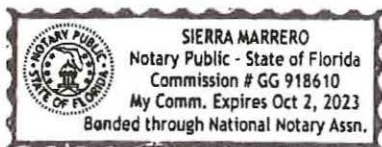
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 7/14/23 (date) by All parties above (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

STAMP/SEAL

[Signature]  
Signature of Notary Public



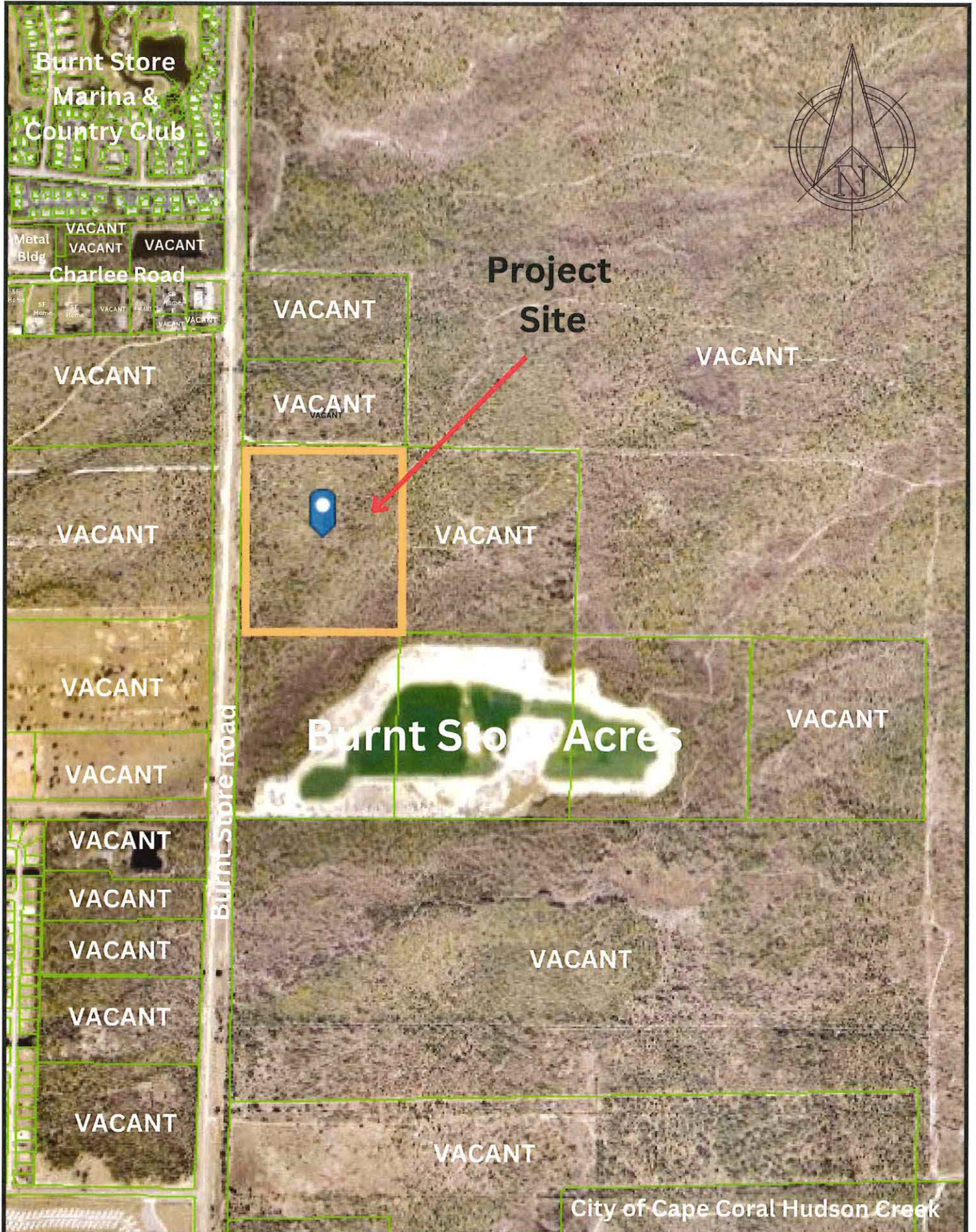
## **BSR 40**

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## **Exhibit M5**

Existing Use Map





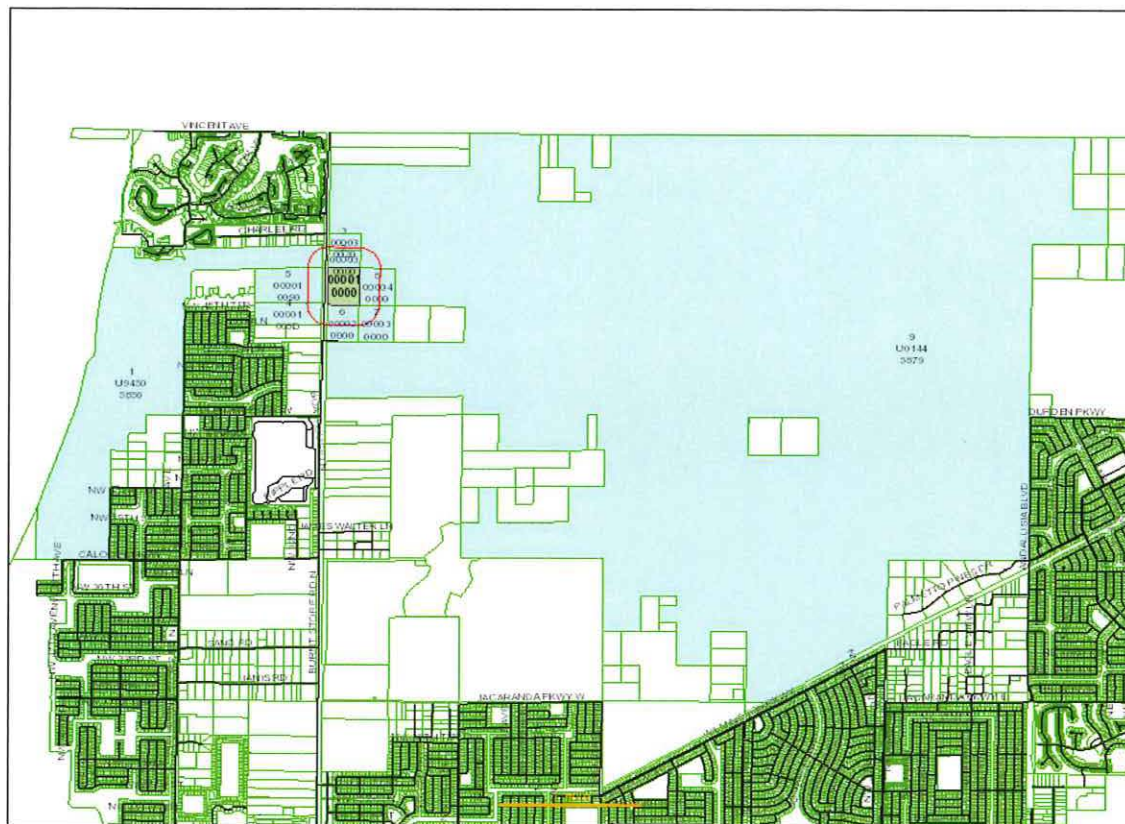


## **BSR 40**

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### **Exhibit 3**

Surrounding Property Owners List, Map  
and  
Mailing Labels



Date of Report: June 28, 2023  
 Buffer Distance: 750 feet   
 Parcels Affected: 9  
 Subject Parcel: **08-43-23-00-00001.0000**

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

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
THTF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	<b>12-43-22-C3-U9450.5856</b> CHARLOTTE HARBOR PRESERVE STATE PARK CAPE CORAL FL 33993	PRESERVE LANDS LYING WLY BURNT STORE RD + WLY NWLY CC UNIT 90	1
SVR INVESTMENTS LLC 2135 MAYFAIR WAY LOT 28 TITUSVILLE FL 32796	<b>05-43-23-00-00003.0000</b> BURNT STORE RD N CAPE CORAL FL 33993	S 1/2 OF SW 1/4 OF SW 1/4 LESS W 132 FT	2
SVR INVESTMENTS LLC 2135 MAYFAIR WAY LOT 28 TITUSVILLE FL 32796	<b>05-43-23-00-00003.0020</b> BURNT STORE RD N CAPE CORAL FL 33993	N 1/2 OF SW 1/4 OF SW 1/4 LESS W 132 FT	3
DUBOSE SHAWN R 36750 WHISPERING PINES RD NORTH FORT MYERS FL 33917	<b>07-43-23-C2-00001.008D</b> ACCESS UNDETERMINED CAPE CORAL FL 33993	N 1/2 OF S 1/2 OF N E 1/4 + S 1/8 OF N 1/2 OF NE 1/4 LESS R/W SR 765	4
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	<b>07-43-23-C2-00001.0090</b> BURNT STORE RD N CAPE CORAL FL 33993	N 1/2 OF NE 1/4 LESS N 50 FT RES FOR RD R/W + LESS STATE R/W	5
CC LAND DEVELOPMENT COMPANY 2222 SECOND ST FORT MYERS FL 33901	<b>08-43-23-00-00002.0000</b> 4751 BURNT STORE RD N CAPE CORAL FL 33993	SW 1/4 OF NW 1/4 LESS WLY 132 FT	6
CC LAND DEVELOPMENT COMPANY 2222 SECOND ST FORT MYERS FL 33901	<b>08-43-23-00-00003.0000</b> ACCESS UNDETERMINED CAPE CORAL FL 33993	SE 1/4 OF NW 1/4 OF SEC 08 TWN 43 RGE 23	7
HENRY JEWEL A & STEVEN M 16820 SANCTUARY EST DR CAPE CORAL FL 33993	<b>08-43-23-00-00004.0000</b> ACCESS UNDETERMINED CAPE CORAL FL 33993	NE 1/4 OF NW 1/4 SEC 08 DESC IN OR 1904 PG 2670	8
THTF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	<b>10-43-23-L3-U0144.5879</b> ACCESS UNDETERMINED CAPE CORAL FL 33993	YUCCA PENS LANDS LYING IN TWN 43 RGE 23	9

TIITF STATE OF FLORIDA  
DEPT OF ENVIR PROTECTION  
3900 COMMONWEALTH BLVD  
TALLAHASSEE FL 32399

SVR INVESTMENTS LLC  
2135 MAYFAIR WAY LOT 28  
TITUSVILLE FL 32796

SVR INVESTMENTS LLC  
2135 MAYFAIR WAY LOT 28  
TITUSVILLE FL 32796

DUBOSE SHAWN R  
36750 WHISPERING PINES RD  
NORTH FORT MYERS FL 33917

LEE COUNTY  
CONSERVATION 2020  
PO BOX 398  
FORT MYERS FL 33902

CC LAND DEVELOPMENT COMPANY  
2222 SECOND ST  
FORT MYERS FL 33901

CC LAND DEVELOPMENT COMPANY  
2222 SECOND ST  
FORT MYERS FL 33901

HENRY JEWEL A & STEVEN M  
16820 SANTUARY EST DR  
CAPE CORAL FL 33993

TIITF STATE OF FLORIDA  
DEPT OF ENVIR PROTECTION  
3900 COMMONWEALTH BLVD  
TALLAHASSEE FL 32399

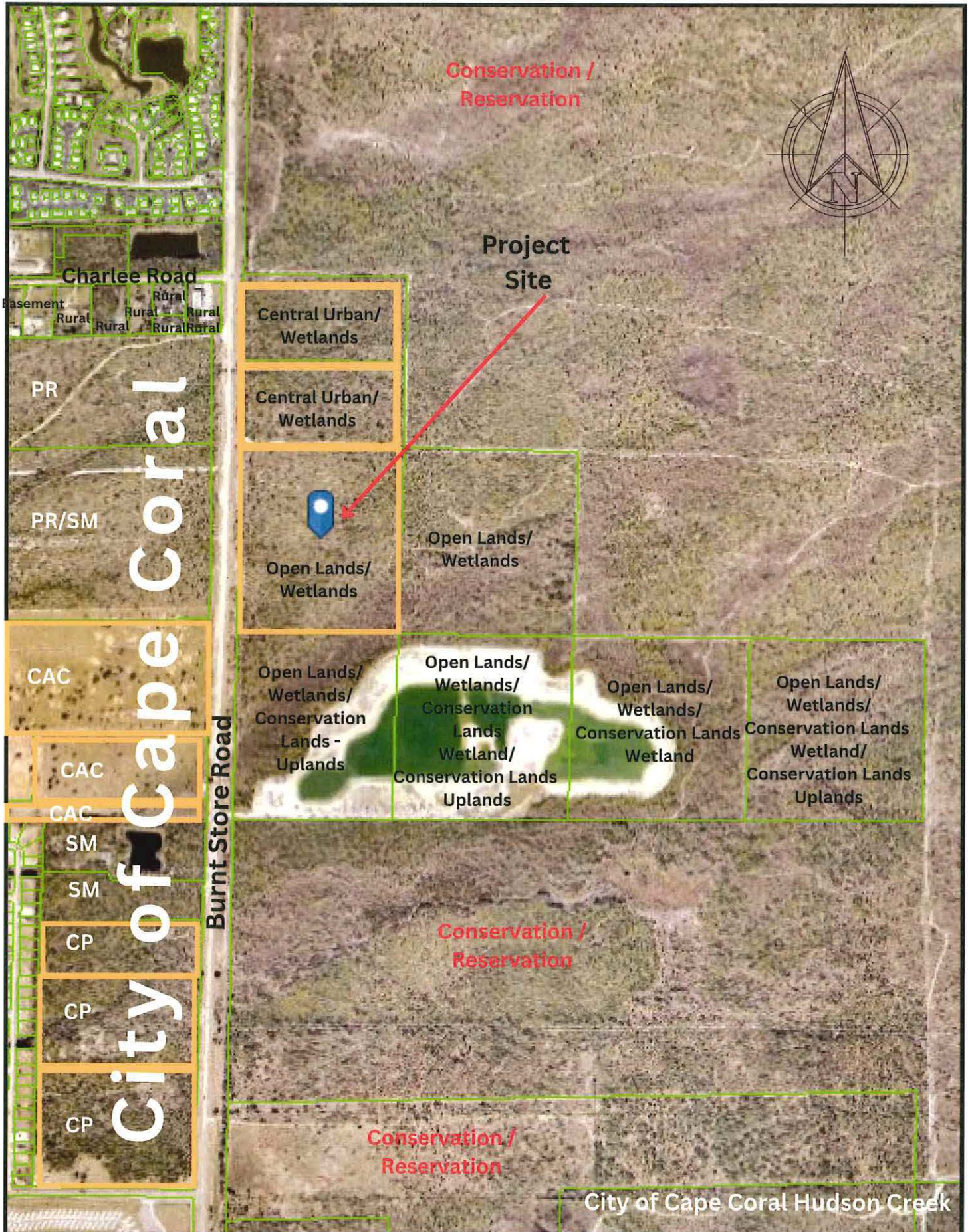
## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit 4**

Existing Future Land Use Map







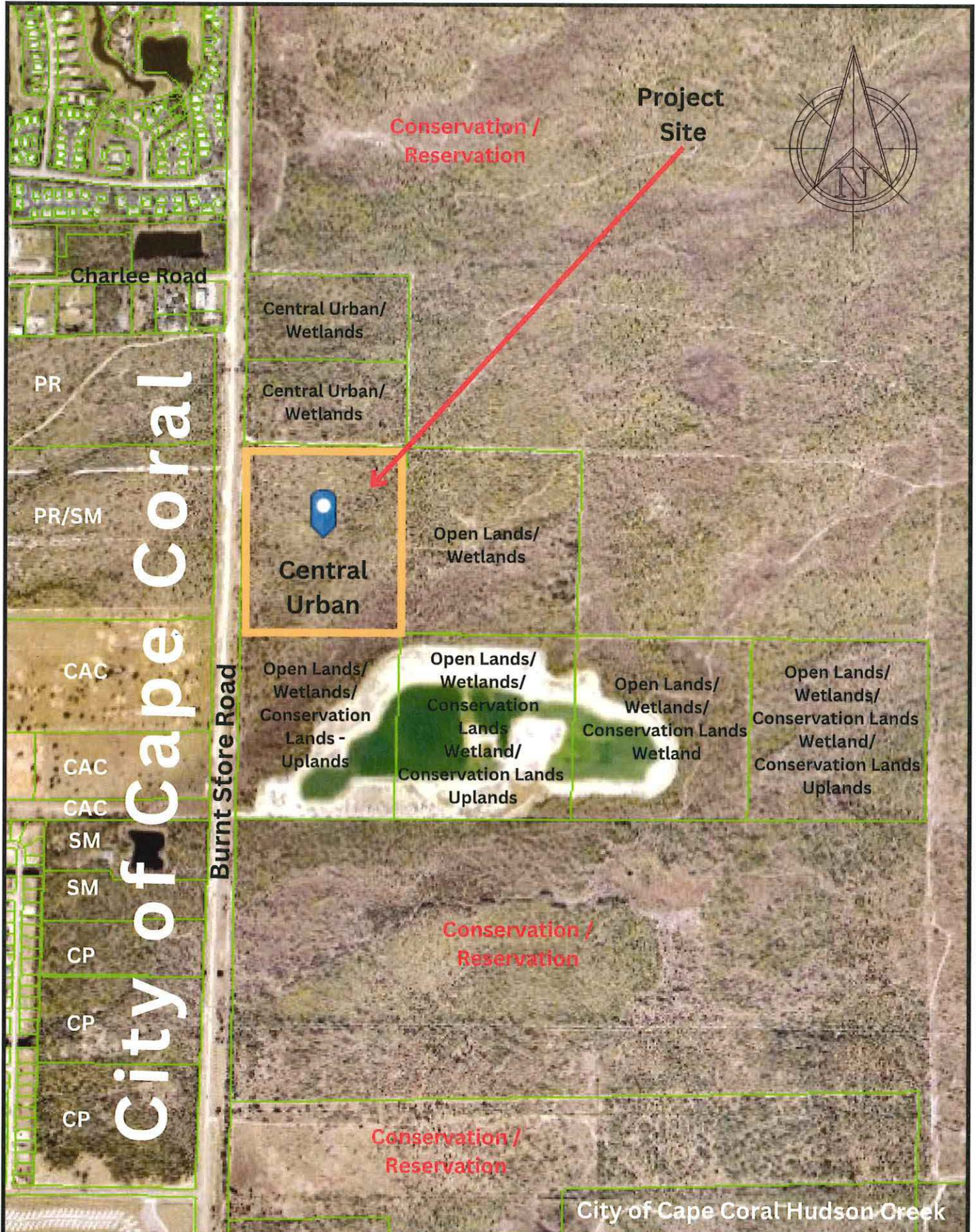
## **BSR 40**

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### **Exhibit 4A**

Existing Future Land Use Map Proposed







## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit M6**

Existing Zoning Map





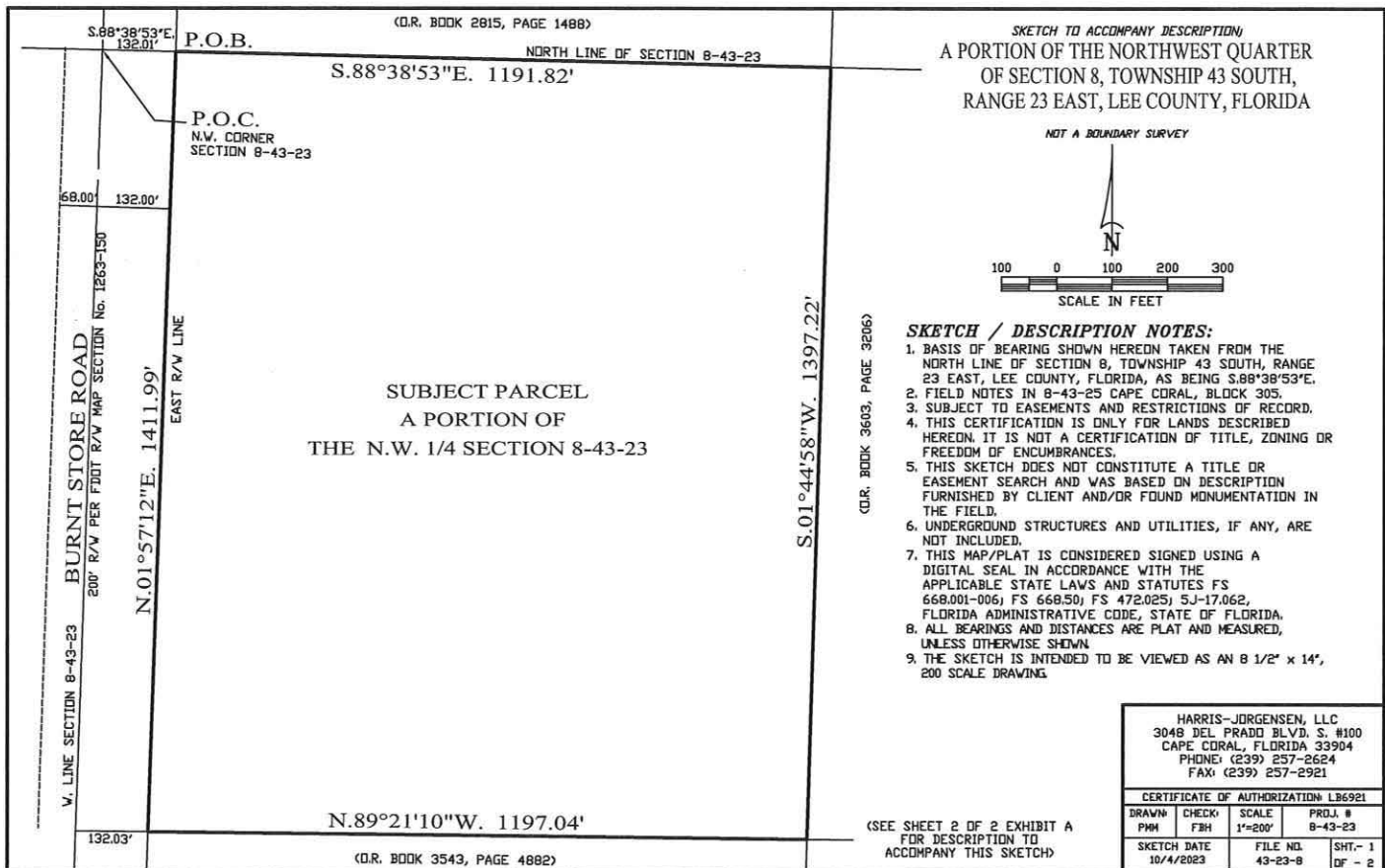


## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit M7**

Sketch and Legal Description of Subject Property



**EXHIBIT "A"***(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)**DESCRIPTION TO ACCOMPANY SKETCH***A PORTION OF THE NORTHWEST QUARTER  
OF SECTION 8, TOWNSHIP 43 SOUTH,  
RANGE 23 EAST, LEE COUNTY, FLORIDA***NOT A BOUNDARY SURVEY****DESCRIPTION:***

A PLOT OR PORTION OF LAND LYING IN THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PORTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE RUN S.88°38'53"E. ALONG THE NORTH LINE OF SAID SECTION FOR 132.01 FEET, TO THE POINT OF BEGINNING; THENCE RUN S.88°38'53"E. ALONG SAID NORTH LINE FOR 1191.82 FEET; THENCE RUN S.01°44'58"W. FOR 1397.22 FEET; THENCE RUN N.89°21'10"W. TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF BURNT STORE ROAD, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION MAP No. 1263-15, FOR 1197.04 FEET; THENCE RUN N.01°57'12"E. ALONG SAID EAST RIGHT OF WAY LINE FOR 1411.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 1,677,480.22 SQUARE FEET, OR 38.51 ACRES, MORE OR LESS.

PHILLIP M. MOULD  
PROFESSIONAL SURVEYOR AND MAPPER  
LS6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, LLC  
3048 DEL PRADO BLVD, S. #100  
CAPE CORAL, FLORIDA 33904  
PHONE: (239) 257-2624  
FAX: (239) 257-2921

DRAWN: PMM	CHECK: FBH	PROJ. # 8-43-23
SKETCH DATE: 10/4/2023	FILE NO. 43-23-8	SHT.-2 OF - 2

# **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit 8**

Quit Claim Deed

PREPARED WITHOUT TITLE  
EXAMINATION, SURVEY OR OPINION

Property Appraiser's Parcel Identification No.  
08-43-23-00-00001.0000

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made this 25<sup>th</sup> day of April, 2023, between **ANNMARIE CAMPBELL and WALLACE D. CAMPBELL**, as joint tenants in common with rights of survivorship, whose post office address is 10791 Orange River Blvd., Fort Myers, Florida 33905, party of the first part, and **KEVIN CAMPBELL and ANNMARIE CAMPBELL, Husband and Wife**, whose post office address is 10791 Orange River Blvd., Fort Myers, Florida 33905, party of the second part, and **ROBERT D. GERRERO and ELAINE J. GERRERO, Husband and Wife**, whose post office address is 3015 S.E. 22<sup>nd</sup> Place, Cape Coral, Florida 33904, party of the third part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said party of the second part and the party of the third part, and love and affection, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part and party of the third part, in the proportions set forth below, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

**An undivided two-thirds (2/3) interest** in the following described property to **KEVIN CAMPBELL and ANNMARIE CAMPBELL, Husband and Wife**, party of the second part;

and

**An undivided one-third (1/3) interest** in the following described property to **ROBERT D. GERRERO and ELAINE J. GERRERO, Husband and Wife**, party of the third part:

Northwest quarter (1/4) of the Northwest quarter (1/4) of Section 8, Township 43 South, Range 23 East, less any portion of land for road purposes.



**SUBJECT TO** Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any, and taxes for the current and subsequent years.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

This deed is given with only the stated nominal consideration and among family members and involves the assumption of no mortgage, therefore minimum state documentary stamps are affixed.

**The property described herein is not and has never been the homestead of the grantors, nor is it contiguous to the homestead of the grantors.**

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

Debra L. Hardwick  
DEBRA L. HARDWICK

Zoe Kaiser  
ZOE KAISER

By: Annmarie Campbell  
ANNMARIE CAMPBELL

By: Wallace D. Campbell  
WALLACE D. CAMPBELL

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF LEE         )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of April, 2023, by ANNMARIE CAMPBELL and WALLACE D. CAMPBELL, who are personally known to me or who has produced \_\_\_\_\_ as identification.



*Nancy R. Viecele*

NANCY R. VIECELE  
Notary Public - State of Florida  
My Commission No. HH 367202  
My Commission Expires: 03/31/2027

PREPARED BY/RETURN TO:

Andre J. Patrone, Esq.  
PATRONE, KEMP, BENTLEY & MACE, P.A.  
8695 College Parkway, Suite 202  
Fort Myers, Florida 33907

SEND TAX BILL TO:

Kevin Campbell and Annmarie Campbell  
10791 Orange River Blvd.  
Fort Myers, Florida 33905

PREPARED WITHOUT TITLE  
EXAMINATION, SURVEY OR OPINION

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Debra L. Hardwick  
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Zoe Kaiser  
ZOE KAISER

By: Ann Marie Campbell  
ANNMARIE CAMPBELL

By: Wallace D. Campbell  
WALLACE D. CAMPBELL



STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF LEE        )

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*Nancy R. Viecele*  
\_\_\_\_\_  
NANCY R. VIECELE  
Notary Public - State of Florida  
My Commission No. HH 367202  
My Commission Expires: 03/31/2027

PREPARED BY/RETURN TO:

Andre J. Patrone, Esq.  
PATRONE, KEMP, BENTLEY & MACE, P.A.  
8695 College Parkway, Suite 202  
Fort Myers, Florida 33907

SEND TAX BILL TO:

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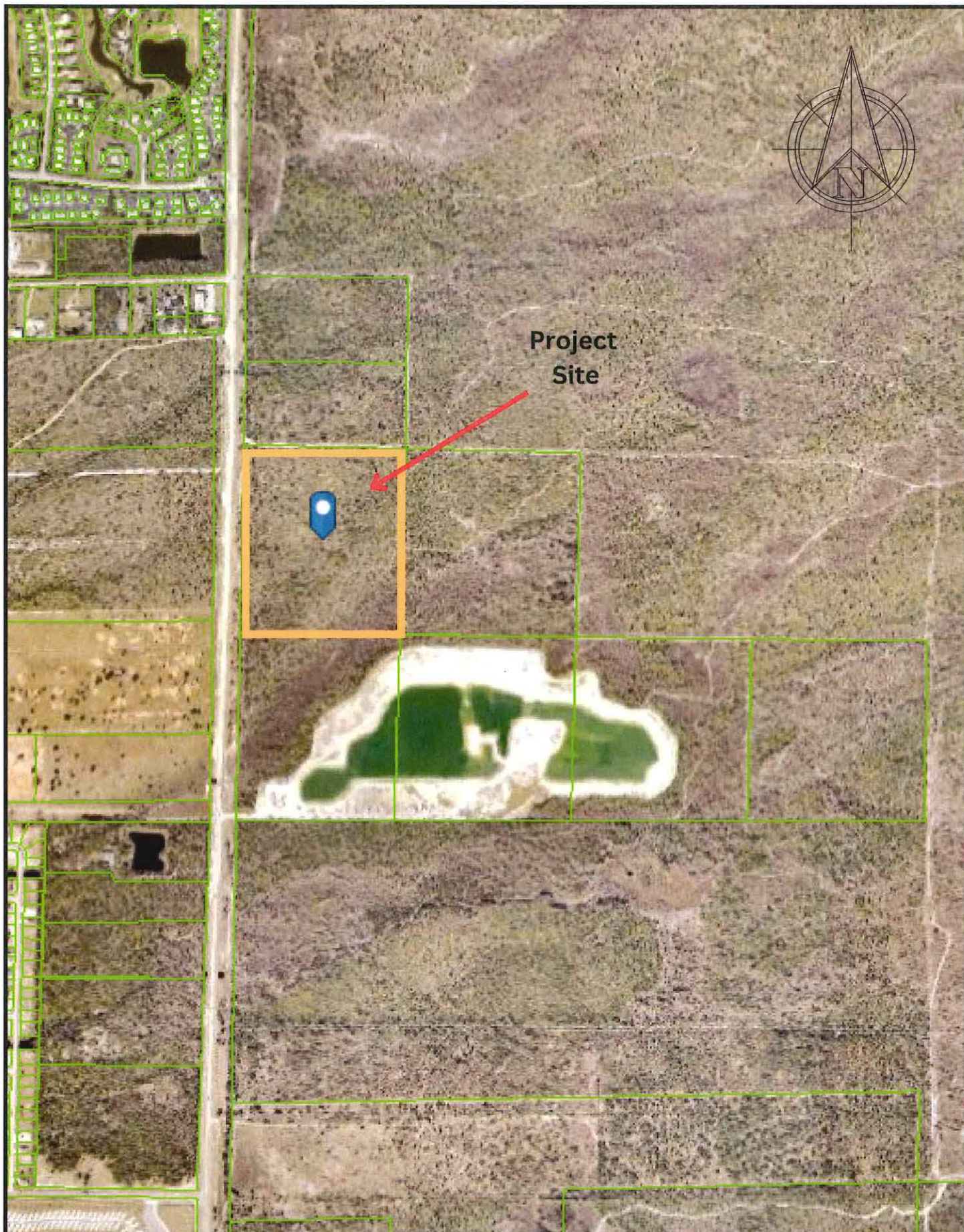
## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit M9**

Aerial Map Showing the Subject Property and  
Surrounding Properties







## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit M12**

Lee Plan Analysis

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Lee Plan Analysis

The proposed development is consistent with the Lee Plan, specifically these objectives and policies.

Burnt Store Planning Community - This Community is in the northwest corner of the mainland of unincorporated Lee County. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers, and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020."

***We believe that parcels on both sides of Burnt Store Road north of Durden Parkway, whether in the City of Cape Coral or within the jurisdiction of Lee County, will be develop with similar densities and intensities to other parcels within the City of Cape Coral to the south and west and Charlotte County, and the City of Punta Gorda to the north, expanding the Urban Core of the City of Cape Coral to reach the Charlotte County line. This area will offer commercial services not currently available in either of the two other judications within this area.***

#### Future Land Use Element

POLICY 1.1.3: The Central Urban Future Land Use Category can best be characterized as the "urban core" of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate.

***Mixed-use developments are a desired use within the Central Urban Future Land Use classification. Burnt Store Road in this area of Lee County is planned to support a variety of commercial uses as well as many residential options. The subject parcel should be included in this core area and be utilized to provide jobs, grow businesses, and expand the residential options (by providing Multi-family units) within an area planned for future growth.***

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's Horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial, or industrial uses contained in Table 1(b) to be exceeded.

***The Allocation Table provides for commercial and industrial acreage within the Burnt Store Community. The subject parcel will develop a Mixed-Use project, providing the commercial and industrial uses envisioned and also providing multi-family residential units that are currently not available in this area of Lee County.***

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.

***The Burnt Store area will be the new growth area within Lee County within the next five years. The Burnt Store roadway improvements that are being planned will continue to expand and improve Burnt Store Road from Pine Island Road to US 41 connecting Cape Coral to Charlotte County. These right-of-way improvements along with the availability of utilities will provide the adequate public facilities needed to develop the parcel. Utility services are in place to provide water, sewer and reuse water to the sit through an interlocal agreement between Charlotte County and Lee County.***

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).

***The development of the subject parcel will consist of a mixture of uses, commercial including office and retail as well as flex space and multi-family residential.***

#### Transportation Element

POLICY 39.1.3: Through the plan amendment and zoning process, the County will direct high intensity land uses to land proximate to existing and future transit corridors identified on the Transportation Map Series, MPO Long Range Transportation Plan, and TDP.

***The Burnt Store roadway improvements planned to expand and improve Burnt Store Road from Pine Island Road to US 41 connecting Cape Coral to Charlotte County will provide the adequate public facilities needed to develop this parcel for direct access to Burnt Store Road. This Comprehensive Plan Map Amendment will establish a future high intensity area for this section of Lee County.***

#### Community Facilities Services Element

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development. (Ordinance No. 00- 22).

***The development of the site will be required to pay for the cost of providing potable water within the site.***

POLICY 57.1.4: Continue to require that all development will pay the appropriate fees and connect to a reuse water system if such system is near or adjacent to the development and has sufficient surplus to supply the development.

***This site has access to reuse water from Charlotte County through an interlocal agreement between Lee County and Charlotte County.***



POLICY 57.1.5: Continue to encourage the developer driven expansion of infrastructure to provide reuse water service when sufficient supply is available.

***This site will extend reuse water service to serve the proposed development.***

POLICY 65.1.4: Refer requests for rezonings and development reviews to independent fire districts for comments and recommendations.

***The site is served by the Cape Coral Fire Department. A Letter of Availability has been provided.***

#### Park and Recreational Element

OBJECTIVE 77.1: Development regulations will continue to require that new residential developments provide sufficient open space to meet the needs of their residents.

***This development will be required to provide 30% open space within the residential and commercial sections of this development.***

POLICY 77.3.1: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged.

***The development of this site will comply with this policy.***

#### Housing Element

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.

***Currently, there are no multi-family housing projects within this area of Lee County and Cape Coral. Approving a Land Use classification that permits multi-family residential in this area of Lee County will comply with this policy.***

#### Historic Preservation Element

POLICY 141.1.2: Require all applications for development review to identify the location and status of historic resources (including archaeological sites). The Lee County Historic and Architectural Survey and the Archaeological Site Inventory and Zone Management Plan will serve as data bases. The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate or perform other duties as specified in the Historic Preservation Ordinance.

***Even though there are no historic resources noted on this site, the development of the site will comply with all policies and procedures if any archaeological items are discovered during construction.***

Economic Element

POLICY 158.3.5: Lee County will ensure that adequate land is allocated in this Plan to meet future commercial, industrial, agricultural, residential, and recreational needs.

***This amendment will allocate for future commercial uses within this area of Lee County, where the growth is occurring.***

OBJECTIVE 158.4: Lee County, in coordination with the Horizon Council and other appropriate entities, will maintain programs which are designed to encourage the retention and expansion of the County's existing economic base.

***This amendment will allow for the expansion of some existing businesses and provide space to encourage new commercial uses.***

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit 13**

Environmental Impact Analysis

Protected Species Survey and Florida Bonneted Bat

Roost Survey

Environmental Assessment

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Environmental Impact Analysis

##### Conservation and Coastal Management Element

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

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

***The future development of this site will require Lee County Development Order approval and approval of a South Florida Water Management District Environmental Resource Permit. The Lee County Development Order review process will verify that the proposed development is consistent with Lee Plan Policies 125.1.2 and 126.1.4. The South Florida Water Management District Environmental Resource application will ensure that the stormwater drainage system is designed to meet the standards required at the time of development.***

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

***This development will comply with the surface water quality standards as required by the South Florida Water Management District and Lee County at the time of Development Order approval.***

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

***This development will comply with the surface water quality standards as required by the South Florida Water Management District and Lee County at the time of Development Order approval.***

GOAL 126: WATER RESOURCES. Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability. (Ordinance No. 94-30, 18-28)

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

**The future development of this property will require Lee County Development Order approval and South Florida Water Management District Environmental Resource Permit approval.**



## **BSR 40**

Section 8, Township 43 South, Range 23 East  
Lee County, Florida

### **Protected Species Survey & Florida Bonneted Bat Roost Survey**

**June 2023**

Prepared for:

**Kevin Campbell  
10791 Orange River Blvd  
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Prepared by:



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

## INTRODUCTION

The 39.43± acre project is located within a portion of Section 8, Township 43 South, Range 23 East, Lee County, Florida (Figure 1). The parcel is bordered to the north, east, and south by undeveloped land. Burnt Store Road N borders the parcel to the west.

## SITE CONDITIONS

The majority of the sites pine flatwoods forest with hydric pine flatwoods in the southeast and southwest corners (Figure 2).

## VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2023 digital 1" = 250' scale aerial photography. The boundary was obtained from Lee County Property Appraiser and inserted in the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The attached map depicts the approximate location and configuration of these vegetation associations (Figure 2) and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
411E	Pine Flatwoods, Invaded by Exotics (5 – 9%)	35.75
625E2*	Hydric Pine Flatwoods, Invaded by Exotics (26 – 50%)	3.68
Total		39.43

\*Potential Jurisdictional Wetlands

### FLUCCS Code 411E, Pine Flatwoods Invaded by Exotics (5-9%)

This upland area consists of slash pine (*Pinus elliottii*), runner oak (*Quercus pumila*), wiregrass (*Aristida beyrichiana*), wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), tarflower (*Befaria racemosa*), pawpaw (*Asimina* sp.), downy rose myrtle (*Rhodomyrtus tomentosa*), Florida tickseed (*Coreopsis floridiana*), dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), buckthorn (*Sideroxylon* sp.), gopher apple (*Licania michauxii*), penny royal (*Piloblephis rigida*), rabbit tobacco (*Pseudognaphalium obtusifolium*), and smutgrass (*Sporobolus indicus*).

### FLUCCS Code 625E2, Hydric Pine Flatwoods, Invaded by Exotics (26 – 50%)

These hydric pine flatwood areas consist of slash pine, marsh-pink (*Sabatia* sp.), hatpins (*Syngonanthus flavidulus*), yellow-eyed grass (*Xyris* sp.), panicum (*Panicum* sp.), St. John's wort (*Hypericum* sp.), stinkweed (*Pluchea* sp.), pineland heliotrope (*Heliotropium*



*polyphyllum*), melaleuca (*Melaleuca quinquenervia*), buckthorn, wax myrtle, and downy rose myrtle.

## **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 250' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The protected species survey was conducted on June 13, 2023. During the survey the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 39.43± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2022) was conducted to determine the known occurrence of listed species in the project area.

### **Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method**

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species

was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on June 13, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
411	80	Gopher Frog ( <i>Rana areolata</i> )*		√
		Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> )		√
		Gopher Tortoise ( <i>Gopherus polyphemus</i> )	√	
		Red-cockaded Woodpecker ( <i>Picoides borealis</i> )		√
		Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )		√
		Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> )		√
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )*		√
		Florida Panther ( <i>Felis concolor coryi</i> )		√
		Beautiful Pawpaw ( <i>Deeringothamnus pulchellus</i> )		√
		Fakahatchee Burmannia ( <i>Burmannia flava</i> )		√
		Florida Coontie ( <i>Zamia floridana</i> )		√
		Satinleaf ( <i>Chrysophyllum olivaeforme</i> )		√
625	80	Gopher Frog ( <i>Rana areolata</i> )*		√
		Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> )		√
		Arctic Peregrine Falcon ( <i>Falco peregrinus tundrius</i> )*		√
		Little Blue Heron ( <i>Egretta caerulea</i> )		√
		Red-cockaded Woodpecker ( <i>Picoides borealis</i> )		√
		Snowy Egret ( <i>Egretta thula</i> )*		√
		Tricolored Heron ( <i>Egretta tricolor</i> )		√
		Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> )		√
		Everglades Mink ( <i>Mustela vison evergladensis</i> )		√
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )*		√
		Florida Panther ( <i>Felis concolor coryi</i> )		√

\* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.



## **SURVEY RESULTS**

### **Florida Bonneted Bat**

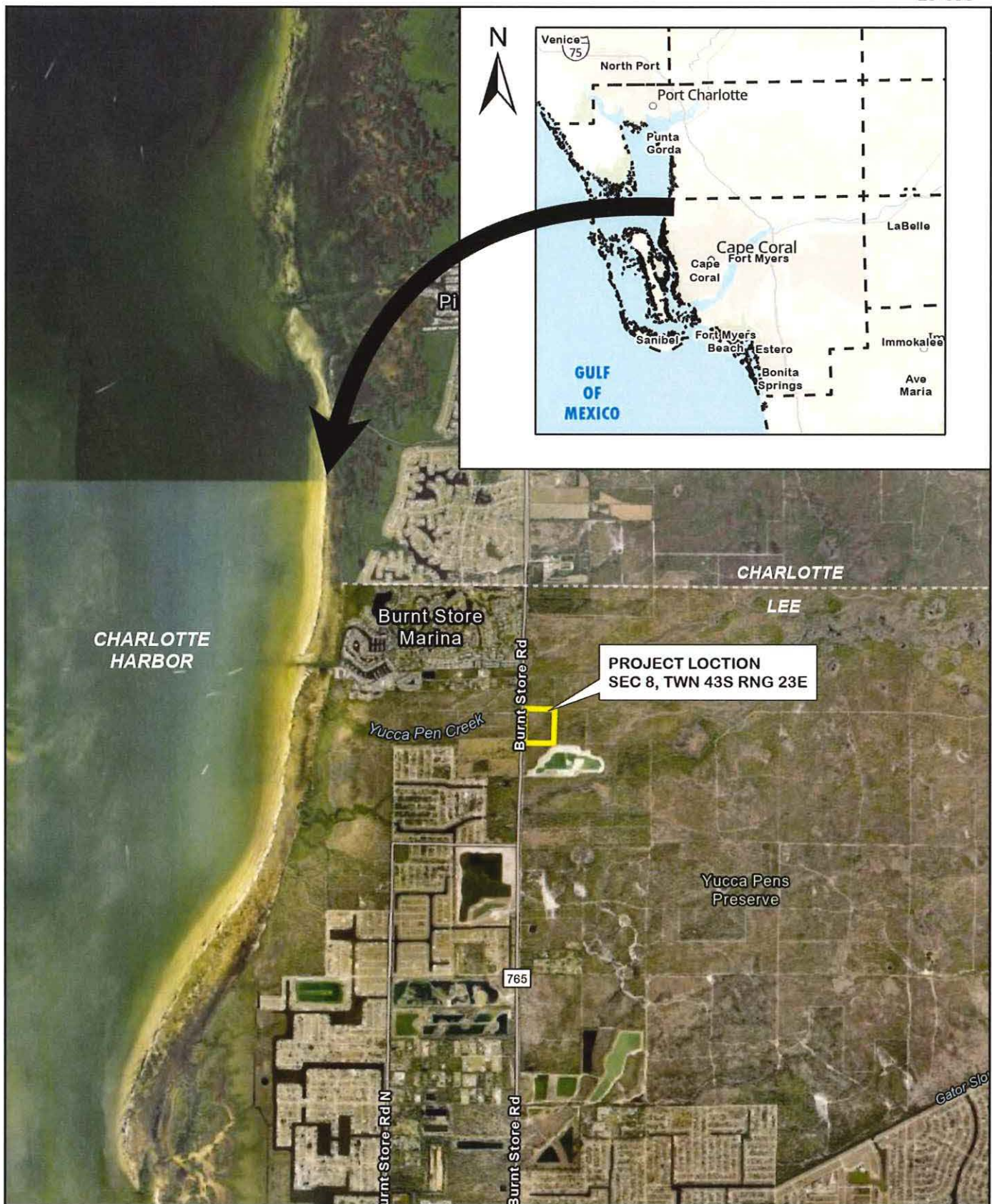
Four (4) snags containing potential Florida bonneted bat cavity entrances were found in the pine flatwoods (FLUCCS Code 411E) and hydric pine flatwoods (FLUCCS Code 625E2) communities of the site. These trees consist of dead pine trees (snags) in advanced stages of decay. Many of the potential cavities are very shallow and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

### **Gopher Tortoise**

Six (6) potentially occupied gopher tortoise burrows were found in the pine flatwoods (FLUCCS Code 411E) community of the site.

### **Other Listed Species**

No other species (or their signs) listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database (updated in June 2022) revealed no additional known protected species within or immediately adjacent to the project limits.

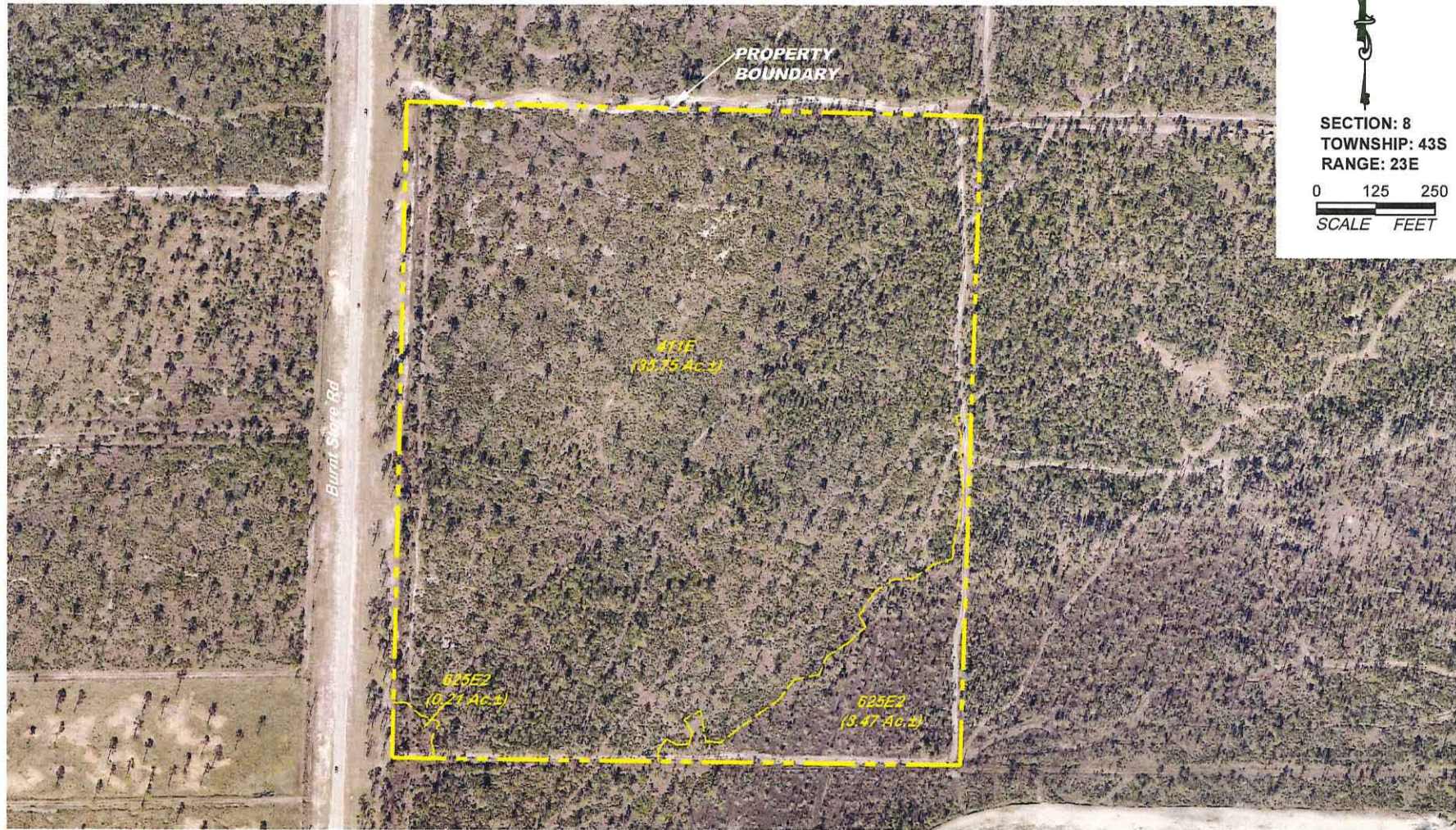


**Figure 1. Project Location Map**

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CONSULTING, LLC.**  
FORT MYERS 239-994-9007



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## Notes:

1. Property boundary was obtained from Lee County Property Appraisers Website
2. Mapping is based on photo interpretation of 2023 aerial photography and ground truthing in June 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS Description	Acreage
411E Pine Flatwoods Invaded by Exotics (5-9%)	35.75 Ac.±
625E2* Hydric Pine Flatwoods Invaded by Exotics (26-50%)	3.68 Ac.±
<b>Total</b>	<b>39.43 Ac.±</b>
* Potential SFWMD Jurisdictional Wetlands	

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**Figure 2. Vegetation Map**

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- Approximate Pedestrian Survey Transects
- ⊗ Potential FBB Cavity Snag (4)
- Potentially Occupied Gopher Tortoise Burrow (6)

## Notes:

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* Potential SFWMD Jurisdictional Wetlands	

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Figure 3. Protected Species Survey Map

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FORT MYERS 239-984-9007

# **BSR 40**

## **Environmental Assessment**

Section 08, Township 43 South, Range 23 East  
Lee County, Florida

**June 2023**

Prepared for:

**Kevin Campbell**  
**10791 Orange River Blvd**  
**Fort Myers, Florida 33905**

Prepared by:



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## Introduction

The 39.43± acre Burnt Store Road property consists of Strap Number 08-43-23-00-00001.0000. The property is located within a portion of Section 5, Township 43 South, Range 23 East, Lee County, Florida (Exhibit A).

Based on a review of historic aerial photography, the property has been undeveloped.

The proposed mixed use zoning would consist of commercial development along Burnt Store Road and multi-family units located to the rear or eastern portion of the site. None of the wetlands onsite will be impacted.

The analysis below addresses the character of the proposed project for commercial and residential use in light of the proposed enhancement and preservation onsite.

## Existing Vegetative Communities

The predominant upland and wetland vegetation associations were mapped in the field on 2023 digital color 1" = 250' scale aerial photography. The property boundary was obtained from Lee County Property Appraiser and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
411E	Pine Flatwoods, Invaded by Exotics (5 – 9%)	35.75
625E2*	Hydric Pine Flatwoods, Invaded by Exotics (26 – 50%)	3.68
<b>Upland Subtotal</b>		<b>35.75</b>
<b>Wetland Subtotal</b>		<b>3.68</b>
<b>Surface Waters</b>		<b>0.00</b>
<b>Other Surface Waters Subtotal</b>		<b>0.00</b>
<b>Total</b>		<b>39.43</b>

\* Potential Jurisdictional Wetland

## Surrounding Land

The land to the north, south, east, and southeast is all privately owned. The land in the northwest and northeast is state owned. The parcel to the west of the subject property is owned by the county and is part of Lee Conservation 2020. See Exhibit C for the Surrounding Land Map.



## Soils

**26. Pineda Fine Sand** – This is a nearly level poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. Included with this soil in mapping are small areas of Wabasso, Valkaria, Felda, Hallendale, Boca, and Malabar soils. Also included are small areas of Pineda soils that are in higher positions on the landscape. Small areas of Pineda, depressional soils are also included. Some area of this soils are underlain by limestone or shell fragments at a depth of 60 inches or more. In a few places, a thin layer of very friable calcareous material is at a depth of 10 to 30 inches, and in other places a thin dark brown or black layer occurs at the base of the subsurface layer. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity is very low in the surface and subsurface layers and in the upper, sandy part of the subsoil and medium in the lower, loamy part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers of the upper, sandy part of the subsoil and slow or very slow in the lower, loamy part of the subsoil. Natural vegetation consists of pineland threeawn, panicums, sedges, maidencane, wax myrtle, South Florida slash pine, and scattered clumps of saw palmetto. This soil has poor suitability for cultivated crops because of wetness.

**35. Wabasso Sand** - This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is light gray with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish-brown mottles. The lower 26 inches is light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches *or more*. Included with this soil in mapping are small areas of Boca, EauGallie, Hallendale, Felda, Myakka, and Oldsmar soils. Also included are soils, similar to this Wabasso soil, with a surface layer that is *more* than 8 inches thick. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods. The available

water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, cabbage palm, and bluestem. This soil is poorly suited to cultivated crops because of wetness.

Please see Exhibit D for the Soils Map.

### FEMA Flood Narrative

The parcel is not located within a Fema Flood Zone, Flood Zone X on Map Number 12071C0070F.(Exhibit E).

### Wetlands

The property contains areas in the southeast and southwest of the property that meet the criteria to be South Florida Water Management District (SFWMD) jurisdictional wetlands. Areas mapped as FLUCCS Code 625E2 (3.68± acres) are likely to be claimed as jurisdictional wetland by the SFWMD (Exhibit F). The SFWMD jurisdictional wetlands onsite will not be impacted.

### Potential Listed Species

The property has been evaluated for the potential presence of listed species. A review of the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence database (updated June 2022) shows that there are no known state or federally listed species in the project area (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
411	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> )	FT, ST
	Gopher Tortoise ( <i>Gopherus polyphemus</i> )	ST
	Red-cockaded Woodpecker ( <i>Picoides borealis</i> )	FE, SE
	Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )	ST
	Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> )	ST
	Florida Panther ( <i>Felis concolor coryi</i> )	FE,SE
	Beautiful Pawpaw ( <i>Deeringothamnus pulchellus</i> )	FE,SE
	Fakahatchee Burmannia ( <i>Burmannia flava</i> )	SE
	Florida Coontie ( <i>Zamia floridana</i> )	NA
	Satinleaf ( <i>Chrysophyllum olivaeforme</i> )	NA



FLUCCS CODE	Species Name	Status
510	American Alligator ( <i>Alligator mississippiensis</i> )	FT,ST
	Little Blue Heron ( <i>Egretta caerulea</i> )	ST
	Reddish Egret ( <i>Egretta rufescens</i> )	ST
	Roseate Spoonbill ( <i>Ajaia ajaja</i> )	ST
	Tricolored Heron ( <i>Egretta tricolor</i> )	ST
	Everglades Mink ( <i>Mustela vison evergladensis</i> )	ST
617	Little Blue Heron ( <i>Egretta caerulea</i> )	ST
	Tricolored Heron ( <i>Egretta tricolor</i> )	ST
	Florida Panther ( <i>Felis concolor coryi</i> )	FE,SE

ST – State designated Threatened  
SE – State designated Endangered  
FT – Federally designated Threatened  
FE – Federally designated Endangered

Nesting habitat for the bald eagle does occur within the property but there are no nests onsite. The closest bald eagle nest (LE-009 last active 2015 - 2016) is located approximately 1700' northeast of the property. The property is outside of the 660' bald eagle nest protection zone. Please see Exhibit G.

According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Mycteria americana*) is listed as threatened by both the FWC and the FWS. No wood storks have been observed onsite. Colony locations provided by FWS show one colony within a 15 mile radius of the property, 13.5 miles southeast.

The property is not located within a primary or secondary zone of the 2007 Florida Panther Focus Area and is not within the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There are no telemetry points on or near the subject property.

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and the FWC. The FWS established a Consultation Area for this species in its October 22, 2019 letter to the COE. This letter also establishes survey protocols for determining both potential roosting and foraging activities on proposed development sites and potential Best Management Practices (BMP) to lessen the potential impacts of development on the species. The property is located within the Consultation Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Florida bonneted bats forage in a variety of upland, wetland, and open water habitats preferring open areas.

Four (4) potential Florida bonneted bat cavity snags were observed during a Protected Species Survey conducted June 2023. These trees consist of dead pine trees (snags) in advanced stages of decay. Many of the potential cavities are very shallow and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags)



was observed. No live trees with cavities or artificial structures were observed on-site.

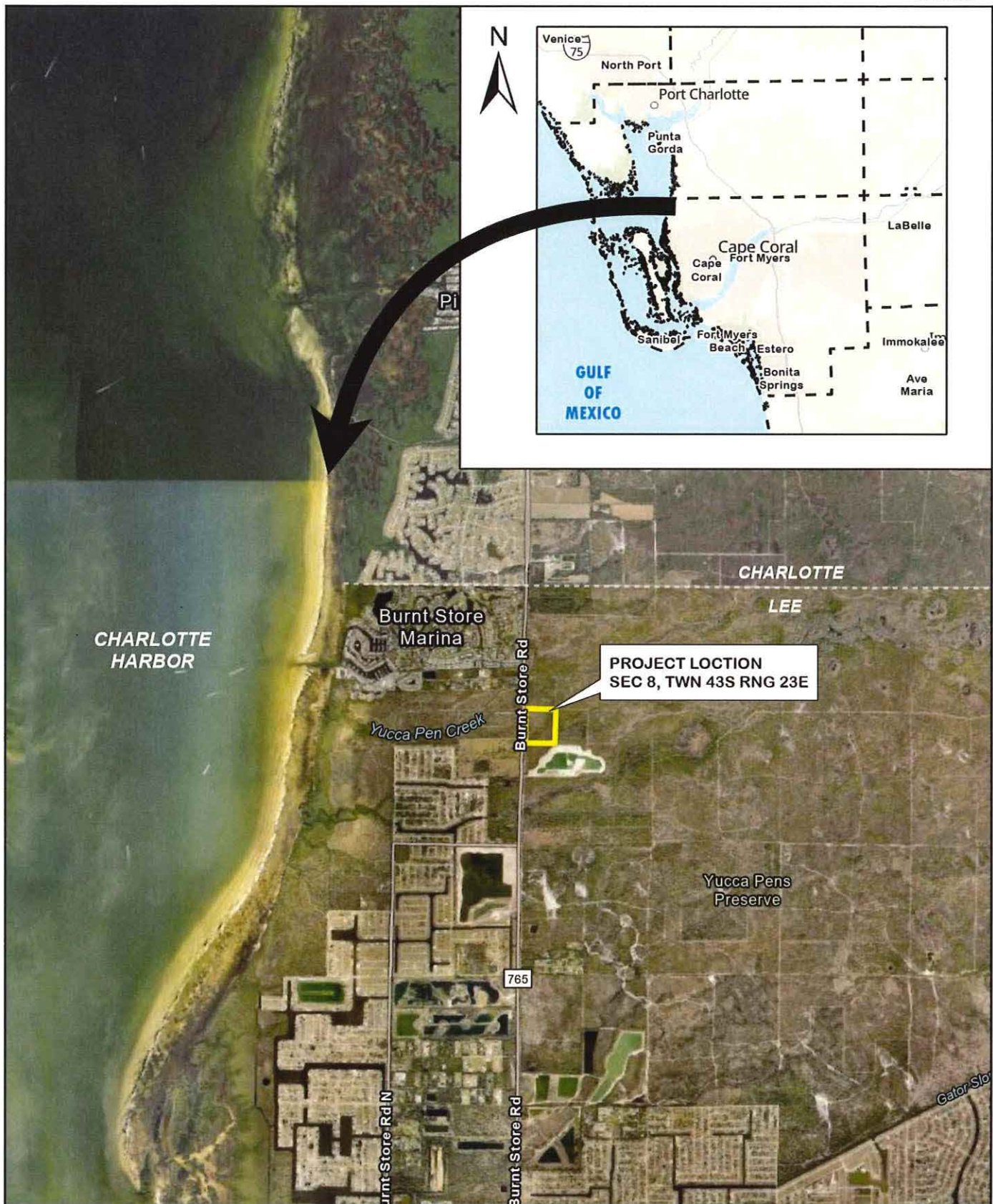
Seven (7) potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed in the pine flatwoods (FLUCCS 411E) on subject property during a Protected Species Survey conducted in June 2023. The gopher tortoise is listed as threatened by the FWC but not listed by the FWS. It is likely that gopher tortoise burrows are scattered throughout the pine flatwoods on this site. A permit from the FWC will be required if gopher tortoise burrows are found to be located within or immediately adjacent (25 feet or less) to proposed development areas that result in earthwork, mechanical land clearing, or other activities that could collapse the burrow.

Given the habitats on-site and the presence of gopher tortoise burrows, the eastern indigo snake (*Drymarchon corais couperi*) may also be present on the property. The eastern indigo snake is listed as threatened by the FWC and FWS. The FWS uses a model that focuses on the size of contiguous potential habitat (both on and off the site) as well as the habitat types and proximity to reported eastern indigo snake sightings to determine if they believe this species is likely to be present on-site. FWS's standard protection measures for the eastern indigo snake (educational materials, letting a snake move out of harm's way if seen, etc.) are typically sufficient to address any potential impacts to the eastern indigo snake.

According to the FWC listed species occurrence database the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered by both the FWC and the FWS.

# **Exhibit A**

## **Location Map**



**Project Location Map**

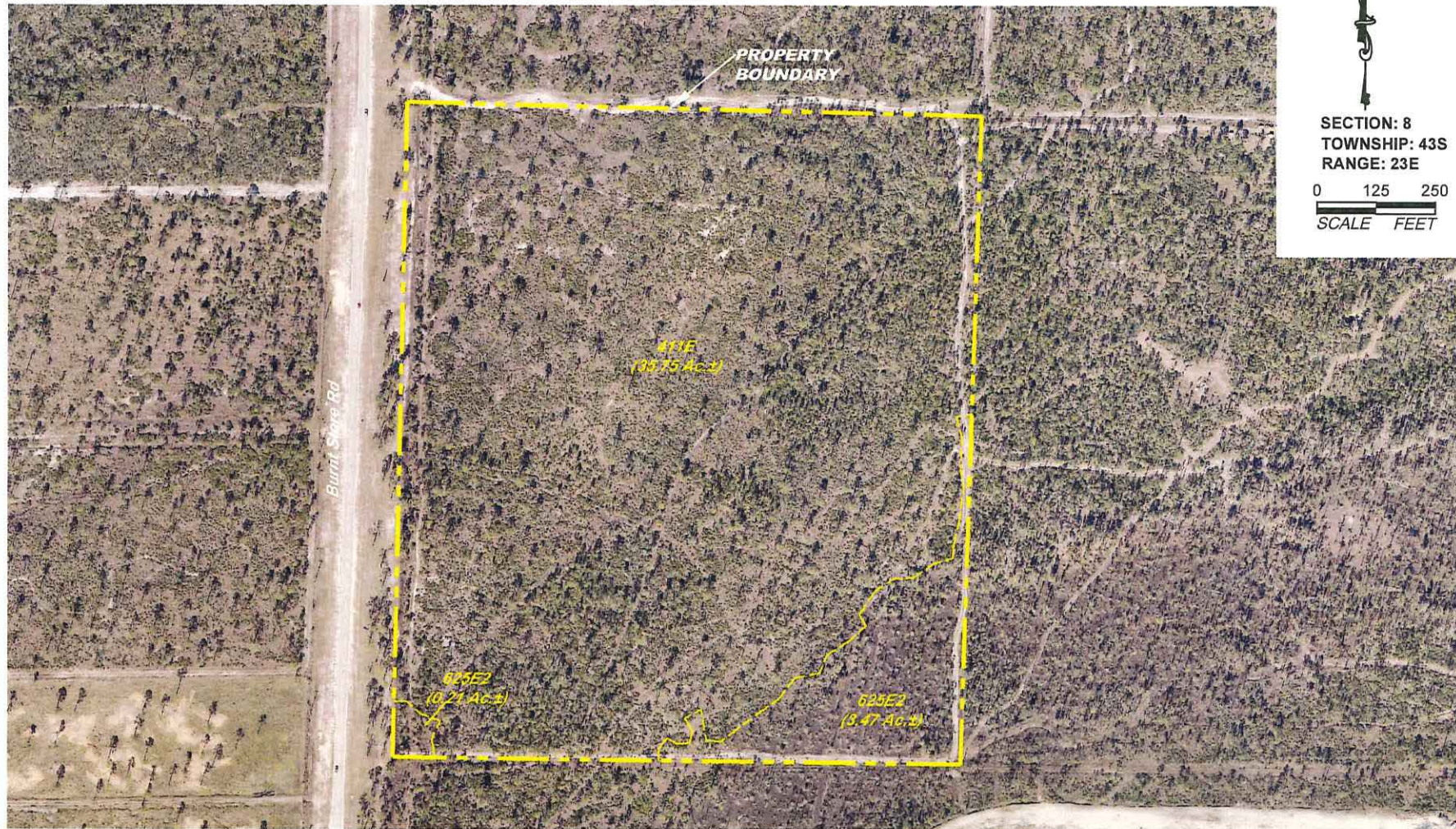
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FORT MYERS 239-994-9007



**Exhibit B**  
**Vegetation Map**



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## Notes:

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* Potential SFWMD Jurisdictional Wetlands	

23-033

**Vegetation Map**

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**Exhibit C**

**Surrounding Land Map**



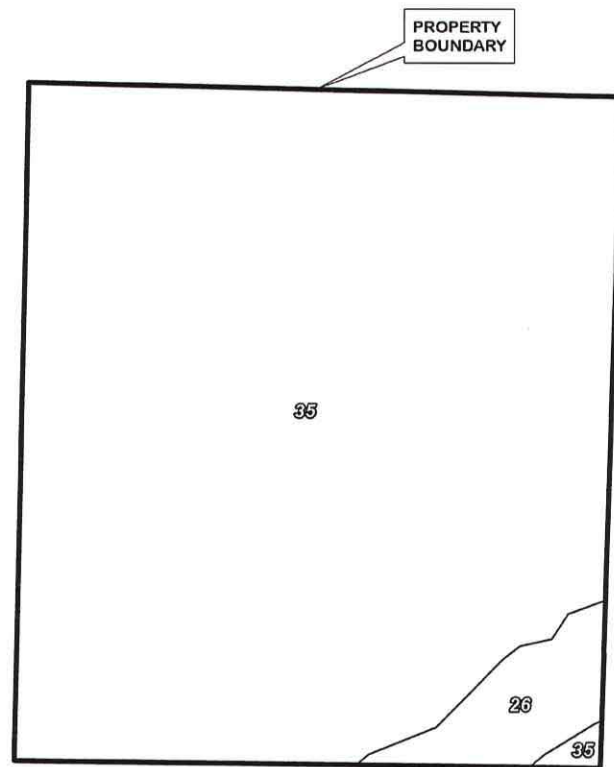
**Surrounding Lands Map**

**BSR 40**

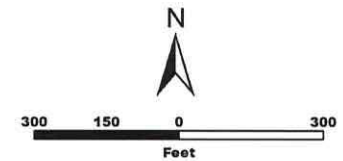
**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-994-9007



**Exhibit D**  
**Soils Map**



Soil Legend	
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
35	Wabasso sand, 0 to 2 percent slopes



**Soils Map**

**BSR 40**

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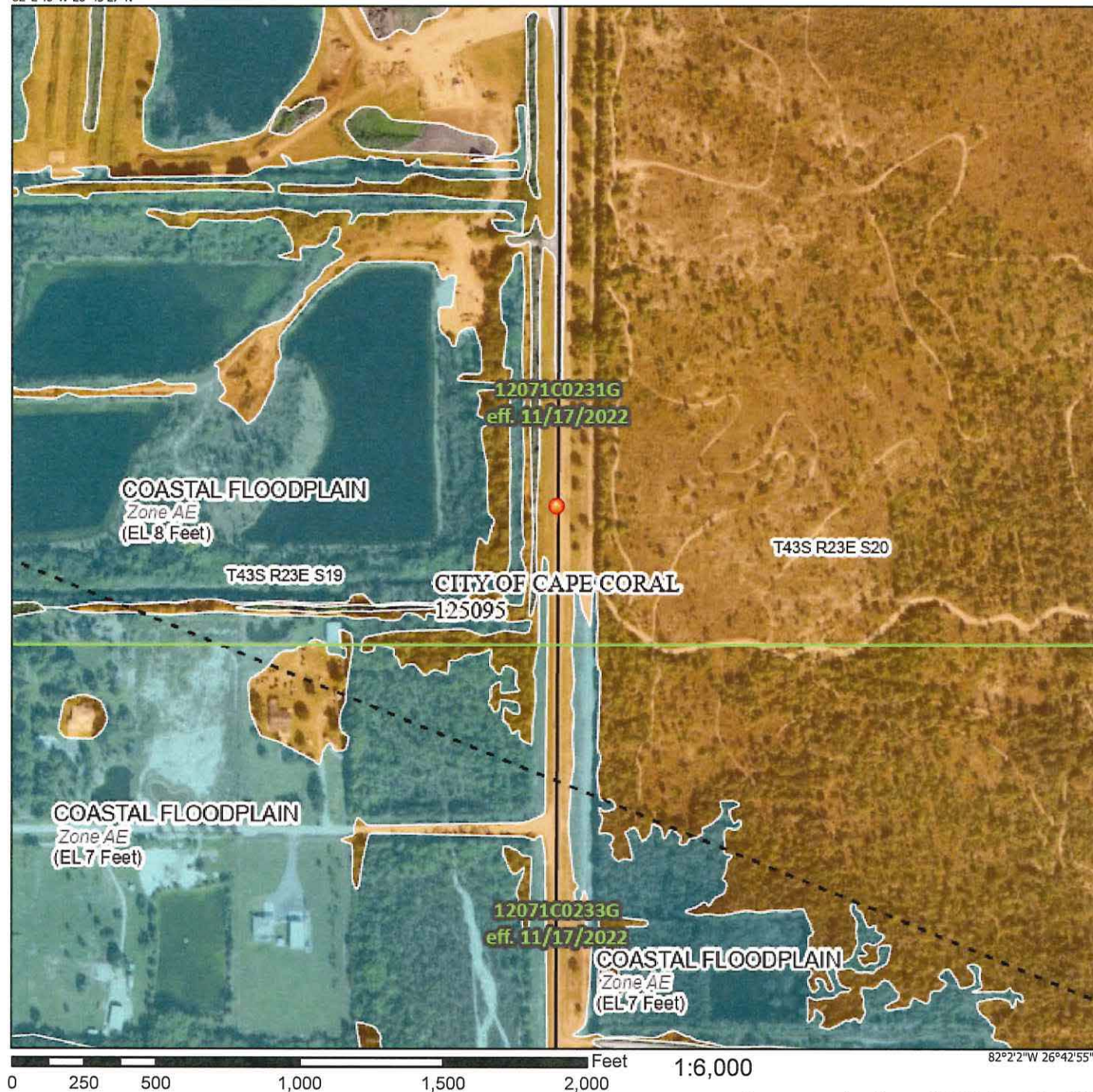


**Exhibit E**  
**FEMA Maps**

# National Flood Hazard Layer FIRMeTte



82°2'40"W 26°43'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/27/2023 at 10:56 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Exhibit F**  
**Wetland Map**

BSR 40

PROPERTY  
BOUNDARY

Burnt Store Rd

411E  
(35.75 Ac.±)

625E2  
(0.21 Ac.±)

625E2  
(3.47 Ac.±)

SECTION: 8  
TOWNSHIP: 43S  
RANGE: 23E  
0 125 250  
SCALE FEET

Legend:



Potential Jurisdictional Wetlands  
(3.68 Ac.±)

**Notes:**

1. Property boundary was obtained from Lee County Property Appraisers Website
2. Mapping is based on photo interpretation of 2023 aerial photography and ground truthing in June 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS Description		Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	35.75 Ac.±
625E2*	Hydric Pine Flatwoods Invaded by Exotics (26-50%)	3.68 Ac.±
Total		39.43 Ac.±
* Potential SFWMD Jurisdictional Wetlands		

23-033

Wetland Map

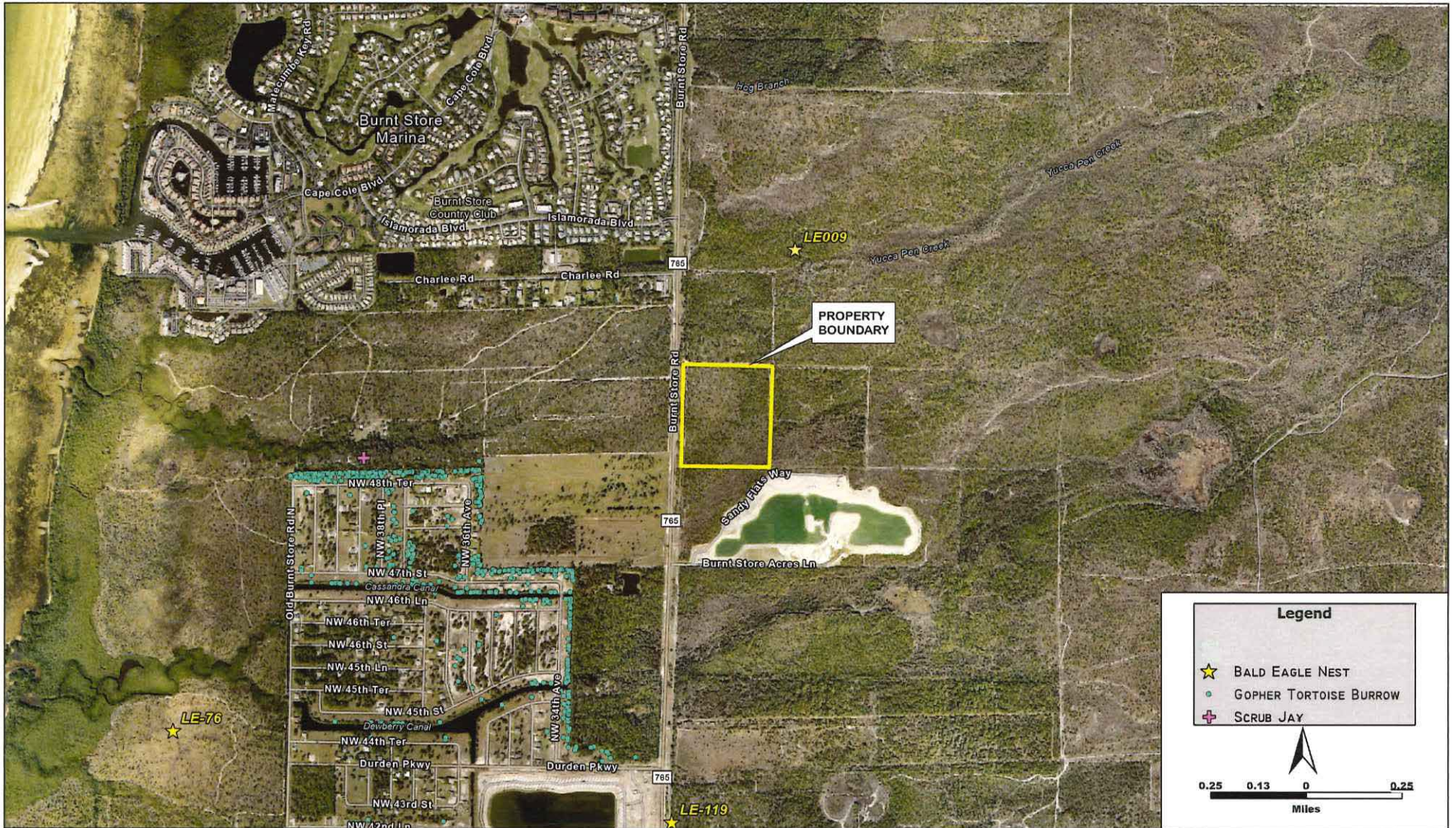
OWEN ENVIRONMENTAL  
CONSULTING, LLC.  
FORT MYERS 239-694-9007



**Exhibit G**

**Protected Species**  
**Database Map**





Aerial with Listed Species Database Map

BSR 40

OWEN ENVIRONMENTAL  
CONSULTING, LLC.  
FORT MYERS 239-994-9007



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M14**

Historic Resources Impact Analysis



## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **Historic Preservation Element**

POLICY 141.1.2: Require all applications for development review to identify the location and status of historic resources (including archaeological sites). The Lee County Historic and Architectural Survey and the Archaeological Site Inventory and Zone Management Plan will serve as data bases. The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate or perform other duties as specified in the Historic Preservation Ordinance.

***Even though there are no historic resources noted on this site, the development of the site will comply with all policies and procedures if any archaeological items are discovered during construction. See email below from the Bureau of Historic Preservation | Division of Historical Resources| Florida Department of State.***

**From:** [Frederick, Cassandra A.](#)  
**To:** [Lynda Brooks](#)  
**Subject:** (23-110) Burnt Store Road N Mixed Use Development  
**Date:** Wednesday, June 28, 2023 10:00:17 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Map.pdf](#)

---

Good morning Lynda,

There are no previously recorded resources in the area you indicated. I have attached a map for your reference. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

**CASSIE FREDERICK**

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of  
Historical Resources | Florida Department of State | **500 South Bronough Street** | **Tallahassee,**  
**Florida 32399** | **850.245.6424** | **1.800.847.7278** | **Fax: 850.245. 6439** | [flheritage.com](http://flheritage.com)

Dear Mr. Fowler:

As part of a Lee County Comprehensive Plan Amendment application a letter of determination for the adequacy/provision of existing proposed support services facilities available to the proposed development is required.

Please address your letter to the attention of Mrs. Linda Miller, AICP, Planning Director at the address provided below.

Your time and attention to this matter is greatly appreciated.

Thank you,

*Lynda*

*Life may not be the party we hoped for, but while we are here we might as well dance*

*Anonymous*

**Lynda Brooks**  
**Project Coordinator**

**Avalon Engineering, Inc.**  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904  
*Serving our community since 1980*  
Office (239) 573 - 2077  
[lynda@AvalonEng.com](mailto:lynda@AvalonEng.com)



# Project Map



- BufferLines
- FloridaStructures
- FloridaSites
- HistoricalBridges
- ResourceGroups
- NationalRegister
- HistoricalCemeteries
- TRS

- BufferPolygon
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- BufferPoints

0 0.07 0.15 0.3 Miles



Created on 6/28/2023 by Florida Master Site File



# **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M15**

Public Facilities Impacts Analysis

## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **Public Facilities Impacts Analysis**

In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcel and other Lee County parcels along the eastern side of Burnt Store Road. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M16**

TIS Report

**MEMORANDUM**

TO: Ms. Linda Miller  
Avalon Engineering, Inc.

FROM: Yury Bykau, P.E.  
Senior Project Manager

DATE: November 1, 2023

RE: Burnt Store Road – 40 Acre  
Strap No. 08-43-23-00-00001.0000  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan for approximately 40 acres of property located on the east side of Burnt Store Road approximately ¼ of a mile south of Charlee Road in Lee County, Florida. Based on the discussion with Avalon Engineering, the approximate 40-acre site will be subject to a Map Amendment that will change the land use designation from Open Lands and Wetlands to Central Urban.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Open Lands and Wetlands Land Use Category (FLU), the site could be developed with various non-residential land uses that are needed to serve the rural community such as a Tractor Supply Store and a Variety Store. For the trip generation comparison purposes, the permitted development under the existing land use category on site was assumed to consist of a 30,000 square foot Tractor Supply Store and a 12,000 square foot Variety Store.

The Applicant is proposing a Map Amendment on the approximate 40-acre site to change the land use designation from Open Lands and Wetlands to Central Urban. For analysis purposes, under the Central Urban Future Land Use category the site was assumed to consist of up to 400 multi-family residential dwelling units and 160,000 square feet of commercial uses. **Table 1** summarizes the uses/intensities that could be developed under the existing land use designation and uses/intensities assumed under the proposed land use designation.

**Table 1**  
**Land Uses**  
**Burnt Store Road – 40 Acre**

<b>Existing/ Proposed</b>	<b>Land Use Category</b>	<b>Intensity</b>
Existing	Open Lands	30,000 Sq. Ft Tractor Supply Store & 12,000 Sq. Ft. Variety Store
Proposed	Central Urban	400 Multi-Family Dwelling Units, 160,000 Sq. Ft. Commercial

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11<sup>th</sup> Edition. Land Use Code 810 (Tractor Supply Store), Land Use Code 814 (Variety Store), Land Use Code 220 (Multifamily Housing Low-Rise) and Land Use Code 820 (Shopping Center >150K) were utilized for the trip generation purposes of the permitted/proposed uses on site. The trip generation equations utilized are attached to this Memorandum for reference.

**Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. Both tables also incorporated a reduction in trips due to "pass-by" traffic. Note, since there will be a certain internal interaction between the residential and commercial uses under the proposed land use category scenario, Table 3 also incorporated reduction in trips due to "internal capture". The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are attached to this Memorandum for reference. Note, the internal capture calculations were completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3<sup>rd</sup> Edition.



**Table 2**  
**Trip Generation**  
**Based on Existing Land Use Category**  
**Burnt Store Road – 40 Acre**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Tractor Supply Store (30,000 Sq. Ft.)	N/A	N/A	N/A	20	22	42	N/A
Variety Store (12,000 Sq. Ft.)	20	16	36	41	39	80	764
<b>Total Trips</b>	<b>20</b>	<b>16</b>	<b>36</b>	<b>61</b>	<b>61</b>	<b>122</b>	<b>764</b>
Less LUC 814 Pass-by	-6	-6	-12	-13	-13	-26	-260
<b>Net New Trips</b>	<b>14</b>	<b>10</b>	<b>24</b>	<b>48</b>	<b>48</b>	<b>96</b>	<b>504</b>

**Table 3**  
**Trip Generation**  
**Based on Proposed Land Use Category**  
**Burnt Store Road – 40 Acre**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing (400 Dwelling Units)	35	112	147	121	72	193	2,639
Shopping Center (160,000 Sq. Ft.)	141	87	228	380	412	792	10,041
<b>Total Trips</b>	<b>176</b>	<b>199</b>	<b>375</b>	<b>501</b>	<b>484</b>	<b>985</b>	<b>12,680</b>
Less Internal Capture * (1% AM/ 17% PM)	-2	-2	-4	-86	-86	-172	-2,156
Less LUC 820 Pass-by (29% for <300k Sq. Ft.)	-33	-33	-66	-102	-102	-204	-2,417
<b>Net New Trips</b>	<b>141</b>	<b>164</b>	<b>305</b>	<b>313</b>	<b>296</b>	<b>609</b>	<b>8,107</b>

\*Included internal capture between the residential and commercial uses.

**Table 4** indicates the trip generation difference between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of the proposed amendment.

**Table 4**  
**Trip Generation – Resultant Trip Change (Table 2 vs Table 3)**  
**Burnt Store Road – 40 Acre**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	141	164	305	313	296	609	8,107
Existing Land Use Designations	-14	-10	-24	-48	-48	-96	-504
<b>Resultant Trip Change</b>	<b>+127</b>	<b>+154</b>	<b>+281</b>	<b>+265</b>	<b>+248</b>	<b>+513</b>	<b>+7,603</b>

**Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site shown on the 2045 Financially Feasible Plan was the widening of Burnt Store Road to a four-lane facility from Pine Island Road to Lee County/Charlotte County line. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.



**Short Term Impacts Analysis (2029)**

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan as well as the latest Cape Coral Capital Improvement Program were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there are no roadway capacity improvements identified on either work program. It is important to note that Florida Department of Transportation (FDOT) is currently preparing PD&E study to evaluate widening of Burnt Store Road to a four-lane divided roadway from Van Buren Parkway to Lee County/Charlotte County line. This improvements was not included in this analysis since it has yet to be funded for construction.

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the latest *Lee County Traffic Count Report*. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the Lee County Traffic Count Report is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. From Table 4A, Burnt Store Road was shown to operate at a poor Level of Service in the 2029 background (without project) traffic conditions. However, as previously mentioned, Florida Department of Transportation (FDOT) is currently preparing PD&E study to evaluate widening of Burnt Store Road to a four-lane divided roadway from Van Buren Parkway to Lee County/Charlotte County line. This study is anticipated to be completed by late 2024. The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan also indicates the widening of Burnt Store Road from Van Buren Parkway to Lee County/Charlotte County line with a construction timeframe between years 2031-2035. The future widening of Burnt Store Road to a four-lane facility will address the background roadway capacity deficiencies shown in the short-range Level of Service Analysis conducted as part of this report. Therefore, based on this analysis no modifications will be necessary to the Lee County or Cape Coral short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.



**Conclusion**

The proposed Comprehensive Plan Amendment is for approximately 40 acres of property located on the east side of Burnt Store Road approximately ¼ of a mile south of Charlee Road in Lee County, Florida. The proposed Map Amendment on the subject property will the land use designation from Open Lands and Wetlands to Central Urban.

The results of the long-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed request to the projected 2045 volumes will NOT cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. All analyzed roadway segments were shown to operate at an acceptable Level of Service in 2045 both with and without the proposed project.

The results of the short-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed request to the projected 2029 volumes will NOT cause any roadway links to fall below the minimum acceptable Level of Service standards. Burnt Store Road was shown to operate at a poor Level of Service in the 2029 background (without project) traffic conditions. However, as previously mentioned, Florida Department of Transportation (FDOT) is currently preparing PD&E study to evaluate widening of Burnt Store Road to a four-lane divided roadway from Van Buren Parkway to Lee County/Charlotte County line. This study is anticipated to be completed by late 2024. The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan also indicates the widening of Burnt Store Road from Van Buren Parkway to Lee County/Charlotte County line with a construction timeframe between years 2031-2035. The future widening of Burnt Store Road to a four-lane facility will address the background roadway capacity deficiencies shown in the short-range Level of Service Analysis conducted as part of this report.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

**Attachments**

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - BURNT STORE ROAD 40 ACRE**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Burnt Store Road	N. of Vincent Ave	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Islamorada Blvd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Site	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Durden Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	S. of Durden Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Durden Pkwy	W. of Burnt Store Rd	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)



**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**BURNT STORE ROAD 40 ACRE**

TOTAL PM PEAK HOUR PROJECT TRAFFIC =      609      VPH      IN=      313      OUT=      296

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION	PEAK DIRECTION TRAFFIC VOLUMES & LOS	LOS		PM PROJ TRAFFIC	PEAK DIRECTION TRAFFIC VOLUMES & LOS	LOS
Burnt Store Road	N. of Vincent Ave	21,807	12	21,807	0.095	2,072	0.56	SOUTH	1,160	C	15%	47	1,207	C
	N. of Islamorada Blvd	18,827	12	18,827	0.095	1,789	0.56	SOUTH	1,002	C	20%	63	1,065	C
	N. of Site	23,870	12	23,870	0.095	2,268	0.56	SOUTH	1,270	C	35%	110	1,380	C
	N. of Durden Pkwy	21,327	12	21,327	0.095	2,026	0.56	SOUTH	1,135	C	65%	203	1,338	C
	S. of Durden Pkwy	23,958	12	23,958	0.095	2,276	0.56	SOUTH	1,275	C	60%	188	1,463	C
Durden Pkwy	W. of Burnt Store Rd	4,343	12	4,343	0.095	413	0.56	WEST	231	C	5%	16	247	C

\* The K-100 and D factors were obtained from the Lee County Traffic Count Report.

\* Due to lack of traffic data for Durden Pkwy, the K and D Factors were assumed from County's PCS No. 12.

**TABLES 3A & 4A**  
**5-YEAR LOS ANALYSIS**

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
BURNT STORE ROAD - 40 ACRE**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</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>
Burnt Store Road	N. of Vincent Ave	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Islamorada Blvd	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Site	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Durden Pkwy	2LU	Controlled Access Facility	0	160	880	940	940
	S. of Durden Pkwy	2LU	Controlled Access Facility	0	160	880	940	940

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

\* Durden Parkway was not included in this analysis due to lack of traffic data for this roadway.



**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
BURNT STORE ROAD - 40 ACRE**

TOTAL PROJECT TRAFFIC AM =	305	VPH	IN =	141	OUT=	164
TOTAL PROJECT TRAFFIC PM =	609	VPH	IN=	313	OUT=	296

							2021	2029			2029						2029		
							PK HR	PK HR	PK SEASON	PERCENT			BCKGRND			BCKGRND			
LCDOT PCS OR BASE YR				2022	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C			
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. <sup>1</sup>	RATE	PEAK DIR. <sup>2</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Burnt Store Road	N. of Vincent Ave	12	5,200	11,500	9	9.22%	528	1,069	F	1.14	15%	25	47	1,094	F	1.16	1,116	F	1.19
	N. of Islamorada Blvd	12	5,200	11,500	9	9.22%	528	1,069	F	1.14	20%	33	63	1,102	F	1.17	1,132	F	1.20
	N. of Site	12	5,200	11,500	9	9.22%	528	1,069	F	1.14	35%	57	110	1,127	F	1.20	1,179	F	1.25
	N. of Durden Pkwy	12	5,200	11,500	9	9.22%	528	1,069	F	1.14	65%	107	203	1,176	F	1.25	1,273	F	1.35
	S. of Durden Pkwy	12	5,200	11,500	9	9.22%	528	1,069	F	1.14	60%	98	188	1,168	F	1.24	1,257	F	1.34

1 AGR for roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2020 Lee County Public Facilities Level of Service and Concurrency Report.

\* Durden Parkway was not included in this analysis due to lack of traffic data for this roadway.

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**

c:\input5

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

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

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

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



**TRAFFIC DATA FROM LEE COUNTY**  
**TRAFFIC COUNT REPORT**

Updated 5/3/2023

## Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
BONITA BEACH RD	W OF SPANISH WELLS	131								24700	31800	32200
BONITA BEACH RD	E OF OLD 41 RD	226										
BONITA BEACH RD	E OF RACE TRACK RD	130								29300	39700	39700
BONITA BEACH RD	W OF I-75	42	28800	35100	35300		36400	38900	40500	37900	43500	44200
BONITA BEACH RD	E OF I - 75	235										22400
BROADWAY (ESTERO)	W OF US 41	463	5200		5700		6200		6300		5700	
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	8800	9000	9300	9800	9800	10400	11400	11100	13100	13800
BUCKINGHAM RD	S OF CEMETERY RD	227		10600		9800		9600		8600		7800
BUCKINGHAM RD	E OF ALVIN AVE	232		7000		8600		9200		10700		10600
BURNT STORE RD	N OF PINE ISLAND RD	233	12600	12600	13600	14800	15300	15100	19100	16800		
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	5200	6300	7000	7700	8000	8300	8800	8600	10000	11500
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	25100	27200	28000				35600	33500	38200	41500
CAPE CORAL PKWY	E OF 11TH CT	114								20300	25300	25900
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	26400	27700	28800	29700	28200	29600	30400	27700	31100	31600
CAPE CORAL PKWY	E OF 6TH ST	2112										44600
CAPE CORAL PKWY	W OF PALM TREE	56	44800	44100								
CAPE CORAL BRIDGE	W OF BRIDGE	234	45600	51600								
CAPE CORAL BRIDGE	AT TOLL PLAZA	122			44000	42600	42000	43100	47800	43400	49700	49400
CEMETERY RD	E OF BUCKINGHAM RD	486		5700		5800		5500		6700		7100
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	1200	1200	1200	1200						
CHIQUITA BLVD	N OF SW 27TH ST	58	17100	17700	16800	16700						

# PCS 12 - Burnt Store Rd south of Charlotte County Line

2022 AADT =

11,500 VPD

Hour	NB	SB	Total
0	0.28%	0.57%	0.85%
1	0.17%	0.38%	0.55%
2	0.14%	0.24%	0.38%
3	0.18%	0.16%	0.34%
4	0.31%	0.15%	0.46%
5	0.73%	0.26%	0.99%
6	1.63%	0.62%	2.24%
7	2.93%	1.37%	4.28%
8	3.84%	1.93%	5.76%
9	3.73%	2.34%	6.06%
10	3.70%	2.66%	6.35%
11	3.79%	3.02%	6.80%
12	3.65%	3.37%	7.02%
13	3.57%	3.59%	7.16%
14	3.46%	3.73%	7.19%
15	3.35%	3.93%	7.29%
16	3.28%	4.25%	7.55%
17	3.04%	4.38%	7.44%
18	2.70%	4.01%	6.72%
19	2.07%	2.90%	4.98%
20	1.51%	2.12%	3.63%
21	1.11%	1.57%	2.68%
22	0.79%	1.16%	1.96%
23	0.47%	0.85%	1.32%

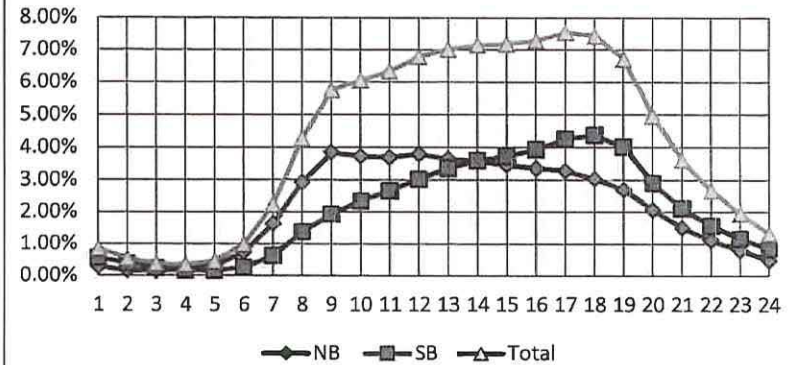
Month of Year	Fraction
January	0.97
February	1.08
March	1.1
April	1.04
May	0.91
June	0.88
July	0.9
August	0.67
September	0.86
October	1.18
November	1.1
December	1.12

Directional Factor		
AM	0.72	NB
PM	0.56	SB

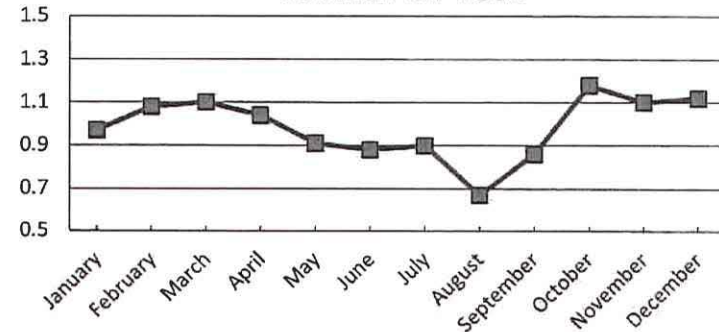
Day of Week	Fraction
Sunday	0.83
Monday	1
Tuesday	1
Wednesday	1.04
Thursday	1.06
Friday	1.11
Saturday	0.95

Design Hour Volume		
#	Volume	Factor
5	1218	0.106
10	1178	0.102
20	1156	0.101
30	1134	0.099
50	1120	0.097
100	1095	0.095
150	1071	0.093
200	1055	0.092

## Hour of Day



## Month of Year





**LEE COUNTY PUBLIC FACILITIES  
LEVEL OF SERVICE AND  
CONCURRENCY REPORT**

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

Table 21 b) 1 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 (2025)			Notes
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO											
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.60	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	152	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	564	0.32	C	822	0.46	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87	D	2,152	1.02	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	State	4LD	D	2,100	C	1,222	0.58	C	1,441	0.69	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	State	2LN	D	924	C	741	0.80	D	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	D	941	1.02	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,763	0.88	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,430	0.72	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	P. Art	6LD	E	3,000	A	1,123	0.37	A	1,215	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	Controlled xs	4LD	E	1,980	A	980	0.49	A	1,030	0.52	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	Maj. Col	2LN	E	860	C	340	0.40	C	565	0.66	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	P. Art	4LD	E	1,900	C	736	0.39	C	774	0.41	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	P. Art	4LD	E	1,900	C	1,433	0.75	C	1,506	0.79	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	P. Art	4LD	E	1,860	C	1,427	0.77	C	1,500	0.81	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	P. Art	6LD	E	2,800	C	1,908	0.68	C	2,005	0.72	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	P. Art	6LD	E	2,800	C	2,091	0.75	C	2,197	0.78	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	Maj. Col	2LN	E	860	D	692	0.80	E	782	0.91	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	287	0.33	C	302	0.35	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	Maj. Col	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North River Rd	Maj. Col	2LN	E	860	C	280	0.33	C	294	0.34	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	P. Art	2LN	E	990	D	491	0.50	D	516	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	P. Art	2LN	E	990	C	395	0.40	C	415	0.42	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	P. Art	2LN	E	990	D	644	0.65	D	1,057	1.07	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55	
04200	BUS 41 (N TAMAMI TR, ! CITY LIMITS (N END EDISON BRG)	PONDELLA RD		State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04300	BUS 41 (N TAMAMI TR, ! PONDELLA RD	SR 78		State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMAMI TR, ! SR 78	LITTLETON RD		State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMAMI TR, ! LITTLETON RD	US 41		State	4LD	D	2,100	C	596	0.28	C	796	0.38	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)

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

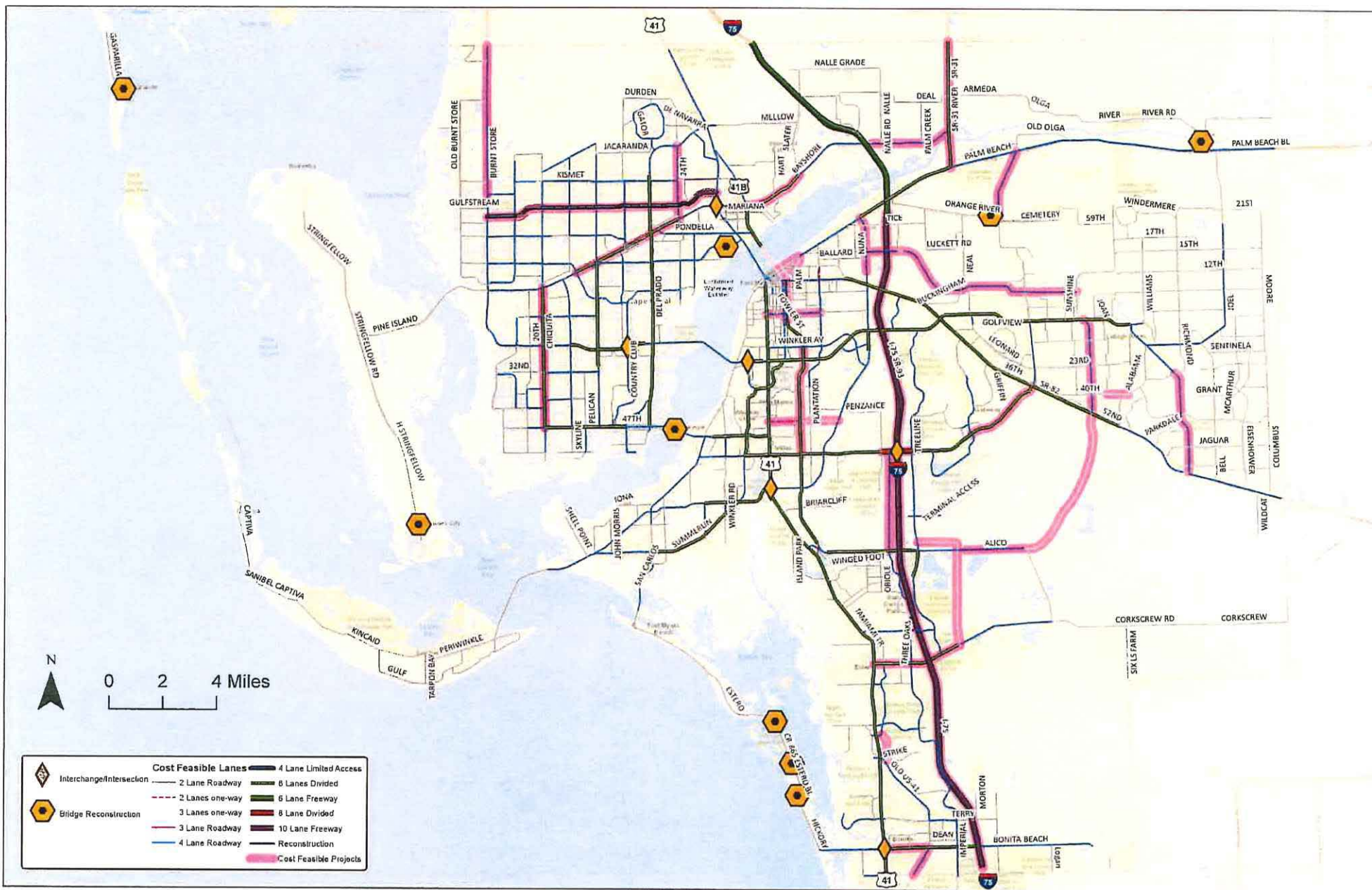
County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

**LEE COUNTY MPO 2045 COST  
FEASIBLE HIGHWAY PLAN**







## 4.0 Implementation

### 4.1 Identifying Needs

The Needs Assessment identified projects to support the ultimate vision of mobility to meet the future transportation demands for the Lee County MPO planning area without regard for cost and available funding. An extensive process was conducted to identify projects that are needed in the future. This included a comprehensive review of the projects identified in the 2040 LRTP; review of the LeeTran Transit Development Plan for consistency; review of partner jurisdiction Bicycle/Pedestrian Master Plans; working with Lee County MPO and member jurisdiction staff; working with stakeholders, including the MPO Board; and working with the public.

Determining the transportation projects and strategies to include in the 2045 Cost Feasible LRTP was based on evaluation of the prioritized needs and availability of transportation revenues. This section provides a listing of the major projects identified during the Needs Assessment phase of the LRTP.

#### 4.1.1 Existing and Committed Transportation Conditions

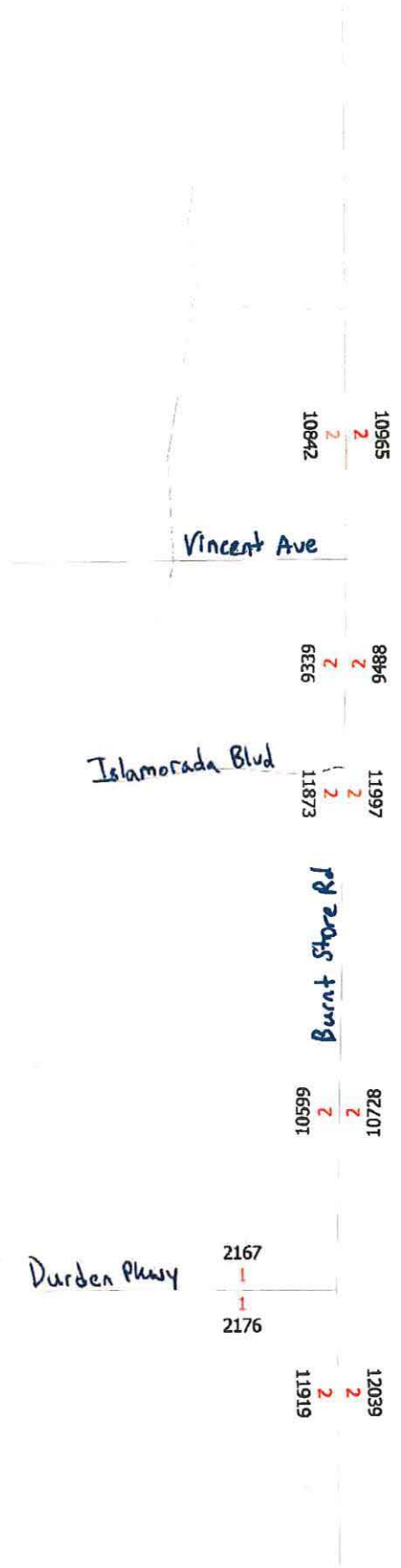
Prior to developing a list of transportation improvement needs, projects committed to be completed over the next five years were reviewed. Table 4-1 illustrates the transportation projects currently underway and funded for construction through 2025.

Table 4-1: Existing Priority Projects

Project Location	Project Description	Construction Timeframe
I-75 at Daniels Parkway	Interchange Improvement	2021—2025
I-75 at Colonial Blvd	Interchange Improvement	2021—2025
SR 31 from SR 78 to Cook Brown Road (Charlotte County)	Widen to 4 lanes	2021—2025
SR 865 from Estero Blvd to Summerlin Rd	Roadway Reconstruction	2021—2025
Big Carlos Bridge	Bridge Replacement	2021—2025
Advanced Traffic Management System	Traffic Signal Upgrades	2026—2030
Metro Parkway from Daniels Pkwy to Winkler Ave	Widen to 6 lanes	2026—2030
US 41 at SR 78	Intersection Improvement	2026—2030
Burnt Store Rd from Van Buren Pkwy to Charlotte County	Widen to 4 lanes	2031—2035
Old US 41 from Collier County to Bonita Beach Rd	Widen to 4 lanes	2031—2035
SR 31 from SR 80 to SR 78	Widen to 6 lanes	2031—2035
SR 78 from I-75 to SR 31	Widen to 4 lanes	2031-2035
US 41 at Six Mile Cypress Parkway	Intersection Improvement	2031—2035
US 41 at Bonita Beach Road	Intersection Improvement	2031—2035

# **2045 E+C NETWORK VOLUMES**



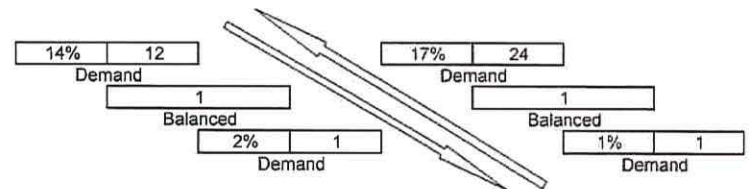
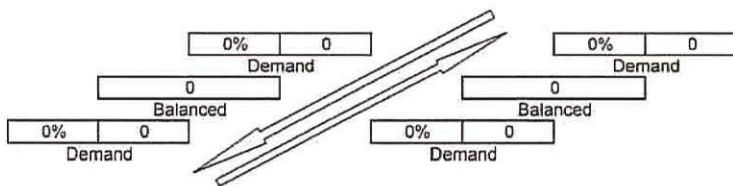


2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES

# **INTERNAL CAPTURE WORKSHEETS**

# **Internal Capture Calculation Summary Sheet** **WEEKDAY AM PEAK HOUR**

Exit to External	Land Use A - Retail Uses			
86	Total	141	Internal	1
←	Enter	141	Exit	1
→	Exit	87	Total	2
140	Total	228	%	100%
Enter from External	%	100%	1%	99%



Exit to External	Land Use B - Office Uses			
0	Total	0	Internal	0
←	Enter	0	Exit	0
→	Exit	0	Total	0
0	Total	0	%	100%
Enter from External	%	100%	0%	100%

Demand	Balance	Demand
57% 0	0	4% 4
2% 0	0	4% 1

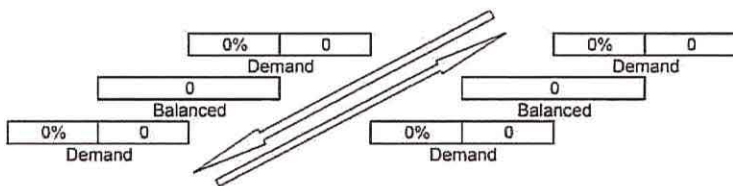
Exit to External	Land Use C - Residential Uses			
111	Total	35	Internal	1
←	Enter	112	Exit	1
→	Exit	112	Total	2
34	Total	147	%	100%
Enter from External	%	100%	1%	99%

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	140	0	34	174
Exit	86	0	111	197
Total	226	0	145	371
Single-Use Trip Gen. Est.	228	0	147	375
Internal Capture Rate				1%



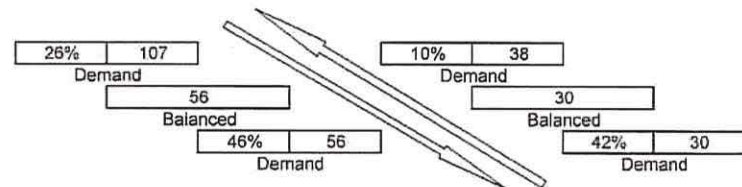
# **Internal Capture Calculation Summary Sheet** **WEEKDAY PM PEAK HOUR**

Exit to External		Land Use A - Retail Uses			
←	356	Total	380	Internal	30
→		Enter	412	Exit	56
←		Exit	792	Total	86
→	350	Total	100%	Internal	11%
Enter from External		External			
		350			
		89%			



Exit to External		Land Use B - Office Uses			
←	0	Total	0	Internal	0
→		Enter	0	Exit	0
←		Exit	0	Total	0
→	0	Total	100%	Internal	0%
Enter from External		External			
		0			
		100%			

Demand		Balance		Demand	
←	57%	0	0	4%	3
→	2%	0	0	4%	5



Exit to External		Land Use C - Residential Uses			
←	42	Total	121	Internal	56
→		Enter	72	Exit	30
←		Exit	193	Total	86
→	65	Total	100%	Internal	45%
Enter from External		External			
		65			
		55%			

Net External Trips for Multi-Use Development					
	Land Use A	Land Use B	Land Use C	Total	
Enter	350	0	65	415	
Exit	356	0	42	398	
Total	706	0	107	813	
Single-Use Trip Gen. Est.	792	0	193	985	
				Internal Capture Rate	17%

**FDOT BURNT STORE ROAD PD&E  
STUDY INFORMATION**

## Burnt Store Road Project Development and Environment (PD&E) 436928-1

Project Details	
Work Type	Widening
Phase	PD&E
Limits	Van Buren Parkway to Charlotte County Line
Length	5.7 miles
City	Cape Coral
County	Lee
Study Cost	\$2,250,000
Contact Information	
<b>PD&amp;E Project Manager</b> Steven A Andrews 863-519-2270	





## **ITE PASS-BY RATES**

### Vehicle Pass-By Rates by Land Use

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

[illegible]

[illegible]

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



# **TRIP GENERATION EQUATIONS**

# Tractor Supply Store (810)

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: 7

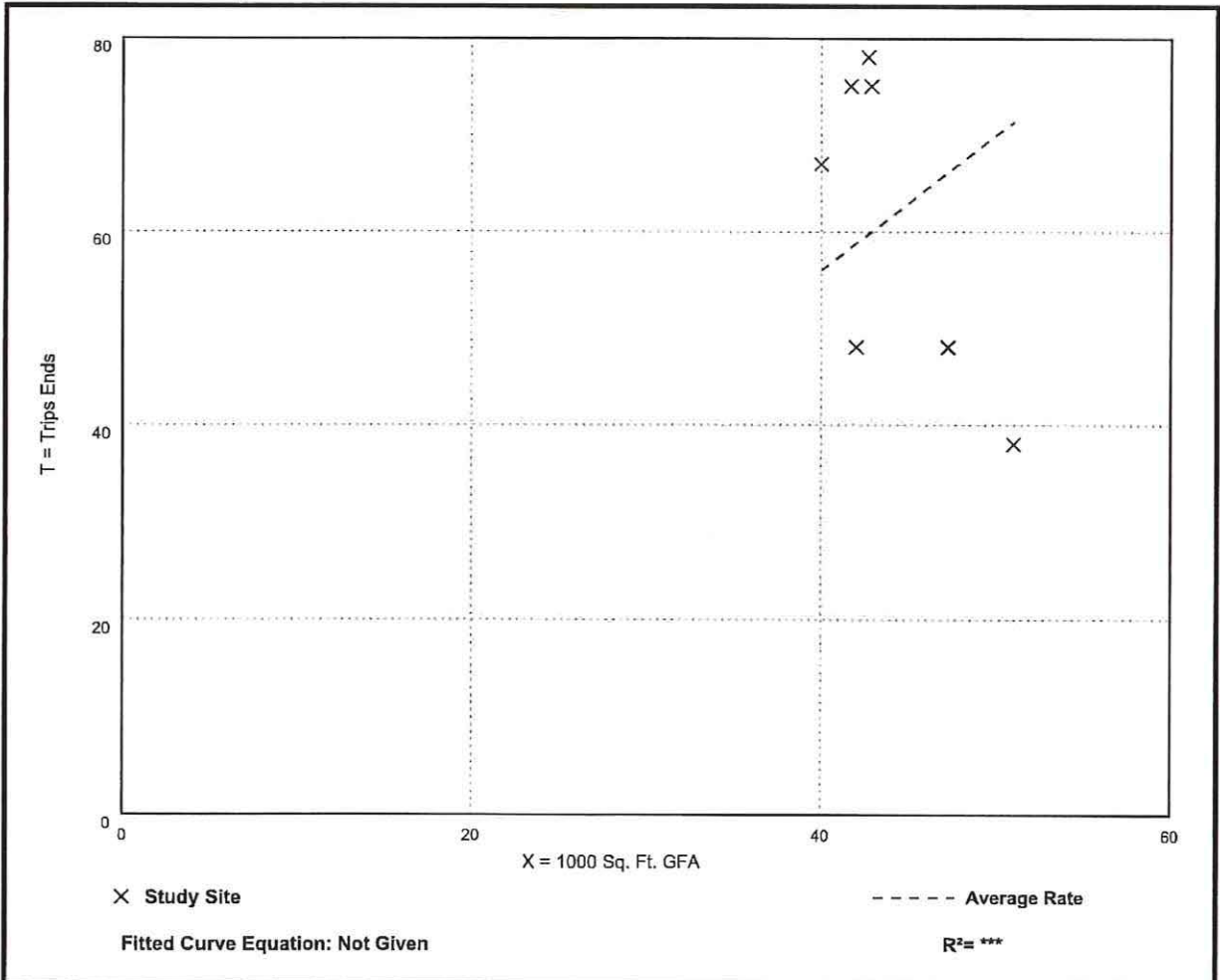
Avg. 1000 Sq. Ft. GFA: 44

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.40	0.75 - 1.83	0.45

## Data Plot and Equation



## Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 29

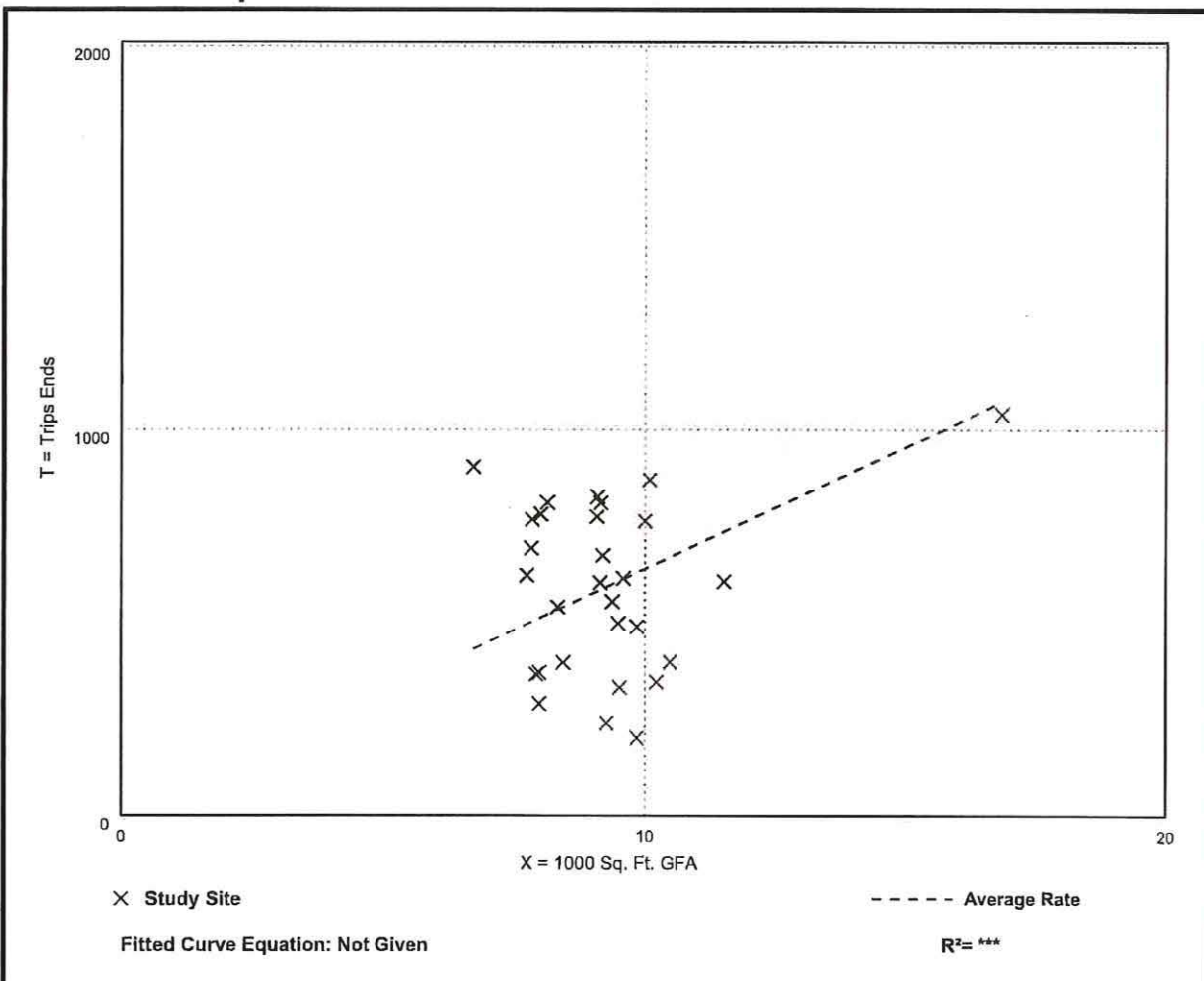
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

### Data Plot and Equation





## Variety Store (814)

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: 29

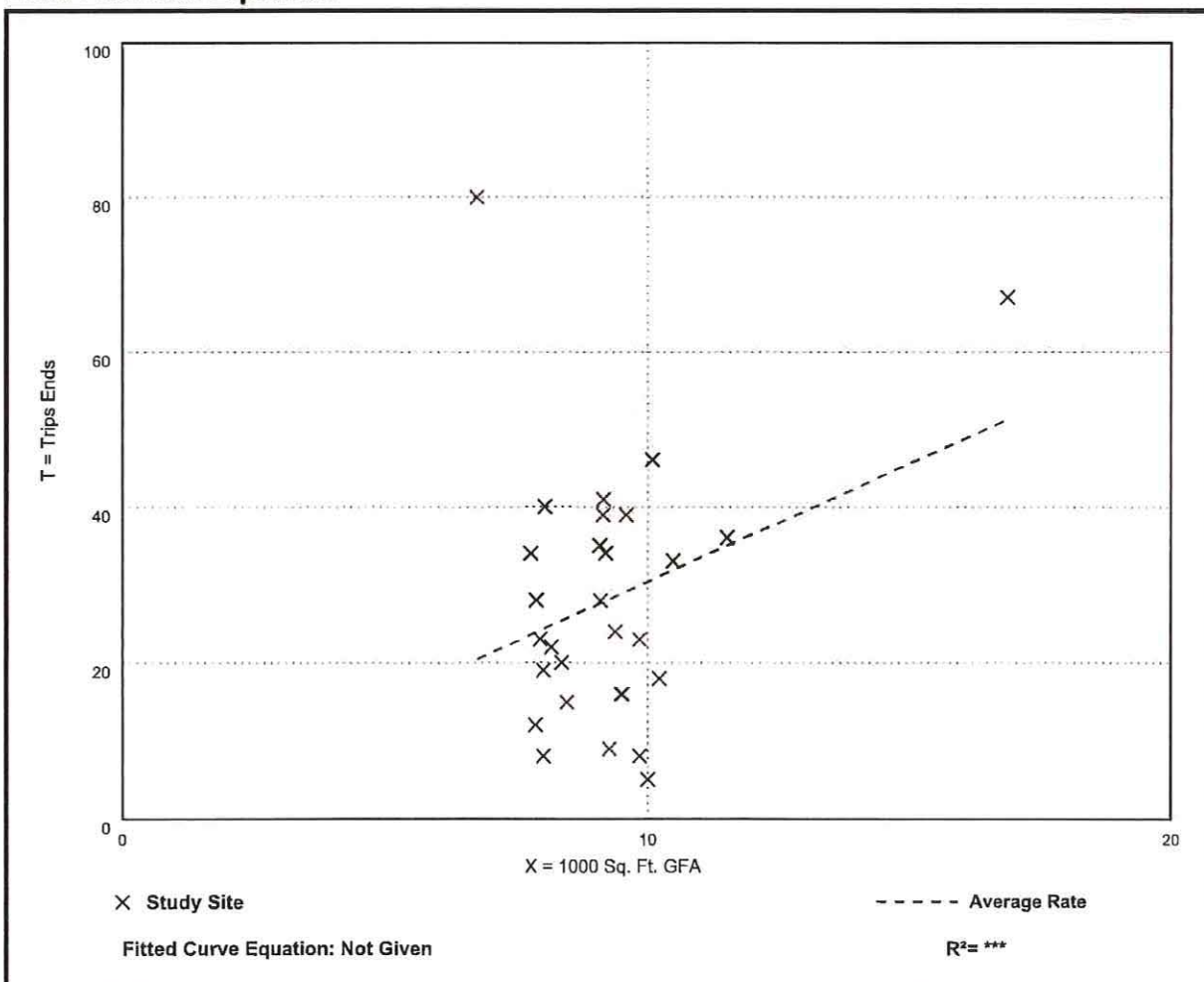
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 55% entering, 45% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.04	0.50 - 11.87	1.91

### Data Plot and Equation



## Variety Store (814)

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: 29

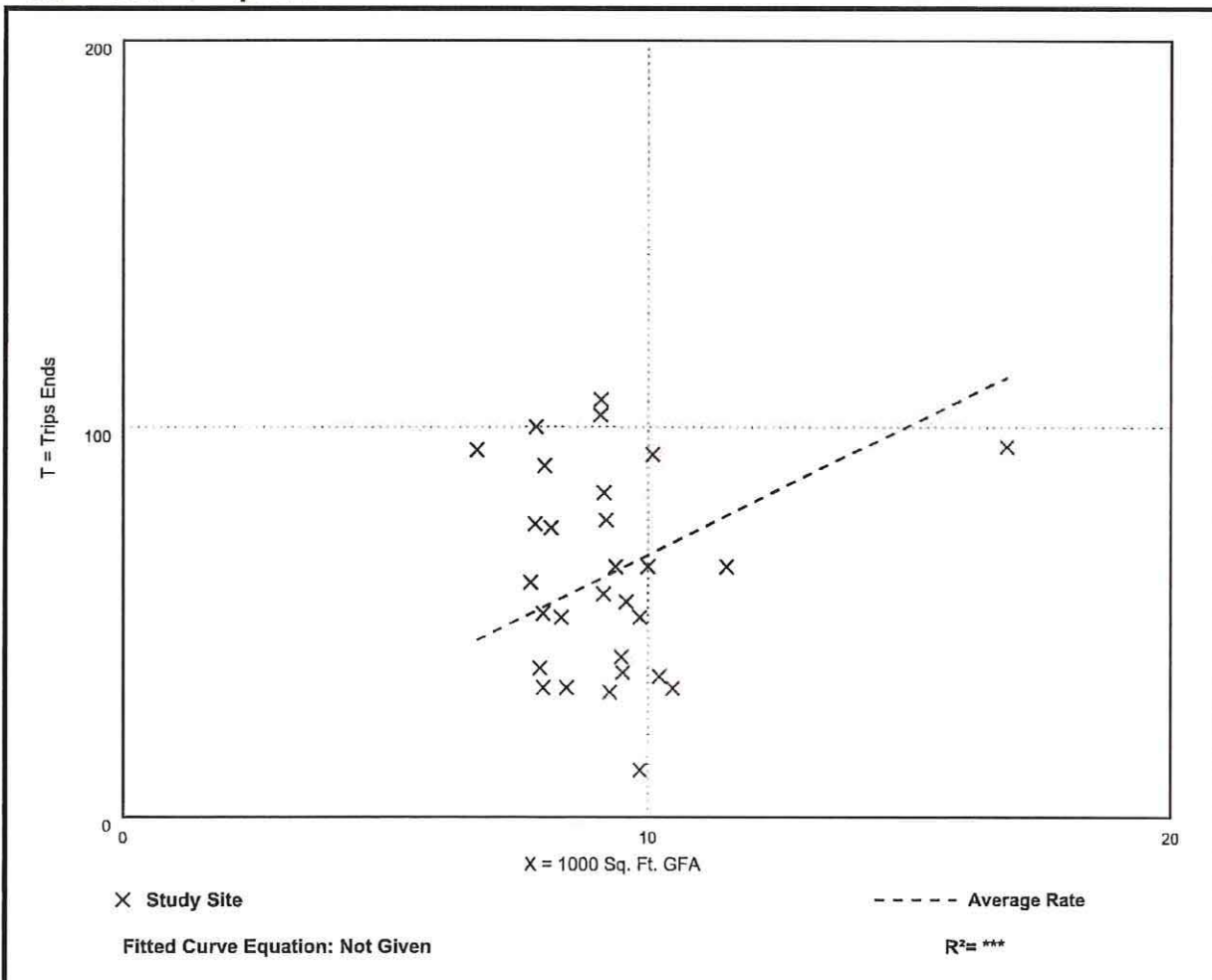
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.70	1.22 - 13.95	3.08

### 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

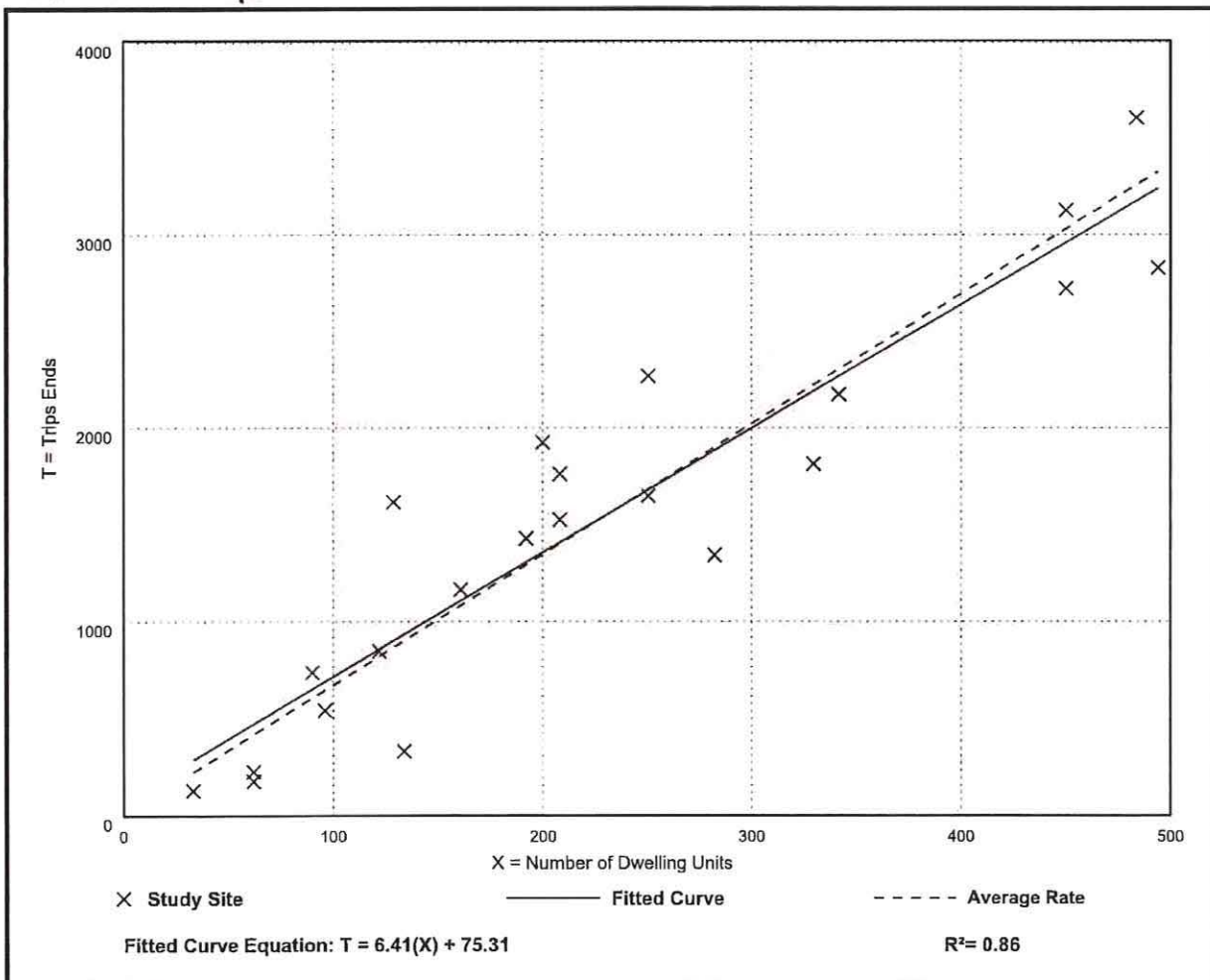
Avg. Num. of Dwelling Units: 229

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

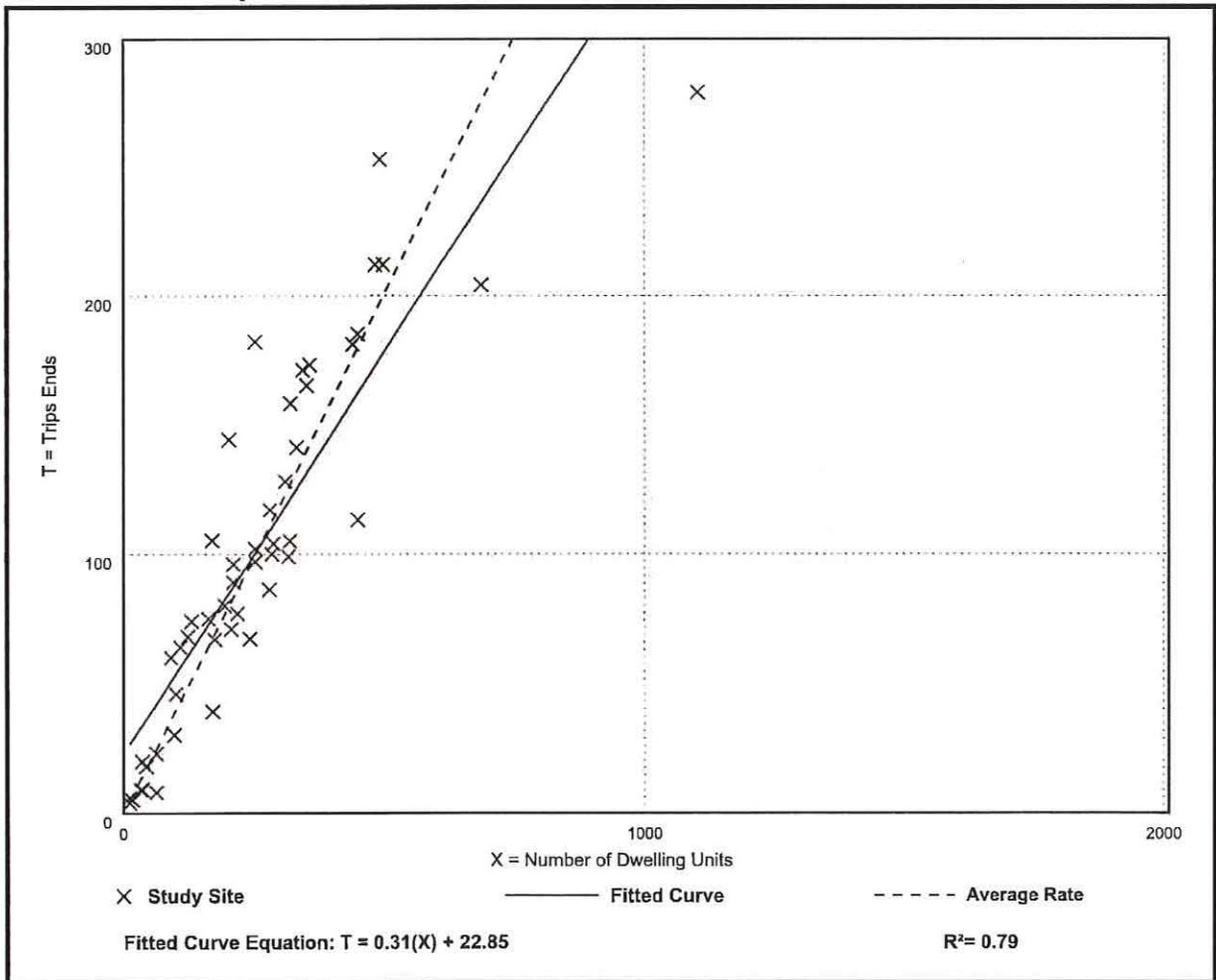
Avg. Num. of Dwelling Units: 249

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

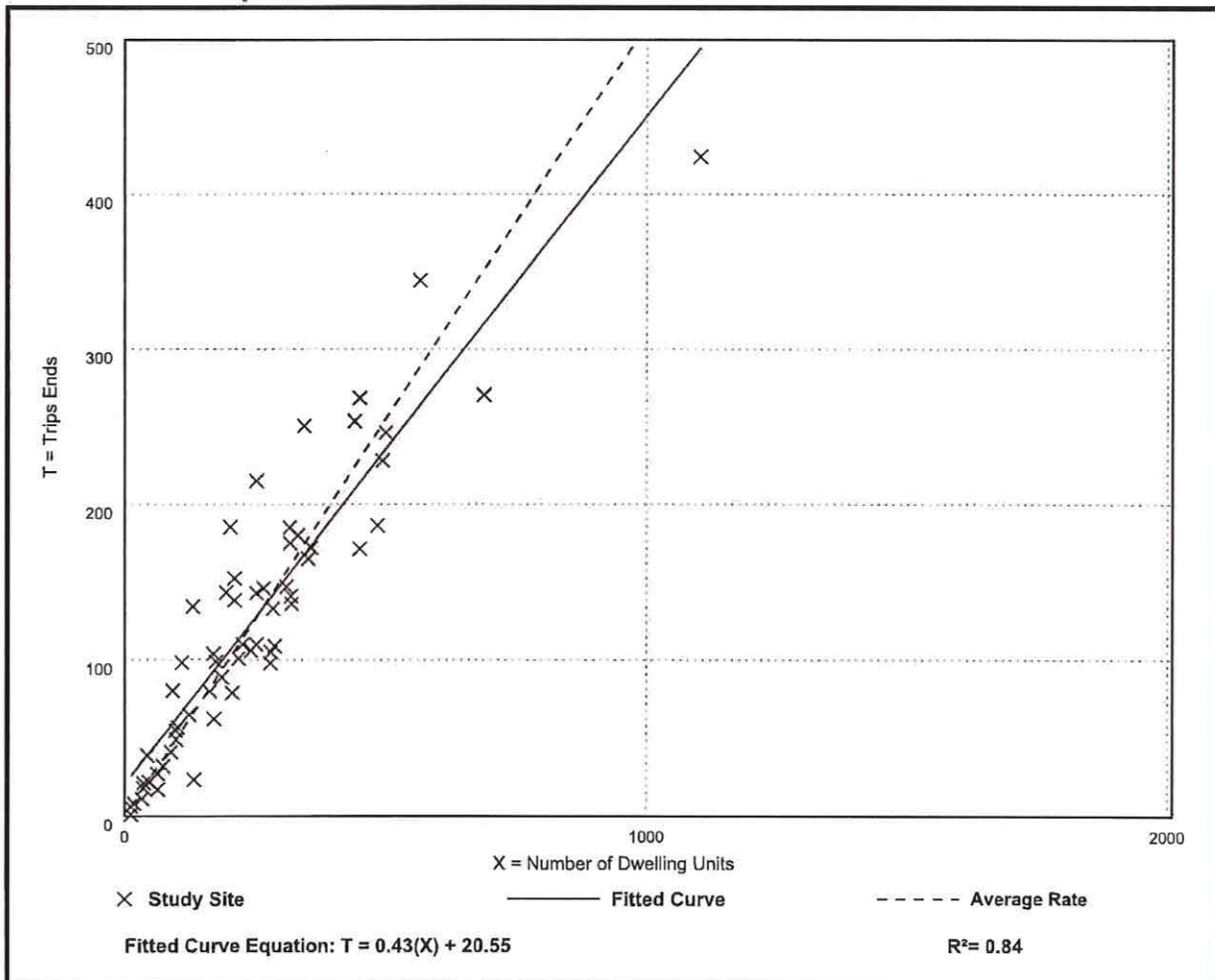
Avg. Num. of Dwelling Units: 241

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

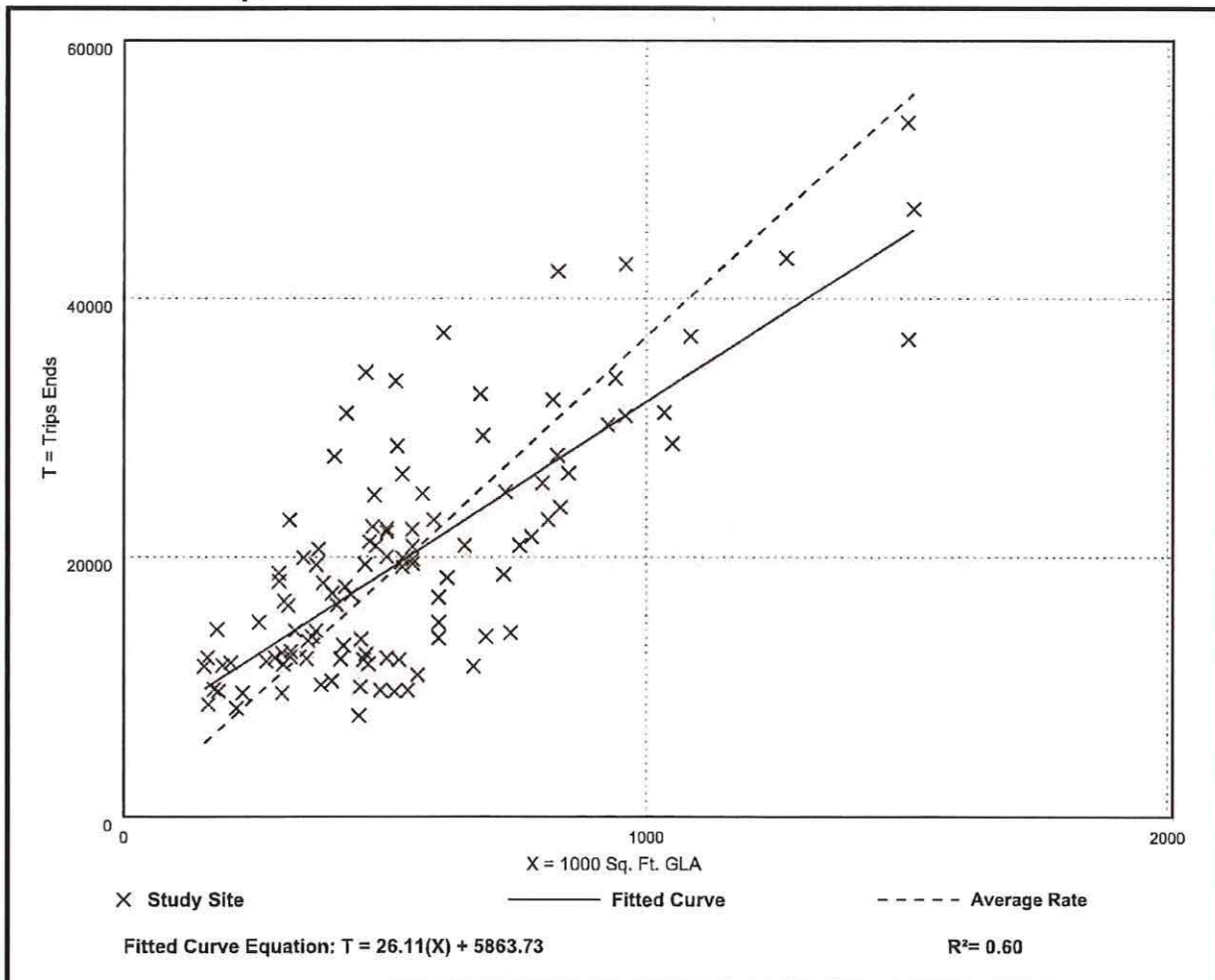
Avg. 1000 Sq. Ft. GLA: 538

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

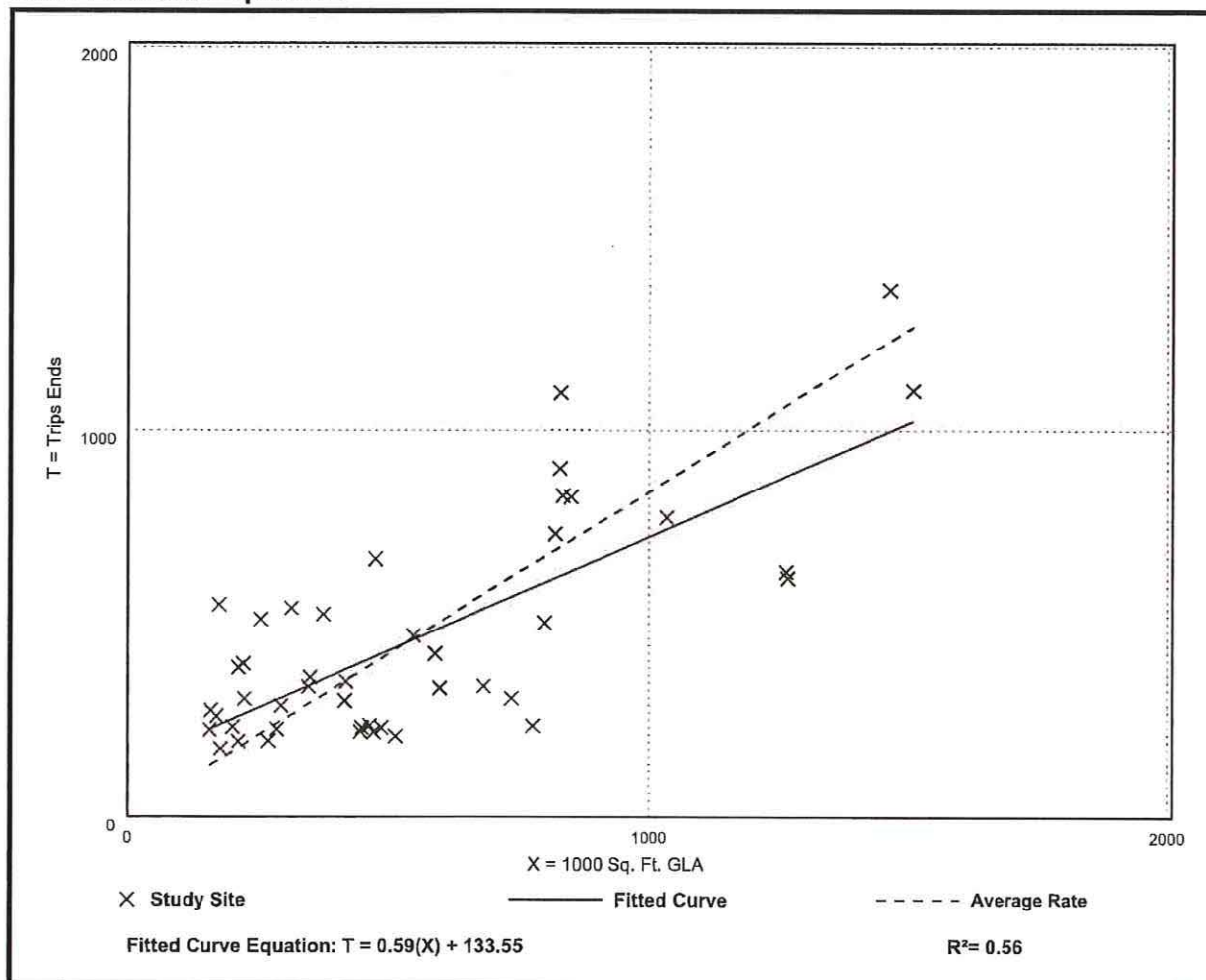
Avg. 1000 Sq. Ft. GLA: 546

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

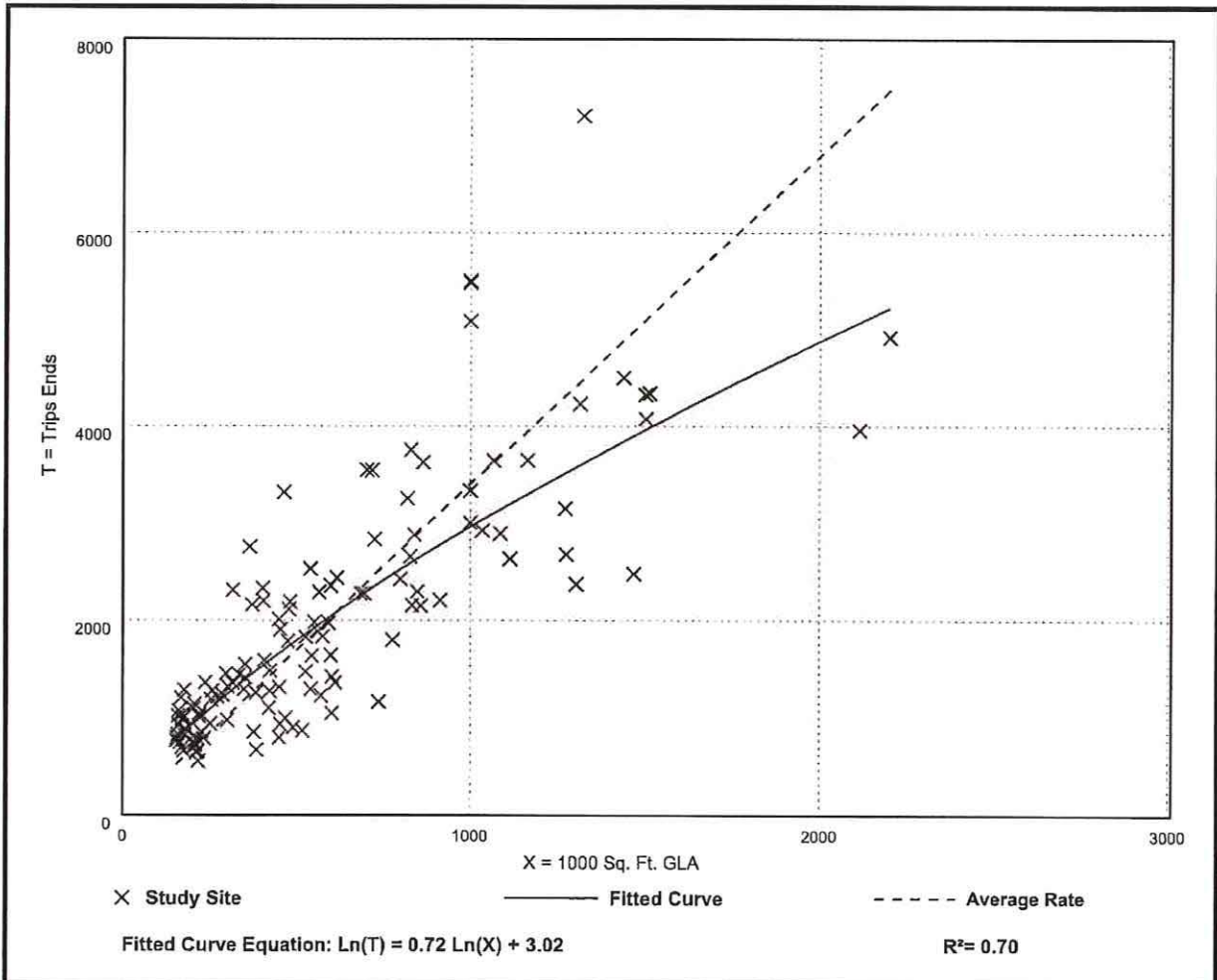
Avg. 1000 Sq. Ft. GLA: 581

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



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit 17**

Existing and Future Conditions Analysis  
(Sanitary Sewer, Potable Water, Surface  
Water/Drainage Basins, Parks and Rec, Open  
Space, Public Schools)



## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **Existing and Future Conditions Analysis**

##### Urban Services and Accessibility

The future of this area especially for the parcels along Burnt Store Road will look much different than what we see today with development consisting of a mixture of commercial centers, apartment complexes and even some recreational activities.

We anticipate that this mixed-use development will seek development approval through a Mixed-Use Planned Development with a master planned community containing well-defined internal roads, connection to utilities, stormwater facilities that will provide for a variety of commercial uses and a multi-family community.

The subject parcel is in an area of the County where the County recognizes that urban services are available to support the future development of these parcels with both commercial and residential uses from Charlotte County, the City of Cape Coral, and Lee County.

##### Public Safety

The Cape Coral Fire Department operates a fire station at 3942 Burnt Store Road, approximately two miles from the project location, and provides service to the surrounding area. This fire station is operated on a full-time basis. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

The Lee County Sheriff's law enforcement services will be provided from their Gulf District offices in St. James City. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Lee County Emergency Medical Services

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at this location. There is one ambulance located 5.8 miles south. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Utilities

In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcel and other Lee County parcels along the eastern side of Burnt Store Road. (Refer to Exhibit M15 Public Facilities Impacts Analysis)

##### Schools

The subject property is within the Lee County School District, West Choice Zone, W2. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Solid Waste

The property is within the Lee County Solid Waste Franchise Area and is served through Lee County's franchised hauling contractor for area 5, which is Waste Pro. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

#### Lee County Transit

According to the 2020 Transit Development Plan (TDP) the subject parcel is not within one-quarter mile of a fixed-route corridor. The closest bus stop is not within one-quarter mile of a bus stop and the 2020 TDP does not identify the need for enhanced or additional transit services in the area. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

#### Planning Community Regulations

Currently there are no specific development regulations for the Burnt Store Planning Community. If regulations for this Planning Community are adopted during the PD review and approval, the project will be developed under the current Land Development Regulations. (Refer to Exhibit M21 Planning Communities Community Plan Area Requirements)



CPA2023-00010

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**Project Name:** BSR 40

**Project Description:** Amend the future land use of approximately 38.51+/- acres of property on Burnt Store Road N from

Open Lands to Central Urban

**Map(s) to Be Amended:** Future Land Use Map

**State Review Process:** ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. **Name of Applicant:** Kevin & Annmarie Campbell + Robert D. & Elaine J. Gerrero

Address: 10791 Orange River Boulevard

City, State, Zip: Ft. Myers, Florida 33905

Phone Number: 239-872-2953 or 239-872-2955

E-mail: [kevincampbell1@comcast.net](mailto:kevincampbell1@comcast.net)

[Campbell\\_ann@comcast.net](mailto:Campbell_ann@comcast.net)

2. **Name of Contact:** Linda Miller, AICP / Avalon Engineering, Inc.

Address: 2503 Del Prado Boulevard South, Suite 200

City, State, Zip: Cape Coral, Florida 33904

Phone Number: 239-573-2077 Extension

E-mail: [linda@avaloneng.com](mailto:linda@avaloneng.com)

3. **Owner(s) of Record:** Same as Applicant

Address:

City, State, Zip:

Phone Number:

E-mail:

RECEIVED  
DEC 06 2023

4. **Property Location:**

1. Site Address: Unassigned Burnt Store Road N., Cape Coral, FL 33993

2. STRAP(s): 08-43-23-00-00001.0000

COMMUNITY DEVELOPMENT

5. **Property Information:**

Total Acreage of Property: 38.51+/-

Total Acreage Included in Request: 38.51+/-

Total Uplands: 34.83

Total Wetlands: 3.68+/-

Current Zoning: AG-2

Current Future Land Use Category(ies): Open Lands Wetlands

Area in Each Future Land Use Category: 38.51+/- Acres

Existing Land Use: Vacant Property

6. **Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 7 du/ 1per 5 acres

Commercial Intensity: minimal uses

Industrial Intensity: N/a

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 577 units / 15du per acre

Commercial Intensity: 310,000

Industrial Intensity: 30,000



## **Public Facilities Impacts**

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

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

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
  - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
  - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
  - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

**2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

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

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

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

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

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

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

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

#### **Environmental Impacts**

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

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

#### **Impacts on Historic Resources**

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

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

#### **Internal Consistency with the Lee Plan**

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

#### **State Policy Plan and Regional Policy Plan**

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

#### **Justify the proposed amendment based upon sound planning principles**

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

#### **Planning Communities/Community Plan Area Requirements**

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



### **Sketch and Legal Description**

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

### **SUBMITTAL REQUIREMENTS**

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

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

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

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

### **APPLICANT – PLEASE NOTE:**

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

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

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



## AFFIDAVIT 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

We, Kevin & Annmarie Campbell + Robert D & Elaine J Guerrero, as Joint Tenants in Common of 08-43-23-00-00001.0000, swear or affirm under oath, that we are the owners or the authorized representative of the owner(s) of the property and that:

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

**\*Notes:**

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

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

[Signature]  
Signature (Kevin Campbell)

7-14-23  
Date

[Signature]  
Signature (Annmarie Campbell)

7/14/2023  
Date

[Signature]  
Signature (Robert D Guerrero)

7/14/23  
Date

[Signature]  
Signature (Elaine J Guerrero)

7/14/23  
Date

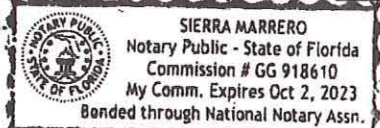
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*

ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of July, 2023, by Kevin Campbell & others above (name of person providing oath or affirmation), who is personally known to me or who has produced (personally known) (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public



## Property Data

STRAP: 08-43-23-00-00001.0000 Folio ID: 10026914

Generated on 6/13/2023 2:57 PM

Owner Of Record - Tenants in Common [\[Change Address\]](#)

CAMPBELL KEVIN & ANNMARIE +  
GERRERO ROBERT D & ELAINE J  
10791 ORANGE RIVER BLVD  
FORT MYERS FL 33905

### Site Address

Site Address maintained by [E911 Program Addressing](#)

BURNT STORE RD N  
CAPE CORAL FL 33993

### Property Description

Do not use for legal documents!

NW 1/4 OF NW 1/4 LESS WLY 132 FT

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)



[\[Pictometry Aerial Viewer\]](#)

### Image of Structure



◀ Photo Date January of 2008 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

[Current Working Values](#)  
[Tax Roll Value Letter](#) [Tax Refund Status](#)

Just

315,520

### Attributes

Land Units Of Measure	AC
Units	39.44
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

## Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	280,800	280,800	280,800	280,800	0	280,800
1993	280,800	2,090	2,090	2,090	0	2,090
1994	280,800	2,660	2,660	2,660	0	2,660
1995	280,800	6,620	6,620	6,620	0	6,620
1996	280,800	10,150	10,150	10,150	0	10,150
1997	280,800	10,440	10,440	10,440	0	10,440
1998	280,800	10,260	10,260	10,260	0	10,260
1999	280,800	10,010	10,010	10,010	0	10,010
2000	280,800	10,220	10,220	10,220	0	10,220
2001	309,740	10,480	10,480	10,480	0	10,480
2002	309,730	10,400	10,400	10,400	0	10,400
2003	248,190	11,240	11,240	11,240	0	11,240
2004	536,090	11,560	11,560	11,560	0	11,560
2005	1,111,880	12,030	12,030	12,030	0	12,030
2006	2,382,600	12,470	12,470	12,470	0	12,470
2007	2,382,600	10,520	10,520	10,520	0	10,520
2008	873,620	12,350	12,350	12,350	0	12,350
2009	476,520	13,380	13,380	13,380	0	13,380
2010	428,868	11,754	11,754	11,754	0	11,754
2011	299,744	11,556	11,556	11,556	0	11,556
2012	256,360	12,779	12,779	12,779	0	12,779
2013	256,360	19,286	19,286	19,286	0	19,286
2014	153,816	20,667	20,667	20,667	0	20,667
2015	193,256	20,627	20,627	20,627	0	20,627
2016	193,256	22,836	22,836	22,836	0	22,836
2017	193,256	20,548	20,548	20,548	0	20,548
2018	193,256	19,602	19,602	19,602	0	19,602
2019	193,256	20,114	20,114	20,114	0	20,114
2020	193,256	22,323	22,323	22,323	0	22,323
2021	315,520	21,140	21,140	21,140	0	21,140
2022	315,520	21,258	21,258	21,258	0	21,258

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Project Request

The requested application for a Comprehensive Plan Amendment-Map to amend the Future Land Use for approximately 38.51 +/- acres of property on Burnt Store Road N from Open Lands to Central Urban.

#### Project Narrative

The property subject to this application request is one parcel containing approximately 38.51 +/- acres southeast of the intersection of Burnt Store Road and Charlee Road, Strap Number 08-43-23-00-00001.0000.

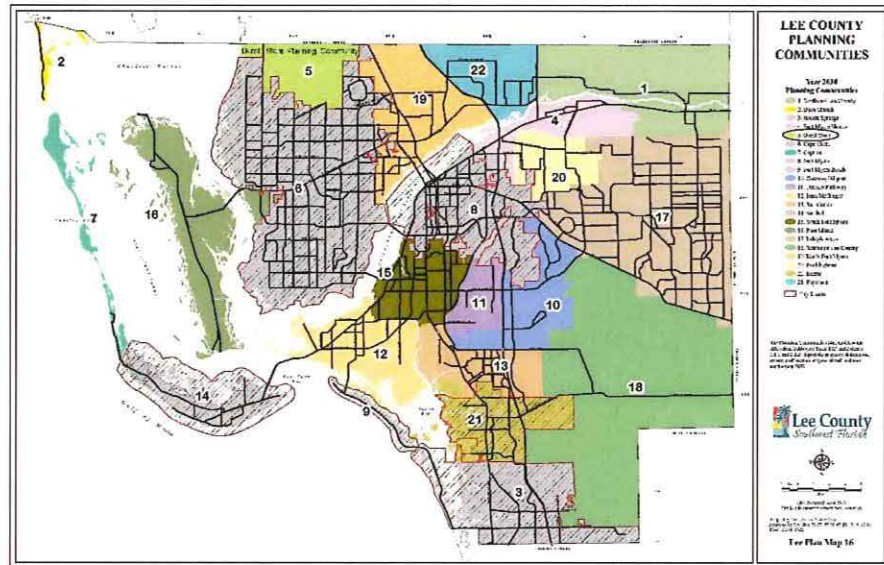


Project Location Map



The subject parcel and adjacent parcels are within Lee County. There are two other governmental jurisdictions within close proximity to the subject parcel, the City of Cape Coral, along the western side of Burnt Store Road, and Charlotte County northeast and northwest of the subject parcel.

The subject parcel is designated as Open Lands and is zoned AG-2 (Agricultural). The parcel is square in size with an average depth of 1194 feet and 1404 feet in length. The parcel is in the Burnt Store Planning Community, Area 5 as designated on the Lee County Planning Communities, Lee Plan Map 16.



**Lee County Planning Communities Map**

### **Burnt Store Planning Community**

"Burnt Store - This Community is in the northwest corner of the mainland of unincorporated Lee County. The property east of Burnt Store Road is designated Open Lands and the land west of Burnt Store Road is designated as Rural (also known as Burnt Store Marina) with the exception of 10 acres designated as Outlying Suburban. Most of The Burnt Store Marina development was approved prior to the adoption of the 1984 Lee Plan and is "vested" for densities higher than allowed by the current plan.

The Burnt Store Marina development is primarily residential with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina development primarily serving residents of that development. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers, and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020."

The subject parcel is vacant with the closest development being the Dollar General located on the west side of Burnt Store Road, north of the subject parcel, an 18-lot residential development on Burnt Store Road south of the subject parcels and Burnt Store Marina, a residential community also north of the subject parcels.

The subject property is near parcels within the City of Cape Coral, on the west side of Burnt Store Road, and south of the subject property that have a Future Land Use designation that supports a higher density and greater intensity of uses than what is currently permitted by the Open Lands Future Land Use on these parcels. The Lee County Open Lands Future Land Use permits one dwelling unit per every 5 acres and limited commercial uses.

Within 1.4 miles of the subject parcel, heading south on Burnt Store Road, there is a total of 125.12 acres that supports a greater density and intensity land use than the subject parcel currently: there are 87.48 acres in Cape Coral that have a Commercial Activity Center Land Use, which is a Mixed-Use Land Use supporting a minimum of 12 du/acres or 75 units and a maximum of 16 du/ac of density and an Intensity of 1.0 FAR. Within 0.45 of a mile, there are 56 acres in Cape Coral designated as Commercial Land Use, which supports a variety of commercial retail, office and support uses with an FAR of 1.0. Within 0.30 of a mile, there are 21.12 acres, currently designated as Single Family/Multi-Family, which if zoned RML would support 16 du/ac. A 502 site RV Resort is located just over a mile south of the subject parcel.

"Policy 1.15.m of the City of Cape Coral's Future Land Use Element of their Comprehensive Plan. The purpose of the Commercial Activity Center (CAC) future land use classification is to promote non-residential and mixed-use development at key locations, within proximity to major corridors throughout the City of Cape Coral in areas where a mix of uses may be developed. The Commercial Activity Center classification is a mixed-use classification designed to minimize the need for vehicle trips through the development of both residential and non-residential uses in a single project. Furthermore, the purpose of the Commercial Activity Center is to integrate all uses through landscape, site, and architectural design standards. In addition, the Commercial Activity Center land use classification is intended to provide locations that offer employment opportunities and daily goods and services to the local community and, in some instances, attract patrons from the region. Commercial Activity Centers are intended to be pedestrian friendly and interconnected with adjacent projects – whether residential or non-residential".

"Policy 1.15.m of the City of Cape Coral's Future Land Use Element of their Comprehensive Plan. Commercial/Professional: Intensities of use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0. The Commercial (C) District is designed to facilitate a broad variety of large or small commercial uses. Uses allowed in the C District range from a variety of small or neighborhood-based commercial uses to larger retail or service uses, which may serve a relatively large trade area and, which may be developed as major shopping facilities. As many commercial uses have the potential to generate relatively high levels of vehicular trips from customers and sometimes delivery vehicles, preferred 4-10 locations for the C District have direct access onto arterial or collector roads and adequate depth (a minimum of 250 feet) for larger- scale development."

Within a little over a half of a mile to the south of the subject parcels is a Planned Community called "Hudson Creek". Hudson Creek is a mixed-use development in the City of Cape Coral. The project consists of a total of 1732 acres with residential, commercial, and conservation/preserve land use. The project is a MXPUD for 3500 residential units (2500 single family and 1000 multi-family units), an Assisted Living Facility with 800 beds, a university, retail, and restaurant square footage totaling 425,000, 150,000 square feet of office uses and a 500 room Hotel.

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M18**

Letters of Determination for the  
Adequacy/Provision of Existing/Proposed  
Support Facilities

(Fire Protection, Emergency Medical Services, Law  
Enforcement, Solid Waste, Mass Transit, Schools)





# CAPE CORAL FIRE DEPARTMENT

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P.O. Box 150027 • Cape Coral, Florida 33915 • (239) 574-0501

June 28, 2023

Linda Miller, AICP, Planning Director  
Avalon Engineering, Inc.  
2503 Del Prado Boulevard South, Suite 200  
Cape Coral, FL 33904

RE: Letter of Availability Request

Dear Director Miller:

This letter shall serve as notice that the Cape Coral Fire Department (CCFD) can provide service to the proposed Mixed-Use Development located southeast of Charlee Road (strap number 08-43-23-00-00001.0000).

The CCFD operates a fire station at 3942 Burnt Store Road, approximately two miles from the project location, and provides service to the surrounding area. This fire station is operated on a full-time basis.

Should you have any further questions, please feel free to contact me.

Sincerely,

Michael T. Russell  
Fire Deputy Chief

MTR:crl

**From:** [Frederick, Cassandra A.](#)  
**To:** [Lynda Brooks](#)  
**Subject:** (23-110) Burnt Store Road N Mixed Use Development  
**Date:** Wednesday, June 28, 2023 10:00:17 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Map.pdf](#)

---

Good morning Lynda,

There are no previously recorded resources in the area you indicated. I have attached a map for your reference. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

**CASSIE FREDERICK**

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of  
Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee,  
Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245. 6439 | [flheritage.com](http://flheritage.com)

Dear Mr. Fowler:

As part of a Lee County Comprehensive Plan Amendment application a letter of determination for the adequacy/provision of existing proposed support services facilities available to the proposed development is required.

Please address your letter to the attention of Mrs. Linda Miller, AICP, Planning Director at the address provided below.

Your time and attention to this matter is greatly appreciated.

Thank you,

*Lynda*

*Life may not be the party we hoped for, but while we are here we might as well dance*

*Anonymous*

**Lynda Brooks**  
Project Coordinator

**Avalon Engineering, Inc.**  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904  
*Serving our community since 1980*  
Office (239) 573 – 2077  
[lynda@AvalonEng.com](mailto:lynda@AvalonEng.com)



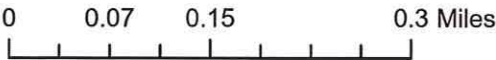
# Project Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- BufferLines
- FloridaStructures
- FloridaSites
- HistoricalBridges
- ResourceGroups
- NationalRegister
- HistoricalCemeteries
- TRS

- BufferPolygon
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- BufferPoints







## Board of County Commissioners

Kevin Ruane  
District One

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District Two

Ray Sandelli  
District Three

Brian Hamman  
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Mike Greenwell  
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Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

July 20, 2023

Linda Miller, AICP  
Avalon Engineering, Inc.  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904

Re: Letter of Service Availability – Burnt Store Development

Mrs. Miller,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment. This amendment would change the category to Central Urban. The property bears STRAP 08-43-23-00-00001.0000.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 5.8 miles south.

It is our opinion that the EMS service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", is written over a circular stamp.

Benjamin Abes  
Director, Public Safety



## THE SCHOOL DISTRICT OF LEE COUNTY

**Jacqueline Heredia**

District Planning Specialist

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

July 5, 2023

RE: Multifamily Concurrency Review in Burnt Store Rd N

Dear Linda Miller:

This letter is in response to your request for concurrency review dated June 23, 2023 for the subject property in Burnt Store Road North, in regard to educational impact west zone.

This development is a request for 300 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 39 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

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

Sincerely,

Jacqueline Heredia, District Planning Specialist

# LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District  
 NAME/CASE NUMBER Burnt Store Road North  
 OWNER/AGENT Avalon  
 ITEM DESCRIPTION Mixed Use Planned Development

LOCATION Burnt Store Road North , Lee county  
 ACRES 39.44  
 CURRENT FLU  
 CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	300	

STUDENT GENERATION

	SF	MF	MH	Projected Students
Elementary School	0.072	0.066		19.80
Middle School	0.043	0.033		9.90
High School	0.038	0.031		9.30

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	20	188	99%
South CSA, Middle	7,293	6,912	381	10	371	95%
South CSA, High	9,536	8,492	1,044	9	1035	89%

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity )

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specialist



***Carmine Marceno***  
**Sheriff**



*"Proud to Serve"*

**State of Florida**  
**County of Lee**

July 7, 2023

Linda Miller  
Avalon Engineering, Inc.  
2503 Del Prado Boulevard S., Suite 200  
Cape Coral, FL 33904

Ms. Miller,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a Mixed Use Development project with Multi-family and commercial uses on a 39.44 +/- acre parcel on Burnt Store Road N. located south of the intersection of Burnt Road Store N. and Charlee Road, STRAP No. 08-43-23-00-00001-0000.

The proposed amendment would to change the Future Land Use from Open Lands to Central Urban and allow for a 22-acre residential multi-family complex consisting of 300 units and approximately 130,000 square feet of commercial uses. This Agency evaluated your request solely on its ability to provide law enforcement service to the project. Based on that criterion, these proposed changes would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our Gulf District offices in St. James City. At the time of application for a development order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Crime Prevention Practitioner Heather Turco at (239) 478-7838 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Chris Reeves".

Chris Reeves  
Major, Patrol Bureau



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



Lee County  
*Southwest Florida*

Board of County Commissioners

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

July 5, 2023

Avalon Engineering  
Attn: Linda Miller, AICP  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904

**RE: Letter of Service Availability – Burnt Store Road N Mixed Use  
Development 08-43-23-00-00001.0000**

Dear Mrs. Miller:

The Lee County Solid Waste Department is capable of providing solid waste collection service for future changes to the planned Mixed-Use Development consisting of a twenty-two-acre residential multi-family complex consisting of 300 units and approximately 130,000 square feet of commercial uses through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Manager, Public Utilities  
Lee County Solid Waste Department

Kevin Ruane  
*District One*

June 29<sup>th</sup>, 2023

Cecil L. Pendergrass  
*District Two*

Avalon Engineering, Inc.

Ray Sandelli  
*District Three*

Linda Miller AICP

Brian Hamman  
*District Four*

Fort Myers, FL 33901

Mike Greenwell  
*District Five*

**RE: Burnt Store Road North, Lee County  
Request for Letter of Service Availability**

Roger Desjarlais  
*County Manager*

Ms. Miller,

Richard Wesch  
*County Attorney*

LeeTran has reviewed your request for service availability in regard to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins  
*County Hearing Examiner*

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-296 (4)(a). The developer is not required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at the time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com).

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz,  
Transit Service Planner



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M19**

State Policy Plan and Regional Policy Plan

## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **State Policy Plan and Regional Policy Plan**

The following goals and strategies from the Southwest Florida Strategic Regional Policy Plan are relevant to the amendment:

##### **Affordable Housing Element:**

Strategy: Develop livable, integrated communities that offer residents a high quality of life.

##### **Actions:**

1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

***The project site will be able to connect to utilities, and currently has access to public services.***

2. Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

***The Central Urban District promotes the development of a mixed-use project.***

4. Encourage new housing to be built in higher areas to reduce the need for costly flood insurance.

***The project site is not within a Flood Zone.***

##### **Economic Development Element:**

Strategy: Maintain the physical infrastructure to meet growth demands.

Actions: 1. Review plan amendments, development proposals, and clearinghouse items for public facility deficits and encourage mitigation of those deficits.

***The project site has public services available.***

Strategy: Increase the retention and expansion of local business and industry and encourage local entrepreneurial development.

***The Central Urban District promotes new commercial development.***

##### **Natural Resources Element**

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life.

***The project will preserve and enhance the wetland area within the site.***

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M20**

Justification of Proposed Amendment



## **BSR 40**

### **Application for a Comprehensive Map Amendment**

#### **Justification of Proposed Amendment**

The intention of the Central Urban Future Land Use Category, as outlined by Policy 1.1.3 of the Lee Plan, is best characterized as an area that will have the greatest range and highest levels of urban service – water, sewer, roads, schools, etc. The subject property meets the intent of this category; it is in an area that will be intensely developed in the future within both the City of Cape Coral and Charlotte County.

*POLICY 1.1.3:* The Central Urban Future Land Use Category can best be characterized as the “urban core” of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate.

The Density and Intensity permitted in the Central Urban Future Land Use Category would increase the density permitted within the proposed mixed-use development to up to 15 dwelling units per acre or approximately 270 multi-family units in lieu of 8 dwelling units permitted in the Open Lands Future Land Use Category (1 dwelling unit per every 5 acres). The Central Urban Future Land Use would also permit a service park with up to 160,000 square feet of building area for flex space units, some retail, office, and storage uses.

The subject property is located within an area of the county that will see substantial growth in the future. Burnt Store Road is planned to be widened to a 6-lane divided highway, an interlocal agreement with Charlotte County is in place to provide water, sewer, and irrigation (reuse) water to parcels east of Burnt Store Road. A 500 site RV Resort is under construction 1 mile south of the project site and a major commercial shopping center consisting of 56 acres north of the Durden Parkway is less than a ½ mile south of the subject parcel. A Dollar General Store is located directly across Burnt Store Road to the north end of the subject parcel.

The subject property contains approximately 3.68 acres that maybe considered wetland justification from the South Florida Water Management District.

The proposed Central Urban FLU category will permit a mixed-use development which will support the existing Burnt Store Marina residential community, provide commercial square footage to support new commercial businesses for this area, and provide optional housing opportunities (apartment complex) currently not available in this area.

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M21**

Planning Communities

Community Plan Area Requirements

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Planning Communities Community Plan Area Requirements

Burnt Store Planning Community - This Community is in the northwest corner of the mainland of unincorporated Lee County. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers, and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020."

There are no community plan development requirements at this time.

