CPA2024-00001

Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: **BONITA BEACH CPD**

ProjectDescription: **A request to change the future land use (FLU) category of a 12.1 ± acre property from Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands to General Interchange. The request is associated with a proposed Lee Plan Text Amendment to modify Policy 33.2.5 and Table 1b, and a CPD Rezone to allow for a maximum of 60,000 SF of commercial uses.**

Map(s) to Be Amended: **Future Land Use Map (1A)**

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

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1. **Name of Applicant:** **MANNA CHRISTIAN MISSIONS, INC.**
   Address: 10421 PENNSYLVANIA AVE
   City, State, Zip: Bonita Springs, FL, 34135
   Phone Number: (239) 571-9155 E-mail: mquinn9155@gmail.com

2. **Name of Contact:** **Jem Frantz, AICP**
   Address: 28100 Bonita Grande Dr., Suite 305
   City, State, Zip: Bonita Springs, FL, 34135
   Phone Number: 239-357-9580 E-mail: jfrantz@rviplanning.com

RECEIVED
JAN 16 2024
COMMUNITY DEVELOPMENT

3. **Owner(s) of Record:** **See Attached.**
   Address:
   City, State, Zip:
   Phone Number: E-mail:

4. **Property Location:**
   1. SiteAddress: 13140 Bonita Springs Rd SE, Bonita Springs, FL 34135
   2. STRAP(s): 32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B

5. **Property Information:**
   Total Acreage of Property: 12.09+/- acres Total Acreage Included in Request: 12.1+/- acres
   Total Uplands: 12.1+/-acres Total Wetlands: 0 +/- acres Current Zoning: AG-2
   Current Future Land Use Category(ies): Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands
   Area in Each Future Land Use Category: Conservation Lands Wetlands = 5± ac; Density Reduction / Groundwater Resource = 1.9± ac; and Wetlands = 5.2± ac
   Existing Land Use: Undeveloped / Residential

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 1 du/10 ac Commercial Intensity: 0 SF Industrial Intensity: 0 SF

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 14 du/ac Commercial Intensity: 60,000 SF Industrial Intensity: 0 SF

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 affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

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

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on_____(date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Michael Quinn, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 32-47-26-00-00001.0250; 32-47-26-00-00001.021B; 32-47-26-00-00001.021C; 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

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

Property Owner

Michael Quinn
Print Name

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

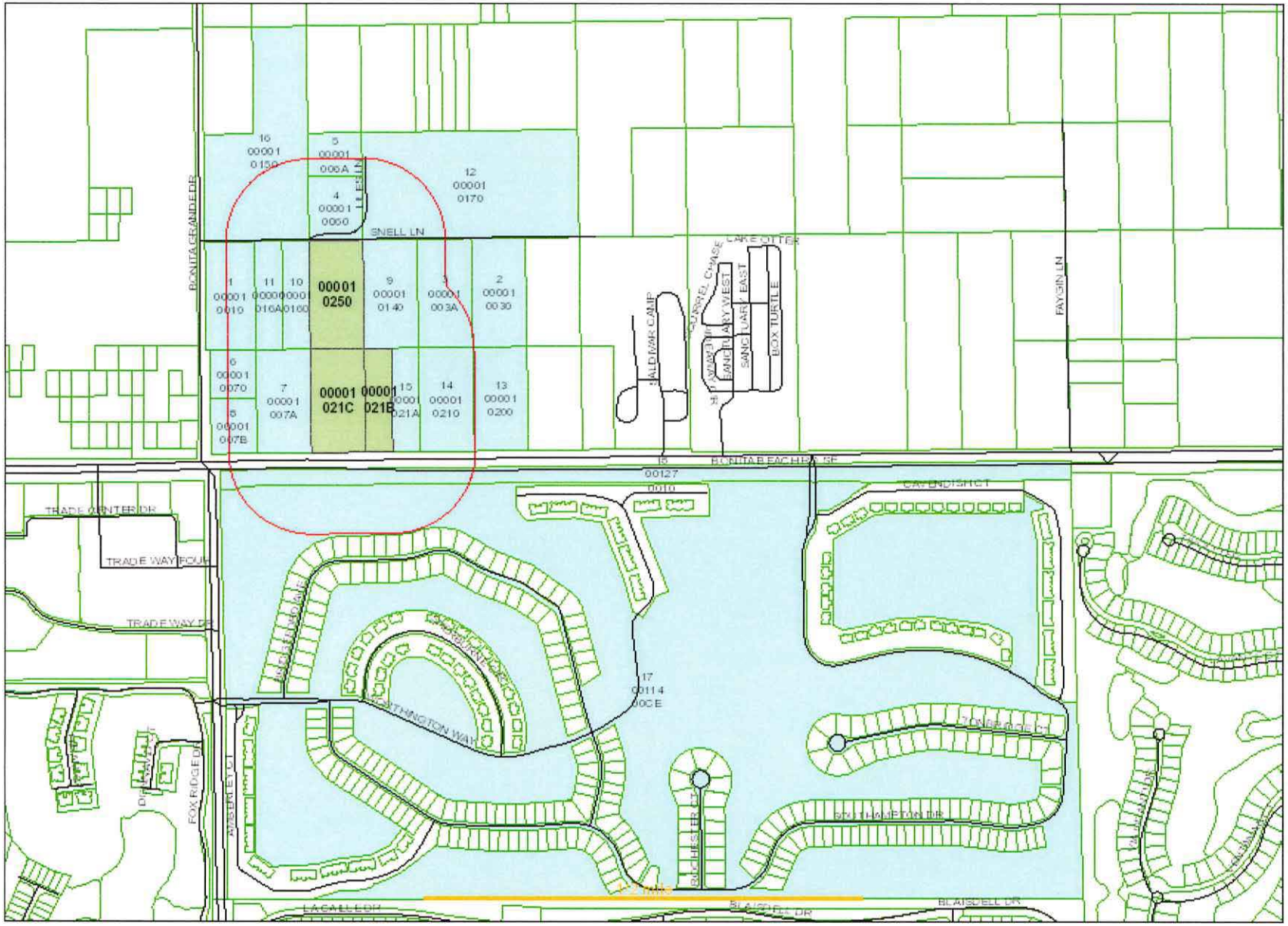
STATE OF FLORIDA
COUNTY OF ~~LEE~~ PINELLAS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization, on December 26, 2023 (date) by Michael P. Quinn (name of person providing oath or affirmation), who is personally known to me or who has produced NC Driver's License with photo (type of identification) as identification.

STAMP/SEAL

SANDRA KAY FABRIZIO
Notary Public - State of Florida
Commission # HH 370063
My Comm. Expires Mar 6, 2027
Bonded through National Notary Assn.

Sandra K Fabrizio
Signature of Notary Public



Date of Report: November 03, 2023

Buffer Distance: 500 feet Rerun

Parcels Affected: 18

Subject Parcels: **32-47-26-00-00001.021B, 32-47-26-00-00001.021C, 32-47-26-00-00001.0250**

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
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	**32-47-26-00-00001.0010** 27865-869 BONITA GRANDE DR BONITA SPRINGS FL 34135	W 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS RD R/W	1
3 SNELL LANE LLC PMB 155 21301 S TAMIAMI TRL STE 320 ESTERO FL 33928	**32-47-26-00-00001.0030** 13320 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4	2
2 SNELL LANE LLC PMB 155 21301 S TAMIAMI TRL STE 320 ESTERO FL 33928	**32-47-26-00-00001.003A** 13250 SNELL LN BONITA SPRINGS FL 34135	W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4	3
LILES BYRON G & LINDA L 13101 SNELL LN BONITA SPRINGS FL 34135	**32-47-26-00-00001.0060** 13101 SNELL LN BONITA SPRINGS FL 34135	PARL IN SEC 32 T 47 R 26 DESC IN OR 1416 PG 48	4
LILES A V & IRIS C 13137 SNELL LN BONITA SPRINGS FL 34135	**32-47-26-00-00001.006A** 13137 SNELL LN BONITA SPRINGS FL 34135	PARL IN SEC 32 T 47 R 26 DESC IN OR 1416 PG 47	5
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	**32-47-26-00-00001.0070** 27951 BONITA GRANDE DR BONITA SPRINGS FL 34135	N 1/2 W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS RD R/W	6
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	**32-47-26-00-00001.007A** 13090 BONITA BEACH RD SE BONITA SPRINGS FL 34135	E 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4	7
RACETRAC INC PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA GA 30339	**32-47-26-00-00001.007B** 13050 BONITA BEACH RD SE BONITA SPRINGS FL 34135	S 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS RD R/W DESC IN OR 3987 PG 674	8
1 SNELL LANE LLC PMB 155 21301 S TAMIAMI TRL STE 320 ESTERO FL 33928	**32-47-26-00-00001.0140** 13220 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4	9
UNKNOWN HEIRS OF 13052 SNELL LN BONITA SPRINGS FL 34135	**32-47-26-00-00001.0160** 13052 SNELL LN BONITA SPRINGS FL 34135	E 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4	10

VERK FRANCIS L & NANCY J 13050 SNELL LN BONITA SPRINGS FL 34135	**32-47-26-00-00001.016A** 13050 SNELL LN BONITA SPRINGS FL 34135	W 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4	11
FAERBER JOHN T TR 4601 GULF SHORE BLVD N #12 NAPLES FL 34103	**32-47-26-00-00001.0170** 13221 SNELL LN BONITA SPRINGS FL 34135	S E 1/4 OF N W 1/4 OF S W 1/4 + W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 + S W 1/4 OF N E 1/4 OF S W 1/4	12
UNTCH WILLIAM G JR 13220 BONITA BEACH RD SE BONITA SPRINGS FL 34135	**32-47-26-00-00001.0200** 13220 BONITA BEACH RD SE BONITA SPRINGS FL 34135	E1/2 OF SW 1/4 OF SE1/4 OF SW1/4 LESS RD R/W	13
HAINES ALAN R TR 4690 CHANTRY CT COLUMBUS OH 43220	**32-47-26-00-00001.0210** 13190 BONITA BEACH RD SE BONITA SPRINGS FL 34135	THE W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4	14
HANSON RICHARD W & LINDA + 18 3RD ST BONITA SPRINGS FL 34134	**32-47-26-00-00001.021A** 13180 BONITA BEACH RD SE BONITA SPRINGS FL 34135	E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4	15
BONITA SPRINGS FIRE CONTROL AN 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135	**32-47-26-B4-00001.0150** 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135	E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 + S 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 LESS R/W OR 3618 PG 1544	16
WORTHINGTON MASTER ASSN INC 13550 WORTHINGTON WAY BONITA SPRINGS FL 34135	**05-48-26-B2-00114.00CE** 13500-550 WORTHINGTON WAY BONITA SPRINGS FL 34135	WORTHINGTON CC PB 45 PGS 62 -73 TRS 14 17 + 18-26 + 29 GOLF CRS+MAINT AREA + CE + INST#2009000008863	17
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	**05-48-26-B2-00127.0010** ACCESS UNDETERMINED BONITA SPRINGS FL	WORTHINGTON CC PB 45 PG 62 TRACT 27 LESS INST#2009000008863	18

PULTE HOME COMPANY LLC
24311 WALDEN CENTER DR #300
BONITA SPRINGS FL 34134

2 SNELL LANE LLC
PMB 155
21301 S TAMIAMI TRL STE 320
ESTERO FL 33928

LILES A V & IRIS C
13137 SNELL LN
BONITA SPRINGS FL 34135

PULTE HOME COMPANY LLC
24311 WALDEN CENTER DR #300
BONITA SPRINGS FL 34134

1 SNELL LANE LLC
PMB 155
21301 S TAMIAMI TRL STE 320
ESTERO FL 33928

VERK FRANCIS L & NANCY J
13050 SNELL LN
BONITA SPRINGS FL 34135

UNTCH WILLIAM G JR
13220 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

HANSON RICHARD W & LINDA +
18 3RD ST
BONITA SPRINGS FL 34134

WORTHINGTON MASTER ASSN INC
13550 WORTHINGTON WAY
BONITA SPRINGS FL 34135

3 SNELL LANE LLC
PMB 155
21301 S TAMIAMI TRL STE 320
ESTERO FL 33928

LILES BYRON G & LINDA L
13101 SNELL LN
BONITA SPRINGS FL 34135

PULTE HOME COMPANY LLC
24311 WALDEN CENTER DR #300
BONITA SPRINGS FL 34134

RACETRAC INC
PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339

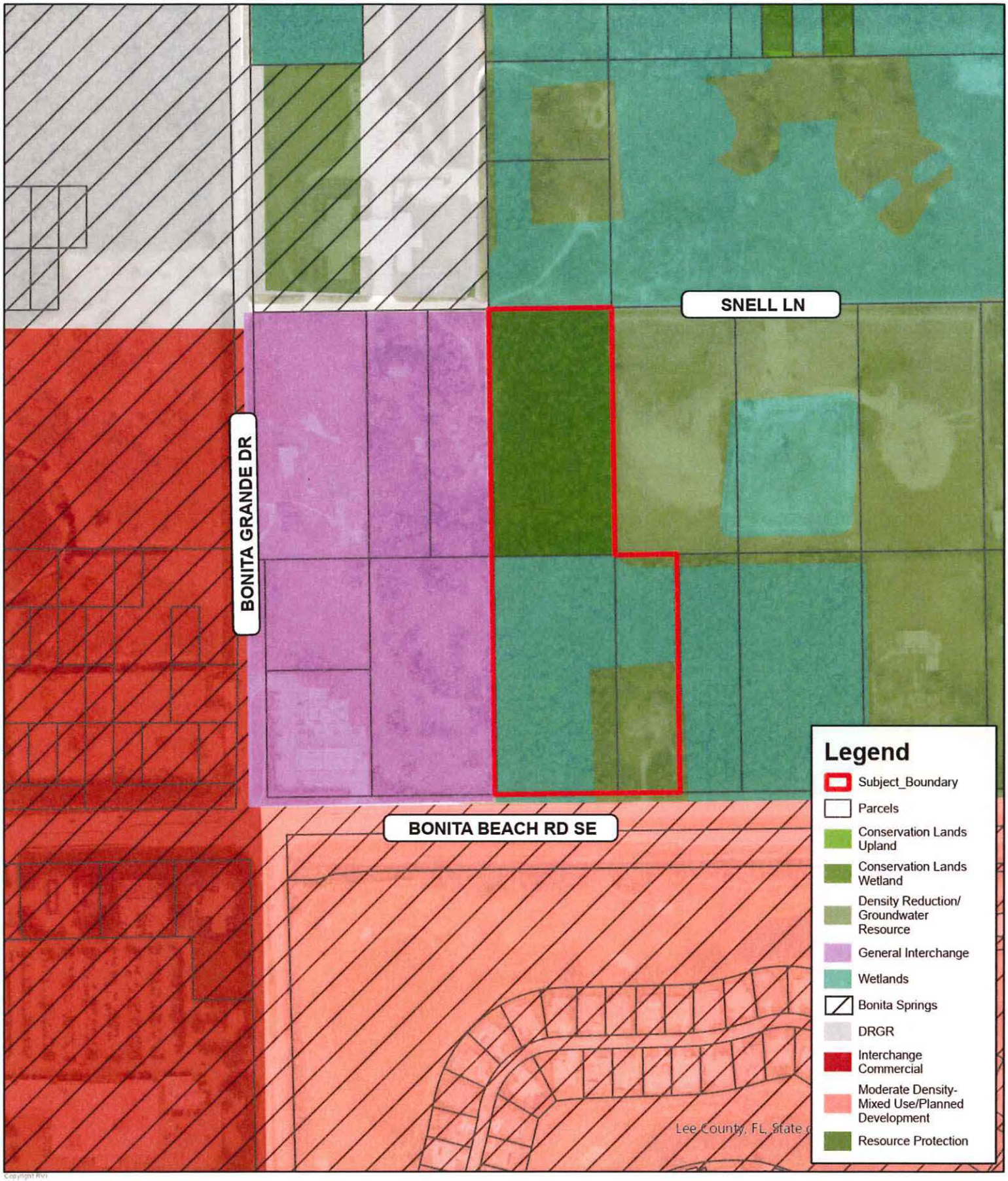
UNKNOWN HEIRS OF
13052 SNELL LN
BONITA SPRINGS FL 34135

FAERBER JOHN T TR
4601 GULF SHORE BLVD N #12
NAPLES FL 34103

HAINES ALAN R TR
4690 CHANTRY CT
COLUMBUS OH 43220

BONITA SPRINGS FIRE CONTROL AN
27701 BONITA GRANDE DR
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902



RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

BONITA BEACH CPD • **CURRENT FUTURE LAND USE MAP**

Lee County, FL

8/10/2023

23002134

Manna Christian Ministries

0 200 40

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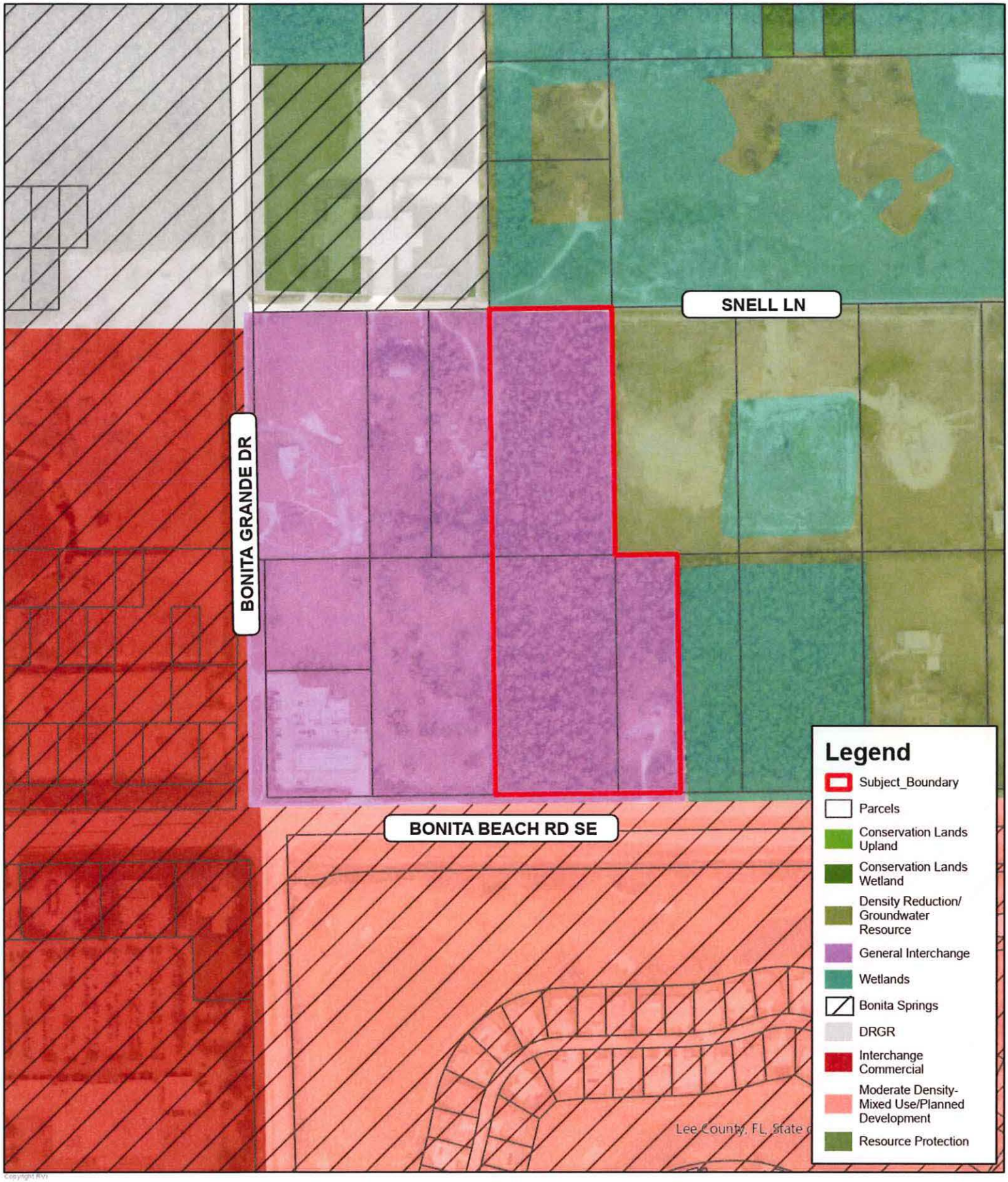

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BONITA BEACH CPD • **PROPOSED FUTURE LAND USE MAP**

Lee County, FL

8/10/2023

23002134

Manna Christian Ministries

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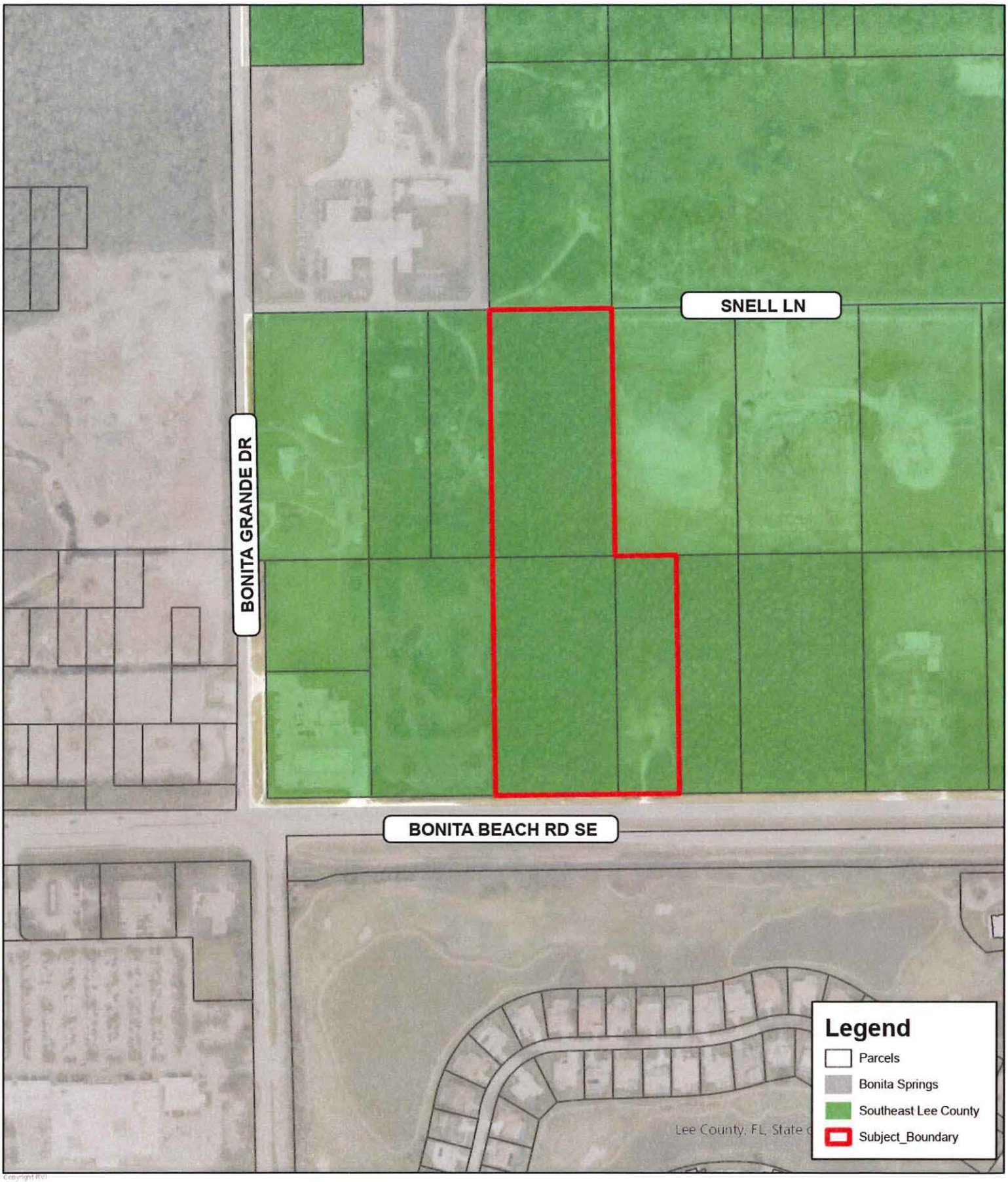

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28100 Bonita Grande Drive
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BONITA BEACH CPD • **CURRENT PLANNING DISTRICT MAP (1-B)**

- Lee County, FL
- 8/10/2023
- # 23002134
- Manna Christian Ministries

0 200 40
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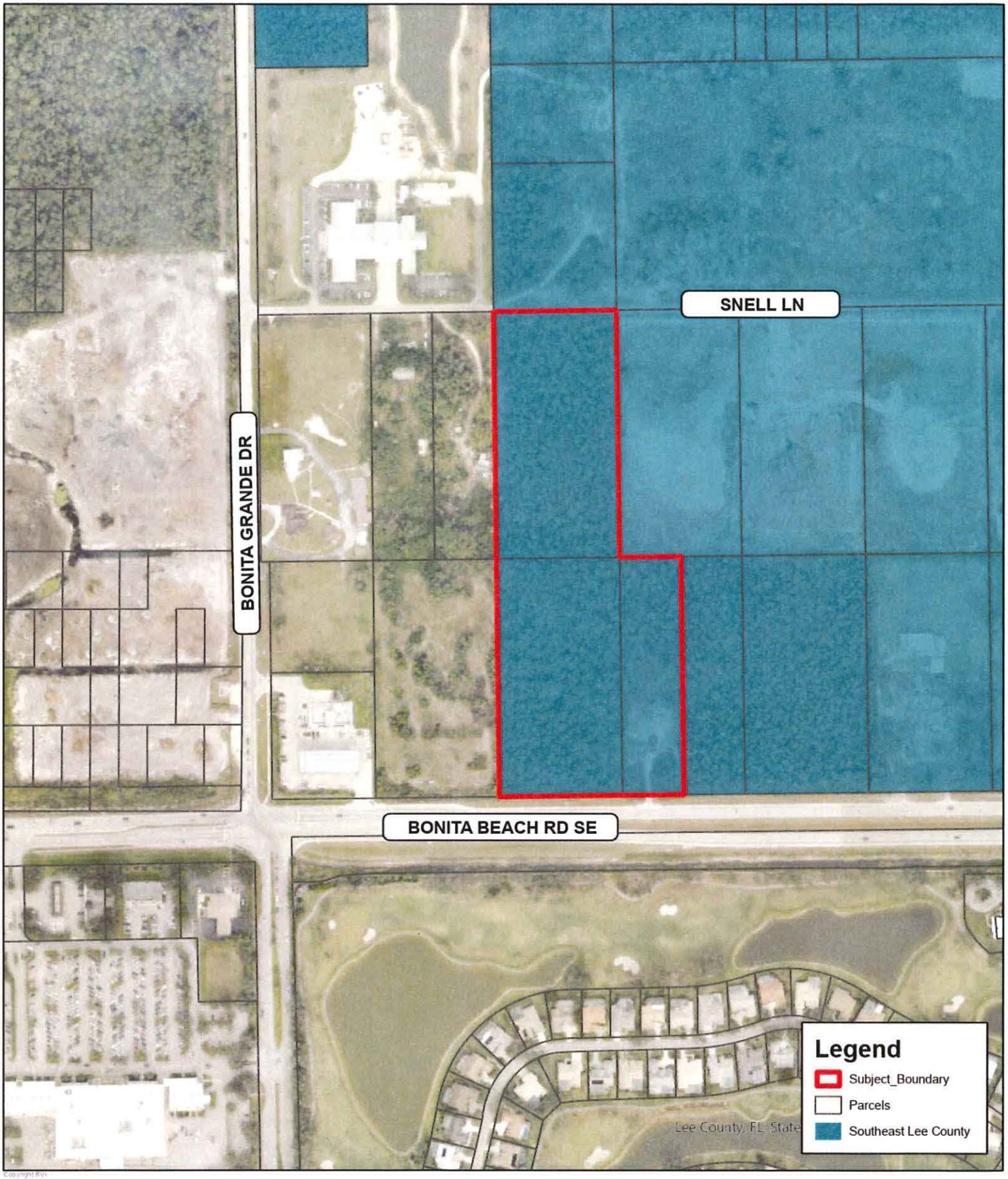

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28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

BONITA BEACH CPD • CURRENT COMMUNITY PLANNING AREA MAP (2-A)

- Lee County, FL
- 8/10/2023
- # 23002134
- Manna Christian Ministries

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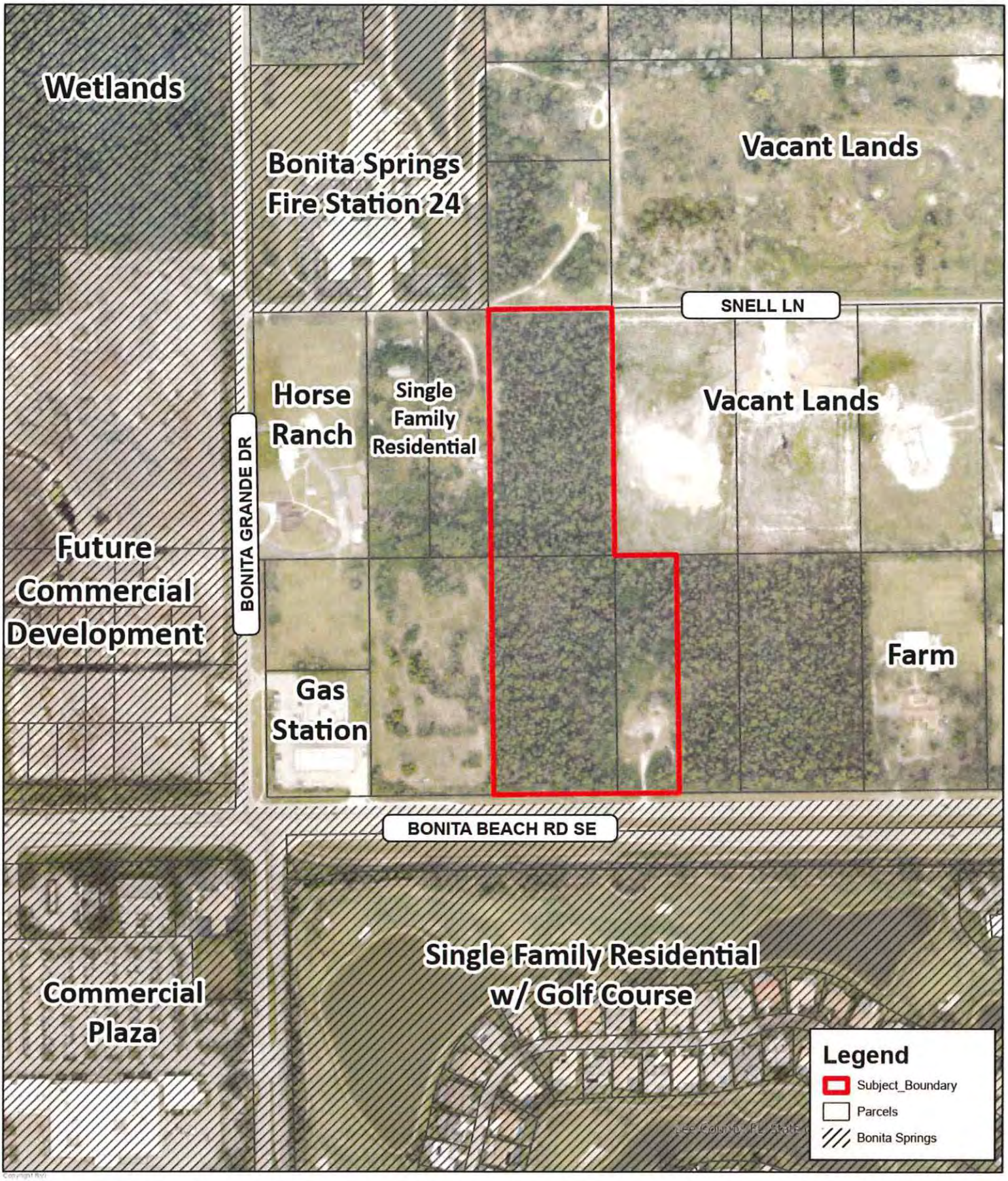

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

BONITA BEACH CPD • **SURROUNDING LAND USES MAP**

Lee County, FL

8/10/2023

23002134

Manna Christian Ministries

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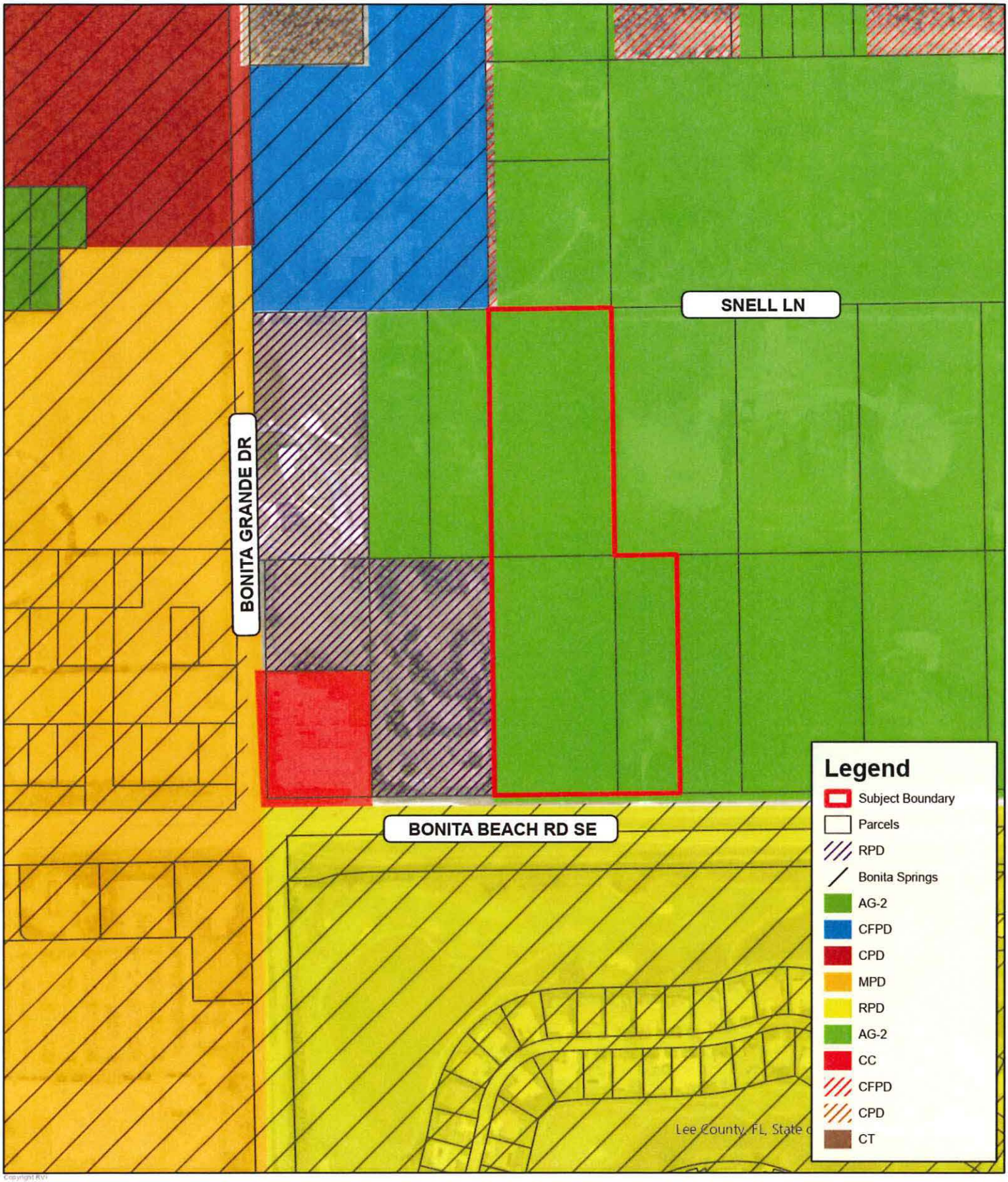

RVi
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BONITA BEACH CPD • **CURRENT ZONING MAP**

- Lee County, FL
- 8/10/2023
- # 23002134
- Manna Christian Ministries

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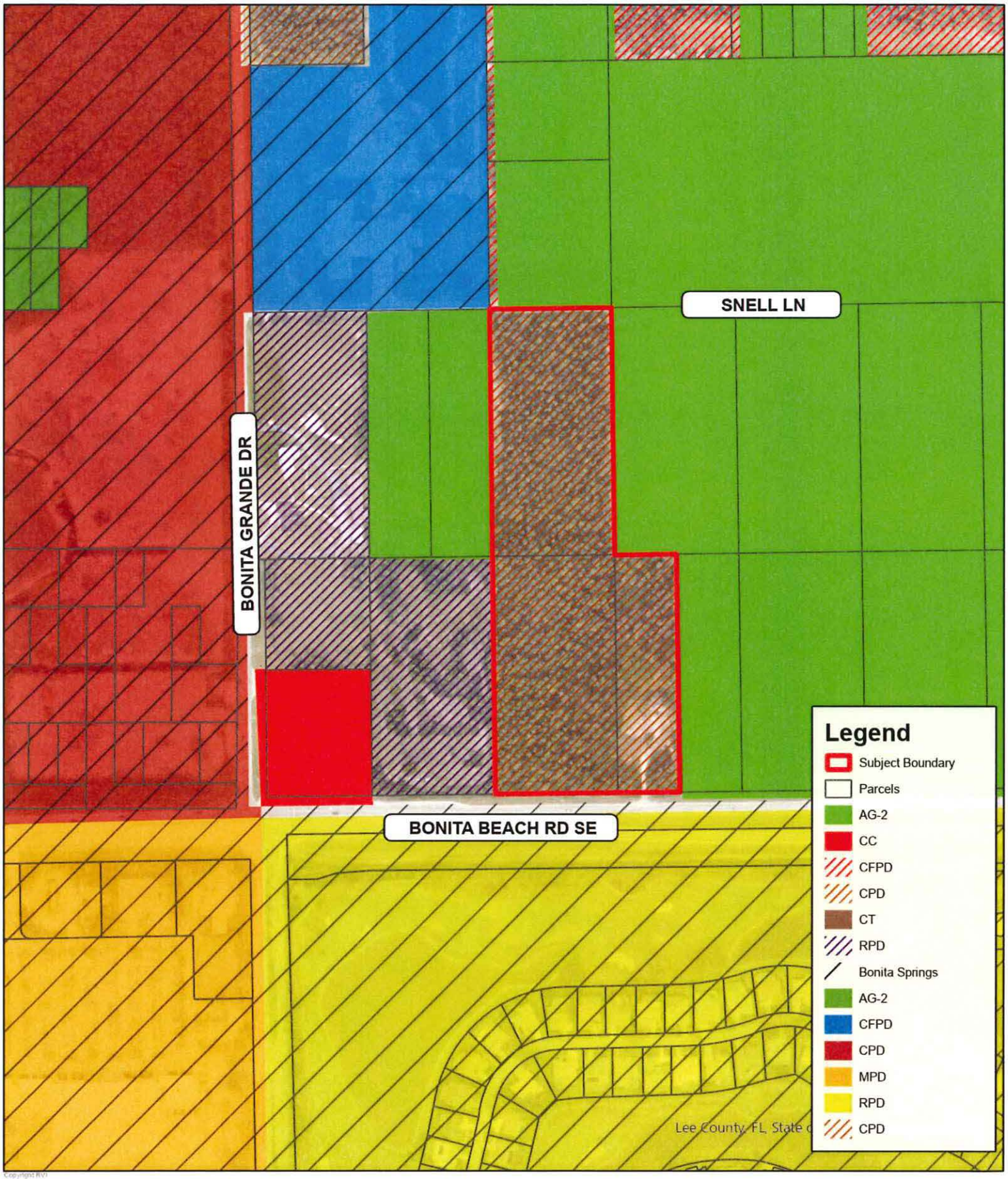


RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239 405 7777
www.rviplanning.com

BONITA BEACH CPD • **PROPOSED ZONING MAP**

- Lee County, FL
- 8/10/2023
- # 23002134
- Manna Christian Ministries

0 200 40
Fe

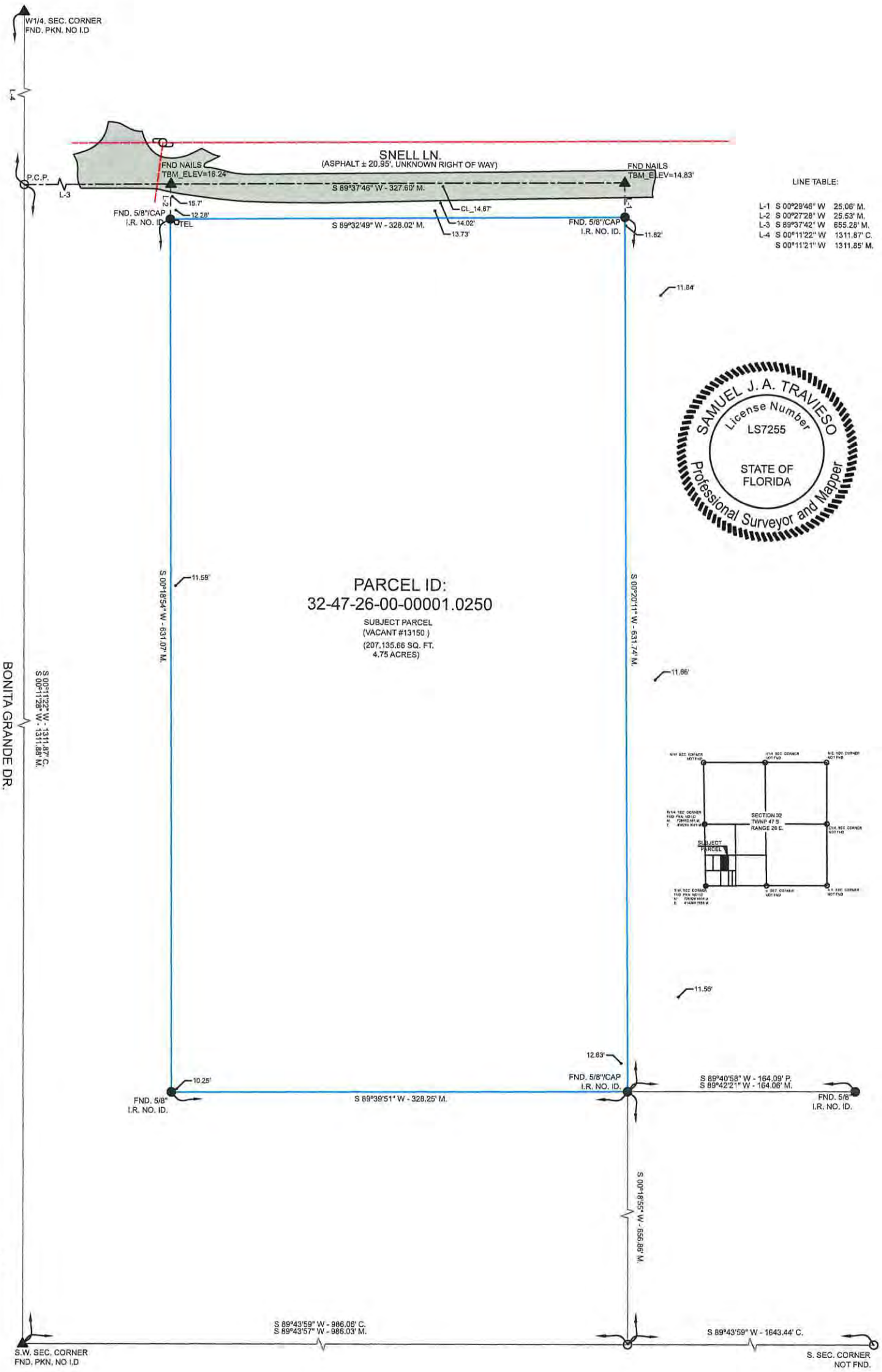
SKETCH OF BOUNDARY SURVEY

SURVEY: P2780

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	FIELD MEASURED
M.E.	MITERED END
N.& D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
R.	RADIAL
R/W	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
W.M.	WATER METER

- I.R.
- CONCRETE MONUMENT
- NAIL
- EXISTING FIRE HYDRANT
- WATER VALVE
- POWER POLE
- WELL
- CATCH BASIN
- BOLLARD
- BENCH MARK
- LAMP POST
- DRAIN MANHOLE
- SANITARY MANHOLE
- CENTER LINE
- 00.00' EXISTING ELEVATION
- 00.00' PROPOSED ELEVATION
- WATER FLOW ARROW
- DISTANCE & BEARING LIMIT ARROW
- ANCHOR
- BREAK LINE (NOT TO SCALE)
- CENTERLINE
- FENCE LINE
- OVERHEAD LINE
- EASEMENT LINE
- EDGE OF THE WATER LINE
- PRIMARY STRUCTURE
- SECONDARY STRUCTURE
- PRIMARY PROPERTY LINE
- SECONDARY PROPERTY LINE
- CONC. SLAB
- ASPHALT
- BRICK PAVER
- WOOD DECK
- STONES
- WATER



FOUNDIT

FOUNDIT LAND SERVICES CORP.
LAND SURVEYOR & MAPPER L.B.8425
contact@founditlandservices.com
1764 44th Terrace SW, Naples, FL.34116
(239) 837 8447

SURVEYORS CERTIFICATE:

THIS SURVEY MEETS ALL APLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL J.A. TRAVIESO — Digitally signed by SAMUEL J.A. TRAVIESO Date: 2023.06.20 16:31:53 -04'00'

SAMUEL J. A. TRAVIESO — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPERS
FLORIDA CERTIFICATE NO. LS7255. THIS SURVEY MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOT AND MAPPERS.

SAMUEL J. A. TRAVIESO
License Number
LS7255
STATE OF
FLORIDA
Professional Surveyor and Mapper

Parcel I.D.:	DATE OF SURVEY	DRAWN BY
32-47-26-00-00001.0250	06 / 06 / 2023	W.C.
County/State:	COMPLETION DATE:	CHECKED BY
Lee / Florida	06 / 20 / 2023	A.R.T.

PROPERTY AND OWNER INFORMATION

Property Address:
13150 SNELL LN.,
BONITA SPRINGS FL 34135

Certified to:
MANNA, CHRISTIAN MISSIONS INC., it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Flood Zone Information:
Community Name: LEE COUNTY UNINCORPORATED AREAS
Community Number: 125124
Panel: 0678 Suffix: F Effective Date: 08/28/2008
Flood Zone: X B.F.E.= N/A

Legal Description As Furnished:
The West Half (W 1/2) of the The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 47 South, Range 26 East, LESS the North 25.00 feet thereof, reserved for county road right of way. Lee County, Florida.

Surveyor's Notes:

1. BEARINGS ARE BASED ON THE CENTERLINE OF SNELL LN., ESTABLISHING AN ASSUMED BEARING ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS OF THIS SURVEY IS DESCRIPTION, RECORDED PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. THIS SURVEYS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
6. ADDITIONS , DELETIONS, REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON.
8. ELEVATIONS AS SHOWN HEREON IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. PROPERTY LIES IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT.
11. THE PROPERTY SHOWN HEREON HAS A STREET ADDRESS OF 13150 SNELL LN., BONITA SPRINGS, FLORIDA. (AS FURNISHED)
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

SKETCH OF BOUNDARY SURVEY

SURVEY: P2781

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	FIELD MEASURED
M.E.	MITERED END
N.& D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
R.	RADIAL
R/W	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
W.M.	WATER METER

- I.R.
- CONCRETE MONUMENT
- NAIL
- EXISTING FIRE HYDRANT
- WATER VALVE
- POWER POLE
- WELL
- CATCH BASIN
- BOLLARD
- BENCH MARK
- LAMP POST
- DRAIN MANHOLE
- SANITARY MANHOLE
- CENTER LINE
- 00.00' EXISTING ELEVATION
- 00.00' PROPOSED ELEVATION
- WATER FLOW ARROW
- DISTANCE & BEARING LIMIT ARROW
- ANCHOR
- BREAK LINE (NOT TO SCALE)
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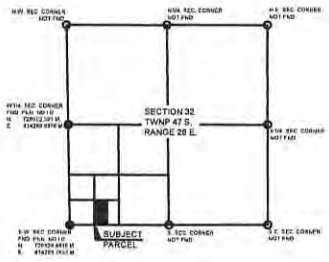
- EDGE OF THE WATER LINE
- PRIMARY STRUCTURE
- SECONDARY STRUCTURE
- PRIMARY PROPERTY LINE
- SECONDARY PROPERTY LINE
- CONC. SLAB
- ASPHALT
- BRICK PAVER
- WOOD DECK
- STONES
- WATER



W1/4. SEC. CORNER
FND. PKN. NO I.D

S 00°11'22" W - 1311.87' C.
S 00°11'21" W - 1311.86' M.

P.C.P.

SNELL LN.

BONITA GRANDE DR.

S 00°11'22" W - 1311.87' C.
S 00°11'28" W - 1311.88' M.

10.25'

FND. 5/8"
I.R. NO. ID.

S 89°39'51" W - 328.25' M.

FND. 5/8"/CAP
I.R. NO. ID.

S 89°42'21" W - 164.06' M.

FND. 5/8"
I.R. NO. ID.

9.15'

S 00°20'55" W - 631.69' M.

PARCEL ID:
32-47-26-00-00001.021C

SUBJECT PARCEL
(VACANT # 13140)
(207,447.37 SQ. FT.
4.76 ACRES)

S 00°21'15" W - 631.92' M.

12.85'

13.25'

8.23'

LINE TABLE:

L-1	S 00°40'06" W	24.94' M.
L-2	S 01°32'07" W	24.79' M.
L-3	S 89°43'59" W	657.37' C.

FND. 5/8"/CAP
I.R. NO. ID.

8.87'

13.49'

14.76'

16.29'

S 89°42'15" W - 328.32' M.

TEL

10.61'

FND. 5/8"/CAP
I.R. NO. ID.

14.03'

16.8'

S 89°42'07" W - 164.02' M.

FND. 5/8"/CAP
I.R. NO. ID.

L-3

S 89°43'59" W - 328.69' C.

S 89°43'59" W - 1643.44' P.

S.W. SEC. CORNER
FND. PKN. NO I.D

CONC.

S. SEC. CORNER
NOT FND.

CL 16.39'

BONITA BEACH RD. SE.
WESTBOUND LANE
(ASPHALT ± 25.85', UNKNOWN RIGHT OF WAY)

BONITA BEACH RD. SE.
EASTBOUND LANE
(ASPHALT ± 26.15', UNKNOWN RIGHT OF WAY)

N
NW NE
W E
SW SE
S

0 40' 80'

1" inch = 80' ft.
GRAPHIC SCALE

SAMUEL J. A. TRAVIESO
License Number
LS7255
STATE OF
FLORIDA
Professional Surveyor and Mapper

FOUNDIT

FOUNDIT LAND SERVICES CORP.
LAND SURVEYOR & MAPPER L.B.8425
contact@founditlandservices.com
1764 44th Terrace SW, Naples, FL.34116
(239) 837 8447

SURVEYORS CERTIFICATE:

THIS SURVEY MEETS ALL APLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL J.A. TRAVIESO — Digitally signed by SAMUEL J.A. TRAVIESO Date: 2023.06.20 17:35:48 -04'00'

SAMUEL J. A. TRAVIESO — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPERS
FLORIDA CERTIFICATE NO. LS7255. THIS SURVEY MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOT AND MAPPERS.

Parcel I.D.:	DATE OF SURVEY	DRAWN BY
32-47-26-00-00001.021C	06 / 06 / 2023	W.C.
County/State:	COMPLETION DATE:	CHECKED BY
Lee / Florida	06 / 20 / 2023	A.R.T.

PROPERTY AND OWNER INFORMATION

Property Address:
13140 BONITA BEACH RD. SE.,
BONITA SPRINGS FL 34135

Certified to:
MANNA, CHRISTIAN, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Flood Zone Information:
Community Name: LEE COUNTY UNINCORPORATED AREAS
Community Number: 125124
Panel: 0678 Suffix: F Effective Date: 08/28/2008
Flood Zone: X B.F.E.= N/A

Legal Description As Furnished:
The West 1/2 of The Southheast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet thereof reserved for County roadway right of way.

Surveyor's Notes:

1. BEARINGS ARE BASED ON THE CENTERLINE OF BONITA BEACH RD. SE., ESTABLISHING AN ASSUMED BEARING ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS OF THIS SURVEY IS DESCRIPTION, RECORDED PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. THIS SURVEYS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
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7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON.
8. ELEVATIONS AS SHOWN HEREON IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. PROPERTY LIES IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT.
11. THE PROPERTY SHOWN HEREON HAS A STREET ADDRESS OF 13140 BONITA BEACH RD. SE., BONITA SPRINGS, FLORIDA. (AS FURNISHED)
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

SKETCH OF BOUNDARY SURVEY

SURVEY: P2782

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
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M.E.	MITERED END
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N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S	PROFESIONAL LAND SURVEYOR
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P.O.C.	POINT OF COMMENCEMENT
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S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
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- STONES
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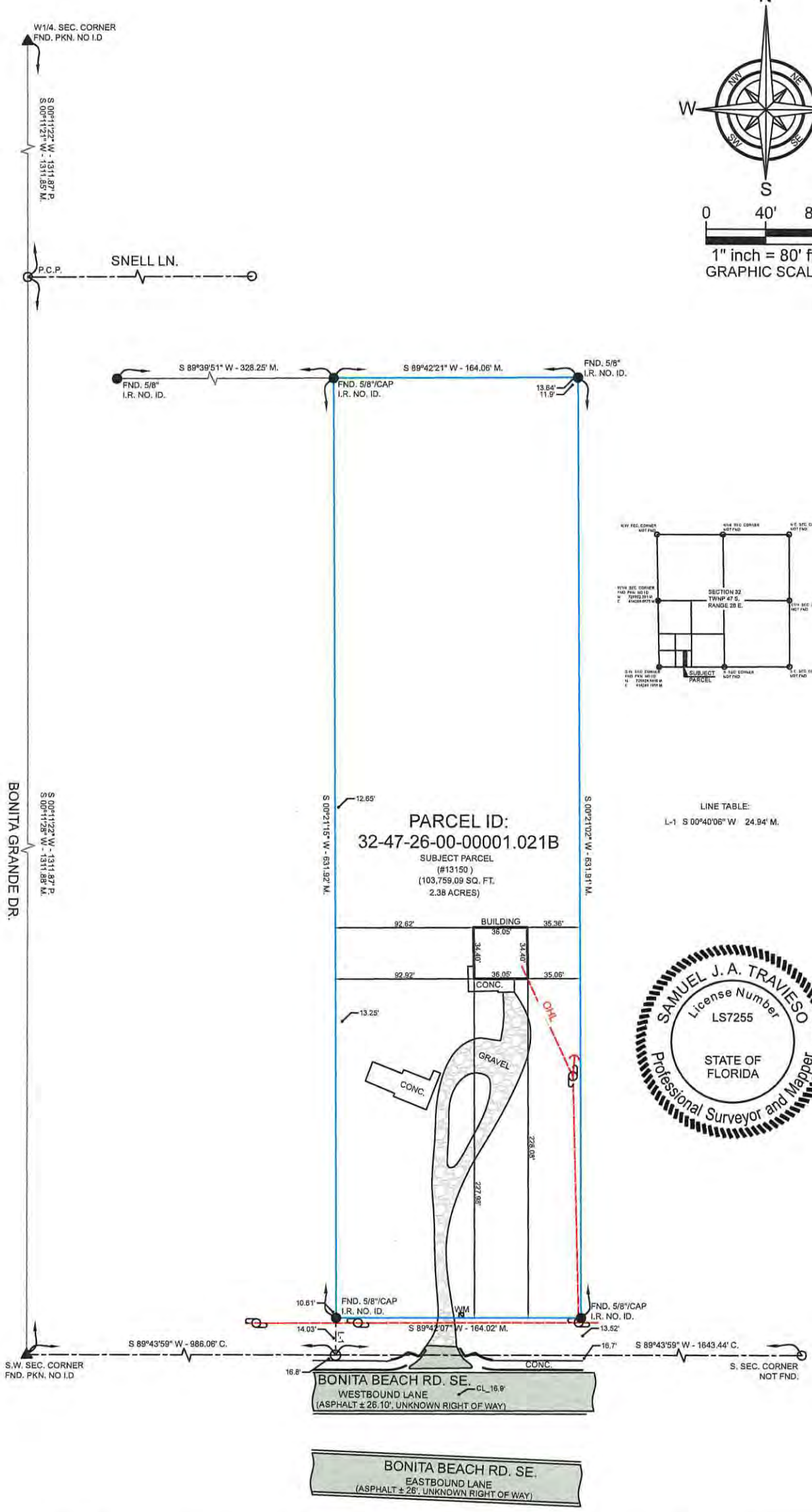

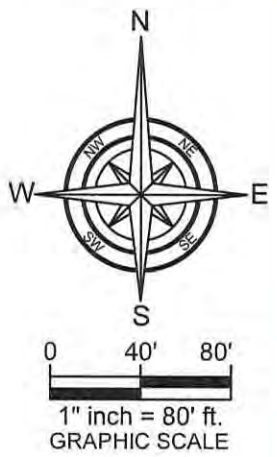

LINE TABLE:

L-1 S 00°40'06" W 24.94' M.

SAMUEL J.A. TRAVIESO
License Number
LS7255
STATE OF
FLORIDA
Professional Surveyor and Mapper

FOUNDIT

FOUNDIT LAND SERVICES CORP.
LAND SURVEYOR & MAPPER L.B.8425
contact@founditlandservices.com
1764 44th Terrace SW, Naples, FL.34116
(239) 837 8447

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SAMUEL J.A. TRAVIESO
Digitally signed by SAMUEL J.A. TRAVIESO
Date: 2023.06.20 16:35:58 -04'00'

SAMUEL J. A. TRAVIESO — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPERS
FLORIDA CERTIFICATE NO. LS7255. THIS SURVEY MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOT AND MAPPERS.

Parcel I.D.:	DATE OF SURVEY	DRAWN BY
32-47-26-00-00001.021B	06 / 06 / 2023	W.C.
County/State:	**COMPLETION DATE:**	**CHECKED BY**
Lee / Florida	06 / 20 / 2023	A.R.T.

PROPERTY AND OWNER INFORMATION

Property Address:
13150 BONITA BEACH RD. SE.,
BONITA SPRINGS FL 34135

Certified to:
OLDE, TOWN DEVELOPMENT INC., it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Flood Zone Information:
Community Name: LEE COUNTY UNINCORPORATED AREAS
Community Number: 125124
Panel: 0678 Suffix: F Effective Date: 08/28/2008
Flood Zone: X B.F.E.= N/A

Legal Description As Furnished:

The West 1/2 of the East 1/2 of the Southheast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet thereof reserved for County roadway right of way.

Surveyor's Notes:

1. BEARINGS ARE BASED ON THE CENTERLINE OF BONITA BEACH RD. SE., ESTABLISHING AN ASSUMED BEARING ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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Detail by Entity Name

Florida Profit Corporation
OLDE TOWN DEVELOPMENT, INC.

Filing Information

Document Number	P03000025381
FEI/EIN Number	33-1047663
Date Filed	03/03/2003
State	FL
Status	ACTIVE

Principal Address

10421 Pennsylvania Ave
BONITA SPRINGS, FL 34135

Changed: 03/08/2013

Mailing Address

10421 Pennsylvania Ave
BONITA SPRINGS, FL 34135

Changed: 03/08/2013

Registered Agent Name & Address

QUINN, MICHAEL P
10421 Pennsylvania Ave
BONITA SPRINGS, FL 34135

Name Changed: 02/26/2020

Address Changed: 03/08/2013

Officer/Director Detail

Name & Address

Title VP

QUINN, Marilyn M
10421 Pennsylvania Ave
BONITA SPRINGS, FL 34135

Title President

QUINN, MICHAEL P
10421 Pennsylvania Ave
BONITA SPRINGS, FL 34135

Annual Reports

Report Year	Filed Date
2021	03/26/2021
2022	01/26/2022
2023	01/27/2023

Document Images

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DIVISION OF CORPORATIONS

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Detail by Entity Name

Florida Not For Profit Corporation
MANNA CHRISTIAN MISSIONS, INC.

Filing Information

Document Number	717227
FEI/EIN Number	59-1422112
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State	FL
Status	ACTIVE

Principal Address

10421 PENNSYLVANIA AVE
BONITA SPRINGS, FL 34135

Changed: 01/11/2008

Mailing Address

10421 PENNSYLVANIA AVE
BONITA SPRINGS, FL 34135

Changed: 01/11/2008

Registered Agent Name & Address

QUINN, MICHAEL P
10421 Pennsylvania Ave..
BONITA SPRINGS, FL 34135

Name Changed: 01/06/2011

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title STD

TROYER, JEFFERY J
27311 PATRICK ST
BONITA SPRINGS, FL 34135

Title PD

QUINN, MICHAEL P
10421 PENNSYLVANIA AVE
BONITA SPRINGS, FL 34135

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2022	01/26/2022
2023	01/27/2023

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Prepared by and Return to:

C.L. HALL
CLASSIC TITLE SERVICES, INC.
10998 Bonita Beach Road
Bonita Springs, FL 34135
GRANTEE TAX ID NUMBER: _____

INSTR # 6528766
OR BK 04496 Pgs 4006 - 4007; (2pgs)
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CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
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DEPUTY CLERK J Miller

V

WARRANTY DEED

THIS INDENTURE, made this 29th day of October 2004 , A.D. 2004 between

PATRICK WEBER, as Curator of the Estate of JACK RIESSEN and ROY POSTOLL

as Grantor*, whose address is: 11301 Meadow Lane, Bonita Springs, FL 34135
and

OLDE TOWN DEVELOPMENT, INC., a Florida corporation

as Grantee*, whose address is: 10550 Abernathy Street, Bonita Springs, FL 34135

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of LEE, State of Florida, to-wit:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 47 South, Range 26 East, Lee County, Florida, EXCEPTING the South 25 feet thereof reserved for County roadway right-of-way. ALSO EXCEPTING the North 25 feet thereof reserved for County roadway right-of-way.

THIS PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF ROY POSTOLL
Property Tax ID Number: 32-47-26-00-00001.021B

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2004 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

(WITNESS 1) _____
PRINT OR TYPE NAME:

(WITNESS 2) _____
PRINT OR TYPE NAME:

PATRICK WEBER, Curator

State of Florida
County of Collier

The foregoing instrument was acknowledged before me on this 29th day of October, 2004 by PATRICK WEBER who is known to me or who has produced _____ as identification and did take an oath.

My Commission Expires:

(SEAL)

NOTARY PUBLIC
PRINT OR TYPE NAME:

Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

AMS-WD-PLAIN
Rev. 10/27/94

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year below written.

Signed, sealed and delivered
in the presence of:

Witness
Printed Name:

Witness
Printed Name:

ROY POSTOLL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me on this 28th day of October, 2004, by ROY POSTOLL, who ~~is known to me~~ or who has produced _____ as identification and did not take an oath.

My commission expires:

NOTARY PUBLIC
Print or Type Name:

Frank P. Murphy
MY COMMISSION # DD126334 EXPIRES
August 3, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

43,500.00

1007745

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

#99757

OFF. REC. 1203 PG 882

This Warranty Deed Made the 18th day of May A. D 19 77 by H. LOWELL BUROW and ANNE L. BUROW, Husband and Wife hereinafter called the grantor, to MANNA CHRISTIAN MISSIONS, INC. a corporation existing under the laws of the State of Florida, with its permanent postoffice address at P.O. Drawer 4095, Bonita Springs, FL 33923 hereinafter called the grantee:

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

4.00
3.85
10.50

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, of Section 32, Township 47 South, Range 26 East, Lee County, Florida, excepting the South 25 feet thereof reserved for County roadway right-of-way and the North 25 feet thereof reserved for County roadway right-of-way. SUBJECT TO easements, restrictions and reservations of record.

RECORDED IN OFFICIAL RECORDS FLORIDA
JUN 6 3 31 PM '77
CLERK OF CIRCUIT COURT
SAL CERACI

DOCUMENTARY SURTAX
FLORIDA
DEPT. OF REVENUE
JUN-6'77
P.O. 10928
03.85

STATE OF FLORIDA
STAMP TAX
10.50

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

RECORD VERIFIED - SAL CERACI CLERK
BY C. MURPHY D.C.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

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

Signed, sealed and delivered in our presence:

Thelma Bruce

(TWO SEPARATE WITNESSES REQUIRED)

H. Lowell Burow (L.S.)
H. LOWELL BUROW

Anne L. Burow (L.S.)
ANNE L. BUROW

STATE OF FLORIDA,
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared H. LOWELL BUROW and ANNE L. BUROW, Husband and Wife to me known to be the person S described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of May, A.D. 19 77.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires Nov. 27, 1977
Bonded ... Co.

SEAL

This Instrument prepared by: Cindy Lohnes
Address Homeowners Title Company
2111 McGregor Blvd.
Ft. Myers, FL

Kevin C. Karnes, Lee County Clerk of Circuit Court
INSTR. # 2023000109696, Doc Type D, Pages 2, Recorded 3/28/2023 at 8:41 AM, Deputy Clerk DSCHIPKE
Rec Fees: $18.50 Deed Doc: $3,500.00

Prepared by and return to:
Jocelyn K. Skipper, Esq.
Attorney at Law
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702
863-385-1549
File Number: **8743-001**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of **March, 2023** between **Pura C. Pol, a single woman** whose post office address is **PO Box 8045, Sebring, FL 33872**, grantor, and **Manna Christian Missions, Inc., a Florida not for profit corporation** whose post office address is **10421 Pennsylvania Ave., Bonita Springs, FL 34135**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 47 South, Range 26 East, LESS the North 25.00 feet thereof, reserved for county road right-of-way.

Parcel Identification Number: 32-47-26-00-00001.0250

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Witness Name: Jocelyn Skipper

Witness Name: Milagros E Colón

Pura C. Pol (Seal)

Pura C. Pol

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23 day of March, 2023 by Pura C. Pol, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

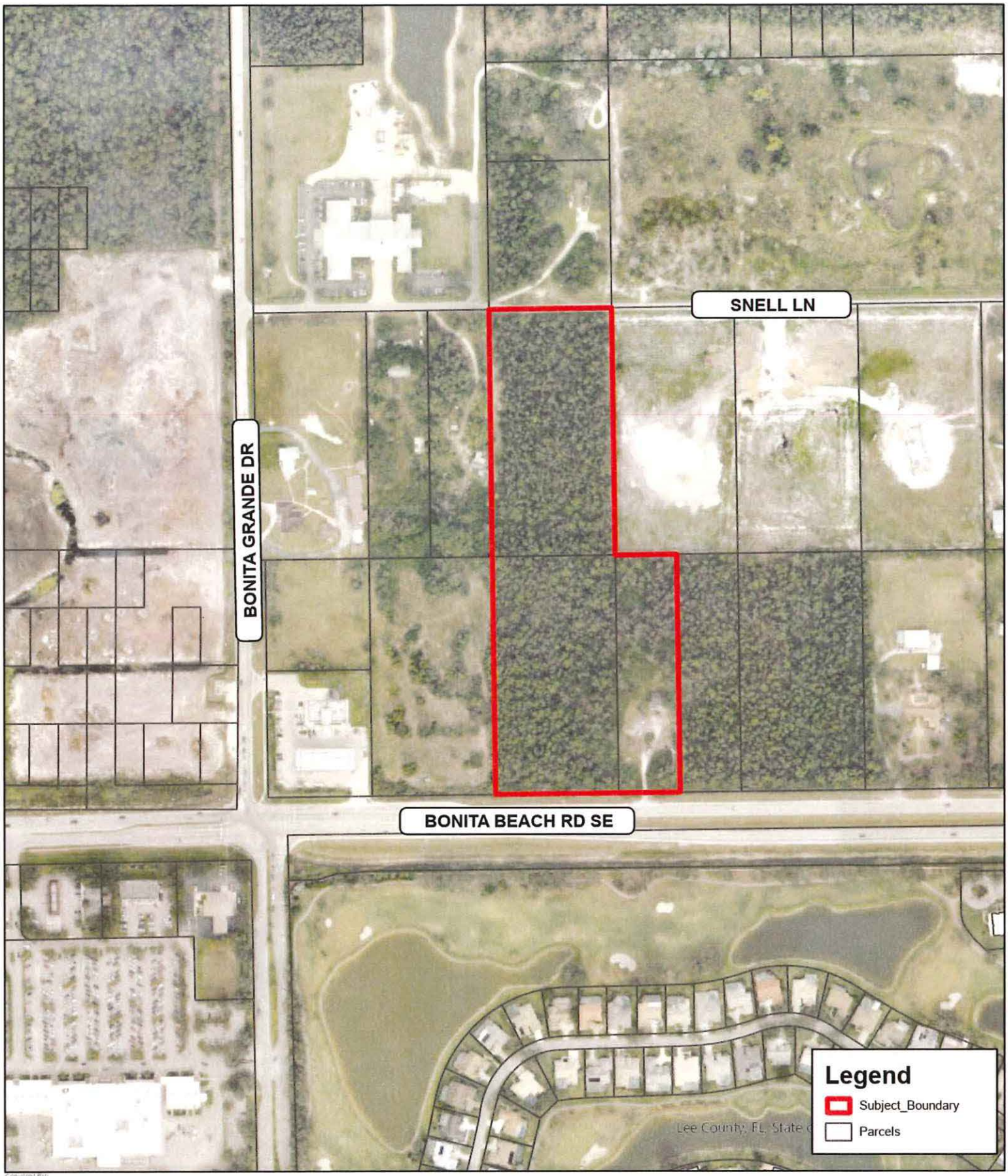
[Notary Seal]

MILAGROS ELENA COLON
Notary Public
State of Florida
Comm# HH293560
Expires 8/12/2026

Notary Public

Printed Name: _____

My Commission Expires: _____



RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel. 239 405 7777
www.rviplanning.com

BONITA BEACH CPD • **AERIAL MAP**

- Lee County, FL
- 8/10/2023
- # 23002134
- Manna Christian Ministries

0 200 40
Fe

AFFIDAVIT OF AUTHORIZATION

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

I, Michael Quinn (name), as Authorized Representative (owner/title) of Manna Christian Missions, Inc & Olde Town Development, Inc (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Signature 12/22/2023 **Date**

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

STATE OF FLORIDA
COUNTY OF ~~LEE~~ XX PINELLAS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization, this 26th day of December, 20 23, by Michael P. Quinn (name of person providing oath or affirmation), who is personally known to me or who has produced NC Driver's License with photo (type of identification) as identification.

STAMP/SEAL

SANDRA KAY FABRIZIO
Notary Public - State of Florida
Commission # HH 370063
My Comm. Expires Mar 6, 2027
Bonded through National Notary Assn.

Signature of Notary Public

TR TRANSPORTATION CONSULTANTS, INC

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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

13140 – 13150 BONITA BEACH RD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2305.11)

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

October 24, 2023

TR TRANSPORTATION CONSULTANTS, INC

CONTENTS

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

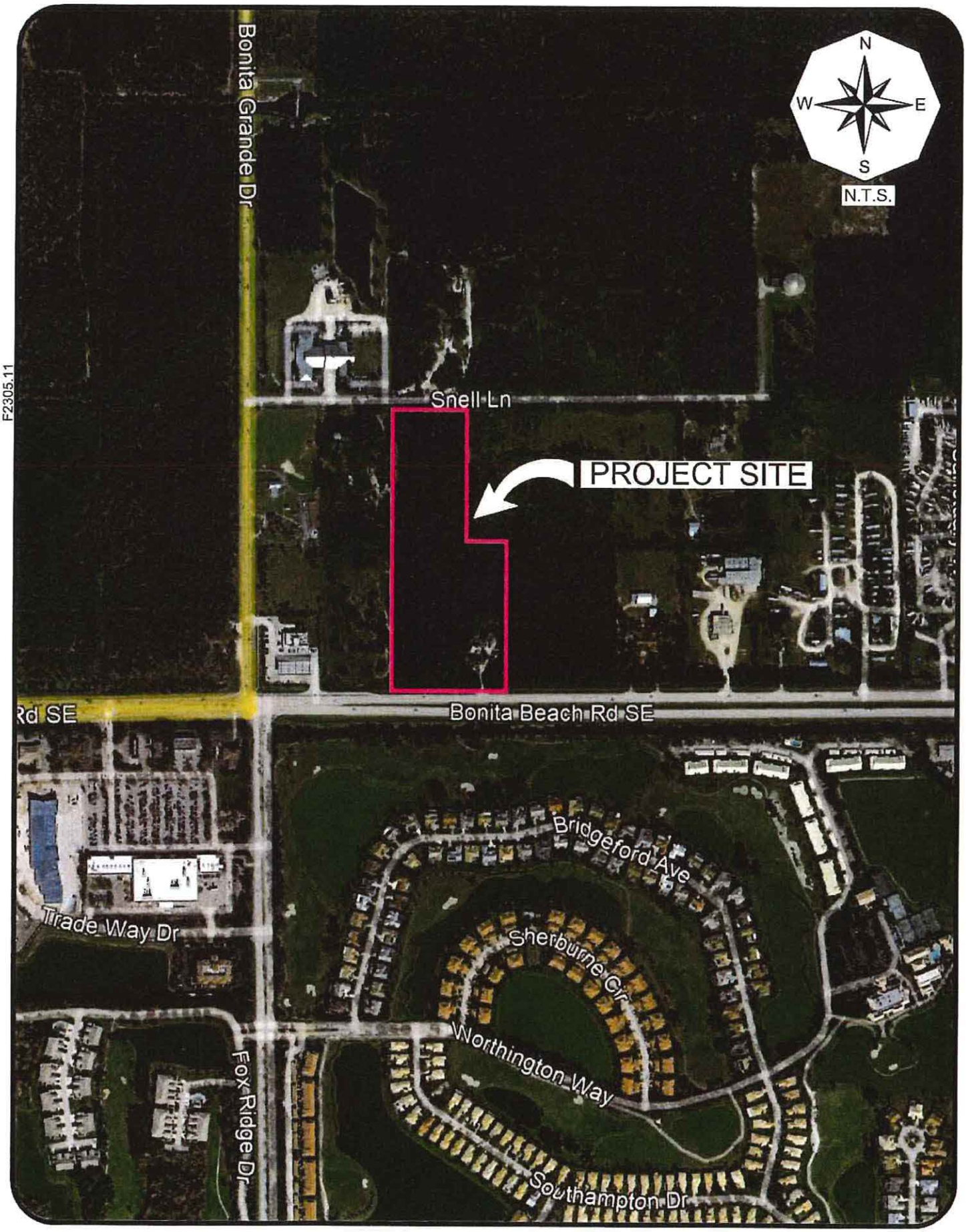
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at 13140-13150 Bonita Beach Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation as well as a zoning amendment to permit the development of up to 60,000 square feet of commercial retail uses. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Bonita Beach Road via a single full site access drive.

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

II. EXISTING CONDITIONS

The subject site is currently occupied by a single residential dwelling at the southeast corner of the site. The subject site is generally bordered by Bonita Beach Road to the south, vacant land to the east, Snell Lane to the north, and by residential uses and vacant land to the west.



F2305.11

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
13140 - 13150 BONITA BEACH RD

Figure 1

Bonita Beach Road is a four-lane divided arterial that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Map Amendment would change the future land use designation on the approximate 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation to permit the development of up to 60,000 square feet of commercial retail uses. **Table 1** summarizes the development intensity that could be developed as a result of the proposed Map Amendment.

Table 1
Land Use
13140-13150 Bonita Beach Rd

Land Use	Intensity
Commercial Retail	60,000 Sq. Ft.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of the proposed commercial development. The equations used from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in both tables.

Table 2
Trip Generation – Total Trips
13140-13150 Bonita Beach Rd

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Commercial Retail (60,000 Sq. Ft.)	131	81	212	278	301	579	6,030

The trips shown use in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that a commercial retail use of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. ITE indicates an average "pass-by" traffic reduction for Land Use Code 821 of forty percent (40%) during the weekday PM peak hour.

For this analysis, the "pass-by" traffic was accounted for in order to determine the number of "new" trips the development will add to the surrounding roadways. **Table 3** summarizes the "pass-by" percentage for the proposed use. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
13140-13150 Bonita Beach Rd

Land Use	Percentage Trip Reduction
Shopping Plaza (LUC 821)	40%

Table 4
Trip Generation – New Trips
13140-13150 Bonita Beach Rd

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	131	81	212	278	301	579	6,030
Less 40% Pass-by	-42	-42	-84	-116	-116	-232	-2,412
Net New Trips	**89**	**39**	**128**	**162**	**185**	**347**	**3,618**

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Map Amendment would change the future land use designation on the approximate 12-acre subject site from DR/GR, Wetlands and Conservation to General Interchange, Wetlands and Conservation. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the improvements include I-75 widening to a 10-lane facility, Bonita Beach Road widening to a 6-lane facility west of Old US 41 as well as Old US 41 widening to a 4-lane facility south of Bonita Beach Road. The future 2045 Level of Service Analysis also included the recently extended Logan Boulevard to the south of Bonita Beach Road. These improvements were assumed to be in place for the purposes of the future 2045 Level of Service Analysis. There are no other programmed improvements within the vicinity of the subject site. 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 plan along with the FDOT District One travel model were also reviewed in order to

determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The new PM peak hour trips to be generated from the project as shown in Table 4 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County/City of Bonita Springs maintained roadways were obtained from ***Lee County's Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the ***Florida Department of Transportation Freeway Generalized Service Volume Table***. Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the proposed change to the land use category on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. There were several roadway segments that were shown to operate below the adopted LOS standards in 2045 in the Background traffic conditions and not as a result of adding new trips from the project. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan, City of Bonita Springs Five Year Capital Improvement Plan as well as the 2023-2027 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements in the vicinity of the subject site.

The proposed map amendment will increase the overall trip generation potential of the subject site by approximately 347 vehicles during the weekday P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the 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 on the roadway links maintained by the City and State were formulated by adjusting the latest AADT volumes by appropriate K and D factors, which were obtained from ***FDOT's Florida Traffic Online*** webpage and the ***City of Bonita Springs Traffic Count Report***.

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

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2028 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2028 in the Background traffic conditions and not as a result of adding new trips from the project. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 12-acre subject site from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a development of up to 60,000 square feet of commercial retail uses. The trips the proposed development is anticipated to generate, as shown in the Table 4, were assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

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

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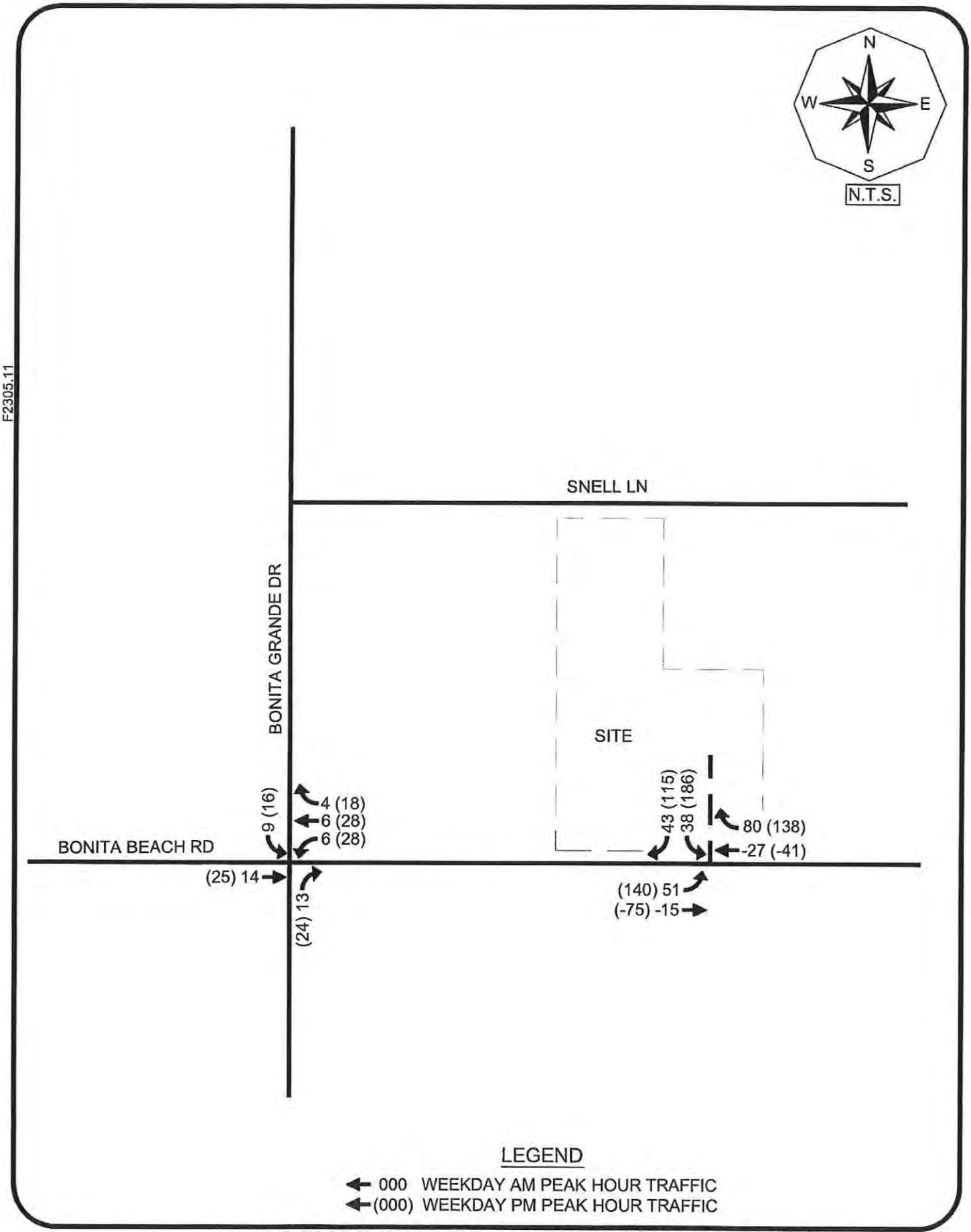

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ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
13140 - 13150 BONITA BEACH RD

Figure 2

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2028. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates for each roadway segment were calculated based on historical traffic data obtained from the latest ***City of Bonita Springs Traffic Count Report***. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

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

Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

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

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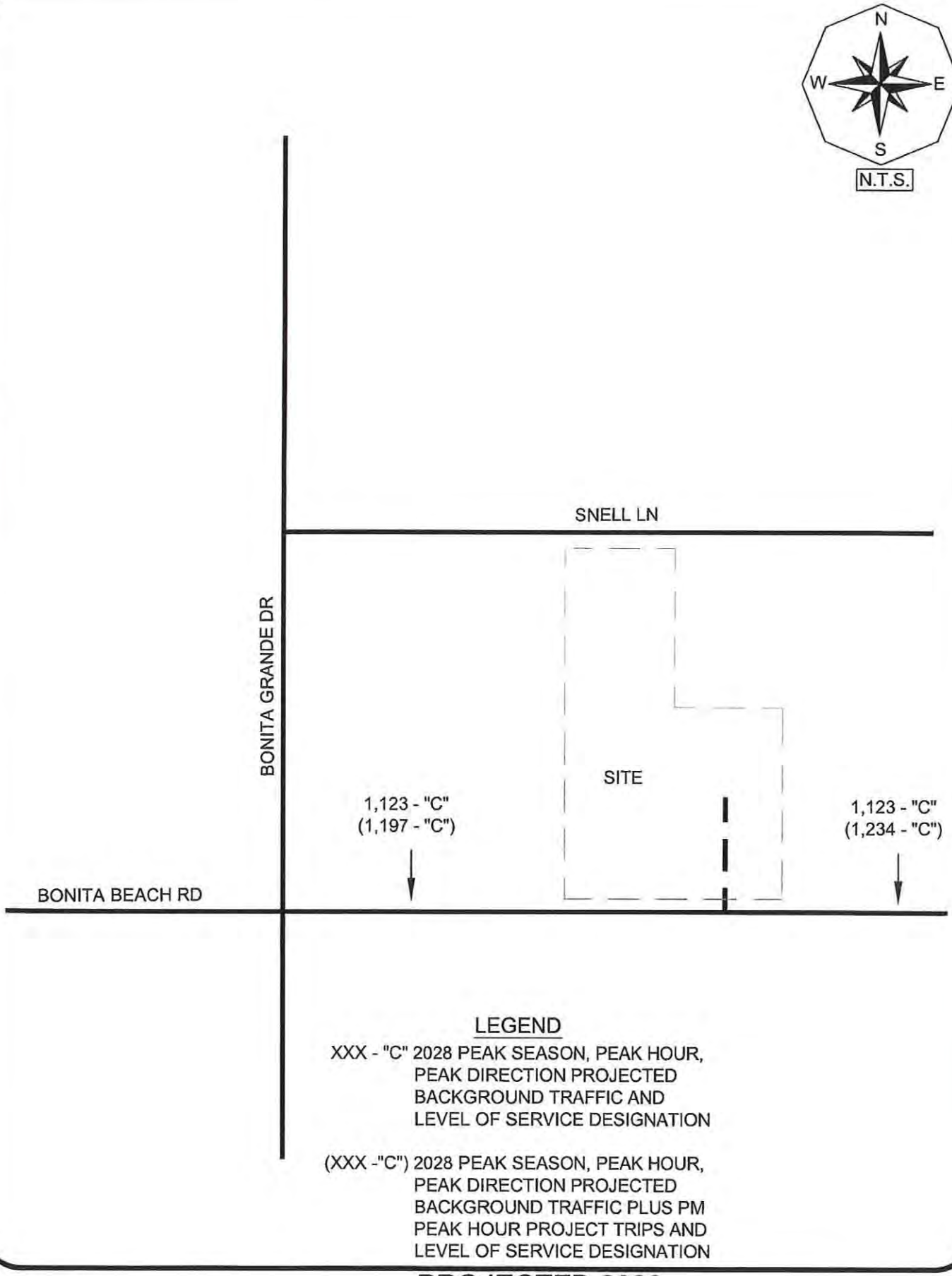

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PROJECTED 2028 LEVEL OF SERVICE ANALYSIS 13140 - 13150 BONITA BEACH RD

Figure 3

Intersection Analysis

Intersection analysis was conducted utilizing the ***SYNCHRO©*** software to determine the operational characteristics of the signalized intersection of Bonita Beach Road and Bonita Grande Drive as well as the proposed site access drive intersection on Bonita Beach Road. The intersection analysis was based on the projected 2028 weekday AM and PM peak hour traffic conditions both with and without the project traffic added to the intersection. Traffic counts were conducted at the intersection of Bonita Beach Road and Bonita Grande Drive between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on September 7, 2023. The peak hour turning movements were then adjusted for peak season conditions based on the peak season factor data as provided by FDOT in their ***Florida Traffic Online*** resource. The FDOT peak season correction factor is included in the Appendix of this report for reference.

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

The results of the intersection analysis at the signalized intersection of Bonita Beach Road with Bonita Grande Drive indicate the intersection to operate at an acceptable LOS "D" both with and without the proposed development traffic in the 2028 weekday A.M. and P.M. peak hour traffic conditions.

The results of the intersection analysis at the proposed site access connection to Bonita Beach Road indicate all major movements on Bonita Beach Road to operate at acceptable Level of Service in 2028 weekday A.M. and P.M. peak hour traffic conditions. Therefore, no intersection improvements will be warranted based on the intersection analysis

conducted as part of this report. SYNCHRO© summary sheets are included in the Appendix of this report for reference.

VII. CONCLUSION

The proposed project is located at 13140-13150 Bonita Beach Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan amendment and rezoning request, it was determined that the proposed development will not cause any roadway links to fall below the minimum acceptable Level of Service standards. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan Amendment and Rezoning request.

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

The results of the intersection analysis at the signalized intersection of Bonita Beach Road with Bonita Grande Drive indicate the intersection to operate at an acceptable LOS "D" both with and without the proposed development traffic in the 2028 weekday A.M. and P.M. peak hour traffic conditions.

The results of the intersection analysis at the proposed site access connection to Bonita Beach Road indicate all major movements on Bonita Beach Road to operate at acceptable Level of Service in 2028 weekday A.M. and P.M. peak hour traffic conditions. Therefore, no intersection improvements will be warranted based on the intersection analysis conducted as part of this report.

APPENDIX

TABLES 1A & 2A

2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 13140 & 13150 BONITA BEACH RD

	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Valencia Bonita Blvd	Villagewalk Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Villagewalk Blvd	Logan Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Logan Blvd	Matteotti View	4LD	Arterial	0	250	1,840	1,960	1,960
	Matteotti View	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Bonita Grande Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Bonita Grande Dr	I-75	4LD	Arterial	0	250	1,840	1,960	1,960
	I-75	Imperial Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
	Imperial Pkwy	Old 41 Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	Old 41 Rd	Spanish Wells Blvd	6LD	Arterial	0	400	2,840	2,940	2,940
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	2LN	Collector	0	0	310	660	740
E. Terry St	Bonita Grande Dr	Imperial Pkwy	2LN	Collector	0	0	310	660	740
	Imperial Pkwy	Old 41 Rd	4LD	Collector	0	0	710	1,510	1,600
W. Terry St	Old 41 Rd	Bonita Fairways Blvd	2LD	Arterial	0	0	330	710	780
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	E. Terry St	Bonita Beach Rd	4LD	Arterial	0	0	710	1,590	1,660
	Bonita Beach Rd	Livingston Rd	4LD	Arterial	0	250	1,840	1,960	1,960
Logan Blvd	Bonita Beach Rd	Immokalee Rd	2LD	Arterial	0	140	800	860	860
I-75	Corkscrew Rd	Bonita Beach Rd	10LF	Freeway	0	5,790	8,020	10,020	10,610
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	5,790	8,020	10,020	10,610
Old 41 Rd	River Rock Blvd	E. Terry St	4LD	Arterial	0	0	710	1,590	1,660
	E. Terry St	Bonita Beach Rd	2LU	Arterial	0	0	330	710	780
	Bonita Beach Rd	Mediterra Dr	4LD	Arterial	0	250	1,840	1,960	1,960

 - Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for I-75 were taken from the FDOT's Freeway Generalized Service Volume Table.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
13140 & 13150 BONITA BEACH RD

TOTAL PM PEAK HOUR PROJECT TRAFFIC 347 VPH IN= 162 OUT= 185

ROADWAY	ROADWAY SEGMENT FROM	TO	2045 FSUTMS AADT	STA #	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	25,998	42	0.088	2,288	0.55	EAST	1,258	C	15%	28	1,286	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	42	0.088	2,305	0.55	EAST	1,268	C	25%	46	1,314	C
	Villagewalk Blvd	Logan Blvd	26,193	42	0.088	2,305	0.55	EAST	1,268	C	35%	65	1,333	C
	Logan Blvd	Matteotti View	23,203	42	0.088	2,042	0.55	EAST	1,123	C	50%	93	1,216	C
	Matteotti View	Site	23,203	42	0.088	2,042	0.55	EAST	1,123	C	60%	111	1,234	C
	Site	Bonita Grande Dr	36,673	42	0.088	3,227	0.55	EAST	1,775	C	40%	74	1,849	D
	Bonita Grande Dr	I-75	47,553	42	0.088	4,185	0.55	EAST	2,302	F	15%	28	2,330	F
	I-75	Imperial Pkwy	70,211	42	0.088	6,179	0.55	EAST	3,398	F	10%	19	3,417	F
	Imperial Pkwy	Old 41 Rd	59,401	42	0.088	5,227	0.55	EAST	2,875	D	3%	6	2,881	D
	Old 41 Rd	Spanish Wells Blvd	38,166	42	0.088	3,359	0.55	EAST	1,847	C	2%	4	1,851	C
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.090	605	0.56	NORTH	339	D	10%	19	358	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1205	0.090	1,308	0.56	EAST	732	E	4%	7	739	E
	Imperial Pkwy	Old 41 Rd	31,009	1211	0.090	2,791	0.56	EAST	1,563	E	2%	4	1,567	E
W. Terry St	Old 41 Rd	Bonita Fairways Blvd	12,229	1231	0.110	1,345	0.50	EAST	673	D	1%	2	675	D
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	63	0.116	3,316	0.60	NORTH	1,990	D	2%	4	1,994	D
	E. Terry St	Bonita Beach Rd	38,286	1206	0.130	4,977	0.60	NORTH	2,986	F	2%	4	2,990	F
	Bonita Beach Rd	Livingston Rd	38,512	0004	0.130	5,007	0.60	NORTH	3,004	F	5%	9	3,013	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	0024	0.090	546	0.56	NORTH	306	C	15%	28	334	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.572	NORTH	8,900	D	3%	6	8,906	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.531	NORTH	7,880	C	2%	4	7,884	C
Old 41 Rd	River Rock Blvd	E. Terry St	30,626	1220	0.110	3,369	0.50	NORTH	1,685	F	1%	2	1,687	F
	E. Terry St	Bonita Beach Rd	18,456	1222	0.110	2,030	0.50	NORTH	1,015	F	1%	2	1,017	F
	Bonita Beach Rd	Mediterra Dr	35,902	1223	0.110	3,949	0.50	NORTH	1,975	F	1%	2	1,977	F

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

** The K-100 and D factors for City of Bonita Springs maintained roadways were obtained from the City of Bonita Springs Traffic Count Report.

*** The K-100 and D factors for I-75 were obtained from FDOT's Florida Traffic Online resource.

Note: The K-100 and D factors for the Bonita Grande Dr north of Bonita Beach Road were obtained from the City of Bonita Springs Traffic Count Report due to lack of data for this roadway in the Lee County Traffic Count Report

Note: 15% of project traffic was distributed to Bonita Grande Drive to/from the south of Bonita Beach Road.

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
LOS THRESHOLDS
13140 & 13150 BONITA BEACH RD

			GENERALIZED SERVICE VOLUMES				
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	SEGMENT	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Bonita Beach Road	E. of Valencia Bonita Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Villagewalk Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960
	E. of Matteotti View	4LD	0	250	1,840	1,960	1,960
	E. of Site	4LD	0	250	1,840	1,960	1,960
	W. of Site	4LD	0	250	1,840	1,960	1,960
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960
	W. of I-75	6LD	0	400	2,840	2,940	2,940
	W. of Imperial Pkwy	6LD	0	400	2,840	2,940	2,940
	W. of Old 41 Rd	4LD	0	250	1,840	1,960	1,960
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740
	W. of Imperial Pkwy	4LD	0	0	710	1,510	1,600
W. Terry St	W. of Old 41 Rd	2LD	0	0	330	710	780
Imperial Pkwy	N. of E. Terry St	4LD	0	270	1,970	2,100	2,100
	N. of Bonita Beach Rd	4LD	0	0	710	1,590	1,660
	S. of Bonita Beach Rd	4LD	0	250	1,840	1,960	1,960
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860
I-75	N. of Bonita Beach Rd	6LF	0	3,570	4,900	6,080	6,360
	S. of Bonita Beach Rd	6LF	0	3,570	4,900	6,080	6,360
Old 41 Rd	N. of E. Terry St	4LD	0	0	710	1,590	1,660
	S. of E. Terry St	2LU	0	0	330	710	780
	S. of Bonita Beach Rd	2LU	0	140	800	860	860

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

* Level of Service Thresholds for I-75 were taken from the FDOT's Freeway Generalized Service Volume Table.

TABLE 4A
TRAFFIC COUNTS AND CONCURRENCY CALCULATIONS
13140 & 13150 BONITA BEACH RD

TOTAL PROJECT TRAFFIC AM =	128	VPH	IN =	89	OUT=	39
TOTAL PROJECT TRAFFIC PM =	347	VPH	IN=	162	OUT=	185

Count Station	K-Factor	D-Factor
1205	0.090	0.560
1211	0.090	0.560
124611	0.090	0.539
1206	0.130	0.600
0024	0.090	0.560
120054	0.090	0.572
039950	0.090	0.531
1220	0.110	0.500
1222	0.110	0.500
1223	0.110	0.500

ROADWAY	SEGMENT	Count STA #	BASE ADT	LATEST ADT	YRS OF GROWTH[1]	ANNUAL RATE[1]	BASE PK HR PK SEASON PEAK DIRECTION VOLUME[2]	LOS	2028 BACKGROUND VOLUME[4]	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BACKGROUND + PM PROJECT VOLUME	LOS
Bonita Beach Road	E. of Valencia Bonita Blvd	0025	12,200	14,300	2	8.27%	626	C	1,091	C	15%	13	28	1,119	C
	E. of Villagewalk Blvd	0025	12,200	14,300	2	8.27%	626	C	1,091	C	25%	22	46	1,137	C
	E. of Logan Blvd	0025	12,200	14,300	2	8.27%	626	C	1,091	C	35%	31	65	1,156	C
	E. of Matteotti View	0019	15,900	22,200	4	8.70%	626	C	1,123	C	50%	45	93	1,216	C
	E. of Site	0019	15,900	22,200	4	8.70%	626	C	1,123	C	60%	53	111	1,234	C
	W. of Site	0019	15,900	22,200	4	8.70%	626	C	1,123	C	40%	36	74	1,197	C
	W. of Bonita Grande Dr.	0018	21,400	25,600	4	4.58%	626	C	857	C	15%	13	28	885	C
	W. of I-75	0017	50,300	47,400	4	2.00%	2,091	C	2,402	C	10%	9	19	2,421	C
	W. of Imperial Pkwy	1230	37,500	43,200	7	2.04%	1,908	C	2,198	C	3%	3	6	2,204	C
	W. of Old 41 Rd	0005	28,500	32,400	6	2.16%	1,427	C	1,657	C	2%	2	4	1,661	C
Bonita Grande Dr	S. of E. Terry St	1202	6,600	10,200	7	6.42%	692	E	1,138	F	10%	9	19	1,157	F
E. Terry St	W. of Bonita Grande Dr	1205	9,000	12,900	7	5.26%	650	D	841	F	4%	4	7	848	F
	W. of Imperial Pkwy	1211	14,800	16,800	7	2.00%	847	D	935	D	2%	2	4	939	D
W. Terry St	W. of Old 41 Rd	124611	8,200	11,400	11	3.04%	553	D	642	D	1%	1	2	644	D
Imperial Pkwy	N. of E. Terry St	1227	17,200	22,600	7	3.98%	730	C	959	C	2%	2	4	963	C
	N. of Bonita Beach Rd	1206	23,300	26,200	7	2.00%	2,044	F	2,257	F	2%	2	4	2,261	F
	S. of Bonita Beach Rd	0004	20,200	25,700	6	4.10%	1,080	C	1,430	C	5%	4	9	1,439	C
Logan Blvd	S. of Bonita Beach Rd	0024	7,200	7,900	1	9.72%	398	C	633	C	15%	13	28	661	C
I-75	N. of Bonita Beach Rd	120054	81,500	115,000	15	2.32%	5,920	D	6,794	F	3%	3	6	6,800	F
	S. of Bonita Beach Rd	039950	75,022	108,699	10	3.78%	5,195	D	6,489	F	2%	2	4	6,493	F
Old 41 Rd	N. of E. Terry St	1220	16,400	22,100	7	2.65%	1,216	D	1,386	D	1%	1	2	1,388	D
	S. of E. Terry St	1222	9,000	13,900	7	6.41%	765	E	1,044	F	1%	1	2	1,046	F
	S. of Bonita Beach Rd	1223	14,700	19,300	7	3.97%	1,062	F	1,290	F	1%	1	2	1,292	F

[1] Annual Growth Rates for County/City roadways were calculated based on historical traffic data obtained from the City of Bonita Springs Traffic Count Report.

[1] Annual Growth Rates for State roadways were calculated based on historical traffic data obtained from the Florida Traffic Online webpage.

* Due to lack of traffic data in the City's Traffic Count Report, the historical traffic data for W. Terry Street was obtained from the FDOT's Florida Traffic Online webpage.

[2] Base Peak Hour Peak Season Peak Direction Volumes for City roadways were taken by adjusting the 2023 AADT volume by appropriate K and D factors.

[2] Base Peak Hour Peak Season Peak Direction Volumes for I-75 were formulated by adjusting the 2022 AADT volume by appropriate K and D factors. The latest AADT volumes as well K and D factors were obtained from FDOT's Florida Traffic Online resource.

[2] Base Peak Hour Peak Season Peak Direction Volumes for County roadways were obtained from the Lee County Public Facilities Level of Service and Concurrency Report.

[4] Was obtained by adjusting the Base Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate.

TABLES 5A & 6A

REZONING LOS ANALYSIS

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
13140 & 13150 BONITA BEACH RD

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 128 VPH IN= 89 OUT= 39

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 347 VPH IN= 162 OUT= 185

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	E. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	60%	111	6.0%
	W. of Site	4LD	Arterial	0	250	1,840	1,960	1,960	40%	74	4.0%

☐ - 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)

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
13140 & 13150 BONITA BEACH RD

TOTAL PROJECT TRAFFIC AM = 128 VPH IN = 89 OUT= 39

TOTAL PROJECT TRAFFIC PM = 347 VPH IN= 162 OUT= 185

ROADWAY	ROADWAY SEGMENT	COUNT STA #	BASE YR ADT	2023 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2021 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	E. of Site	0019	15,900	22,200	4	8.70%	626	1,123	C	0.57	60%	53	111	1,176	C	0.60	1,234	C	0.63
	W. of Site	0019	15,900	22,200	4	8.70%	626	1,123	C	0.57	40%	36	74	1,158	C	0.59	1,197	C	0.61

1 Annual Growth Rates were calculated based on historical traffic data obtained from the City of Bonita Springs Traffic Count Report.

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

SUPPLEMENTAL FIGURES A-1 & A-2

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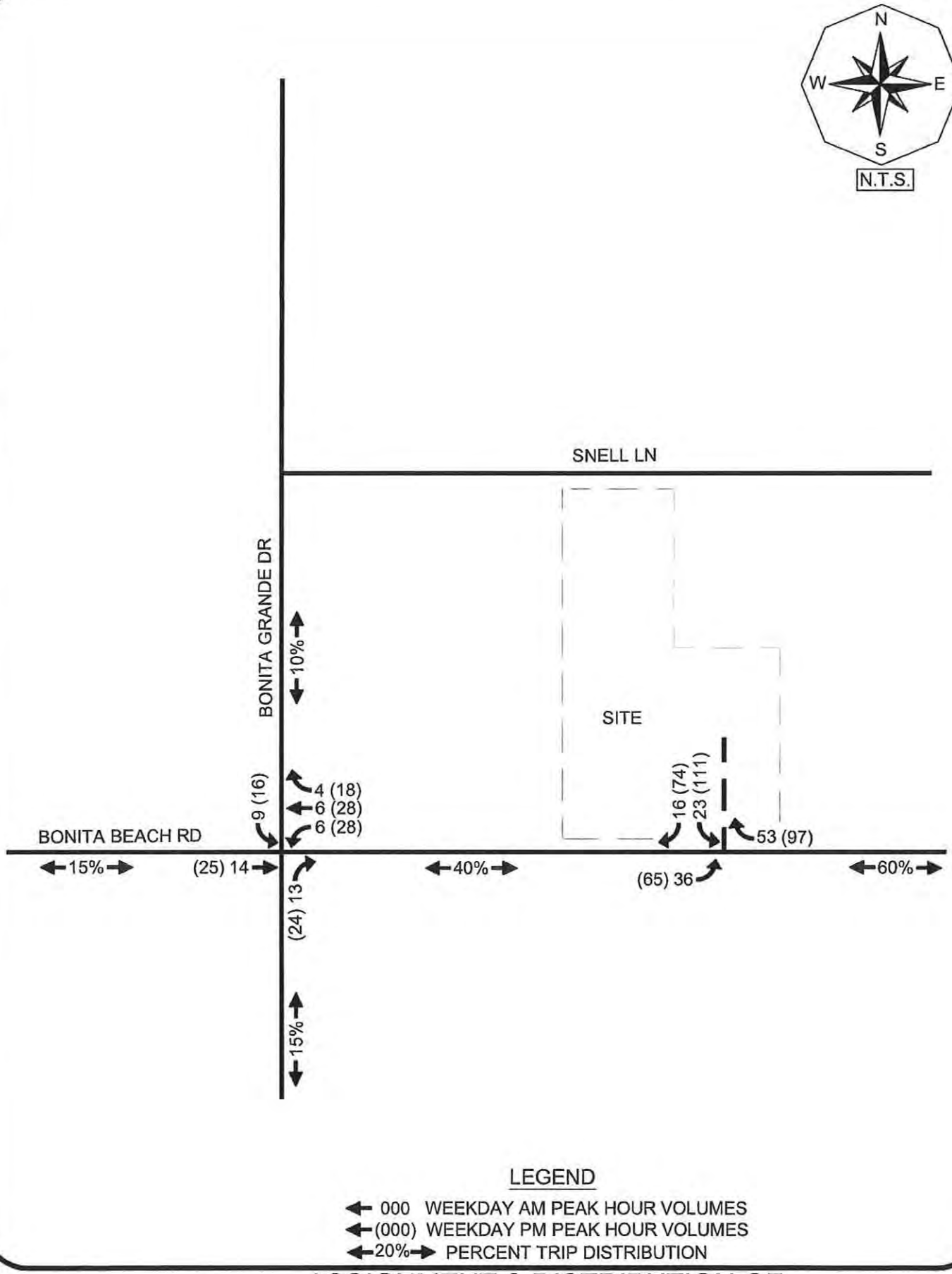
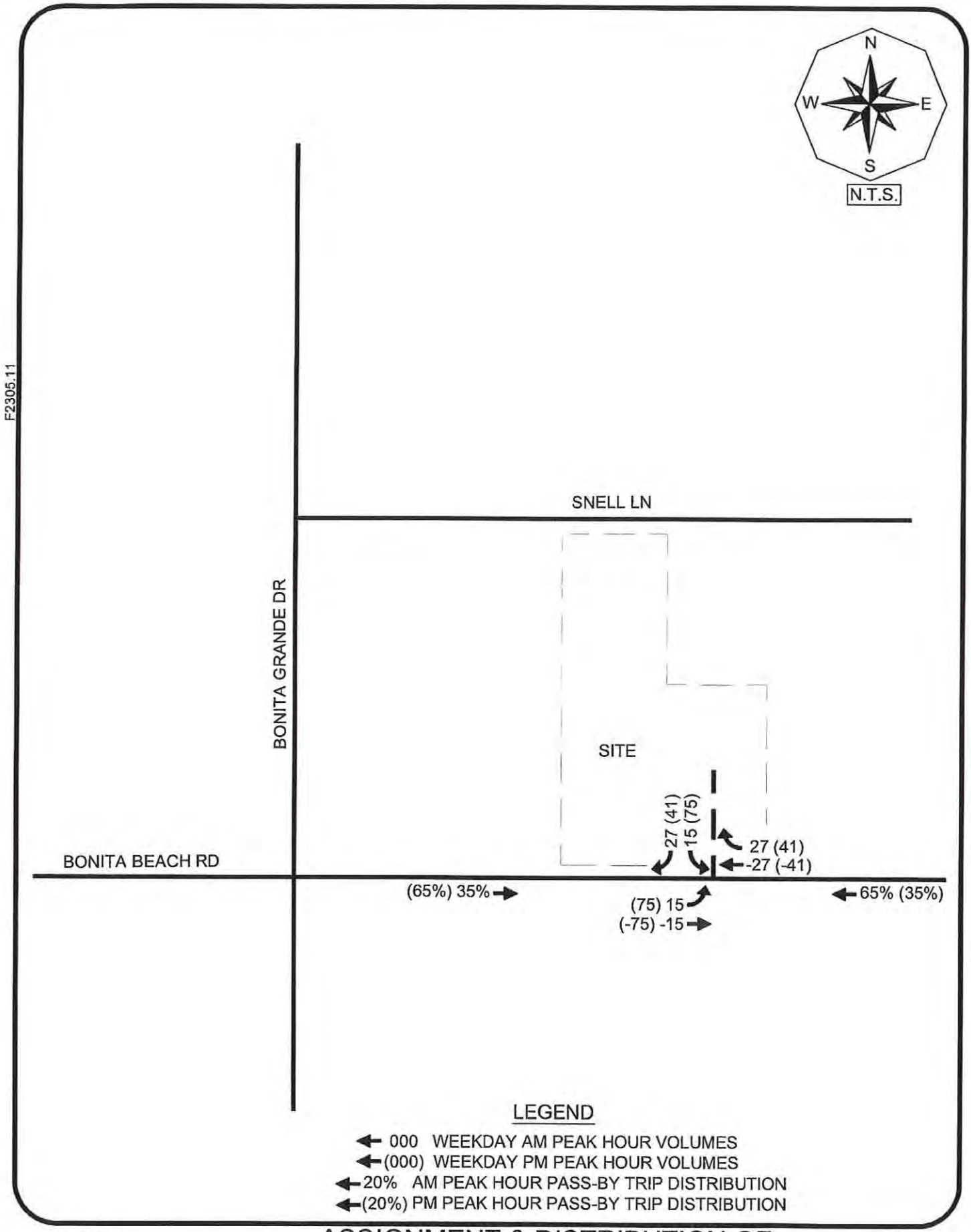


TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS 13140 - 13150 BONITA BEACH RD

Figure A-1



TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS
13140 - 13150 BONITA BEACH RD

Figure A-2

FDOT GENERALIZED SERVICE VOLUMES TABLE

Limited Access

Freeway Generalized Service Volume Tables

(Core Urbanized)

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Transitioning)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Rural)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

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

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

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

Class II (35 mph or slower posted speed limit)

Level of Service

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

Controlled Access Facilities

Level of Service

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

Collectors

Level of Service

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

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

TRAFFIC DATA

FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 03 - COLLIER

SITE: 9950 - I-75, 1.25 MI N OF CR-846/IMMOKALEE RD, NAPLES

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	108699 C	N 53395	S 55304	9.00	53.10	8.70
2021	103888 C	N 51632	S 52256	9.00	55.80	8.90
2020	90041 C	N 44689	S 45352	9.00	54.90	9.60
2019	105903 C	N 52573	S 53330	9.00	55.00	8.30
2018	99582 C	N 49466	S 50116	9.00	55.40	8.30
2017	97387 C	N 48486	S 48901	9.00	55.40	7.90
2016	97041 C	N 48196	S 48845	9.00	55.90	8.20
2015	92399 C	N 45990	S 46409	9.00	56.20	7.40
2014	85506 C	N 42537	S 42969	9.00	55.70	7.00
2013	79834 C	N 39755	S 40079	9.00	55.30	6.60
2012	75022 C	N 37364	S 37658	9.00	55.10	7.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0054 - SR 93/I 75, SOUTH OF CORKSCREW ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	115000 C	N 57000	S 58000	9.00	57.20	11.40
2021	108000 S	N 54000	S 54000	9.00	57.70	10.70
2020	107000 F	N 53500	S 53500	9.00	57.70	10.70
2019	110000 C	N 55000	S 55000	9.00	58.70	10.70
2018	106000 C	N 52500	S 53500	9.00	59.00	10.40
2017	101000 C	N 50000	S 51000	9.00	58.10	10.30
2016	100500 C	N 50000	S 50500	9.00	58.10	9.00
2015	91500 C	N 45500	S 46000	9.00	56.80	10.70
2014	87500 C	N 43500	S 44000	9.00	56.40	9.90
2013	79000 C	N 37500	S 41500	9.00	57.70	8.40
2012	73000 C	N 37000	S 36000	9.00	56.40	9.60
2011	71500 C	N 35500	S 36000	9.00	55.80	9.10
2010	72500 C	N 36000	S 36500	9.64	55.58	9.20
2009	69000 F	N 34000	S 35000	9.40	55.84	10.10
2008	70000 C	N 34500	S 35500	9.07	55.79	10.10
2007	81500 C	N 40000	S 41500	9.29	52.37	13.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4611 - TERRY STREET E. / W., NORTH OF S.R. 45 / U.S. 41

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	11400 C	E	5600	W	5800	9.00	53.90	6.20
2021	12500 X		0		0	9.00	53.50	4.30
2020	12000 E		0		0	9.00	59.30	3.90
2019	12000 F	E		W		9.00	59.60	3.90
2018	11800 C	E	5800	W	6000	9.00	53.30	3.90
2017	10200 E	E		W		9.00	59.80	4.20
2016	10200 S	E	5100	W	5100	9.00	58.80	3.90
2015	9800 F	E	4900	W	4900	9.00	55.50	3.90
2014	9400 C	E	4700	W	4700	9.00	55.20	3.90
2013	8200 S	E	4100	W	4100	9.00	55.00	3.30
2012	8200 F	E	4100	W	4100	9.00	55.30	2.90
2011	8200 C	E	4100	W	4100	9.00	55.20	2.80

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

TRAFFIC DATA FROM THE LEE COUNTY CONCURRENCY REPORT

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

Table 21 b) 1 of 7

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

Link No.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	F. Class	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD DIRECTIONAL CAPACITY	2021 100TH HIGHEST HOUR LOS	2021 100TH HIGHEST HOUR VOL	2021 100TH HIGHEST HOUR V/C	FUTURE FORECAST (2026) LOS	FUTURE FORECAST (2026) VOL	FUTURE FORECAST (2026) V/C	Notes
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.60	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	162	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	564	0.32	C	822	0.46	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87	F	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	F	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	F	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	33RD 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	F	1,057	1.07	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55	
04200	BUS 41 (N TAMIAMI TR, S	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04300	BUS 41 (N TAMIAMI TR, S	PONDELLA RD	SR 78	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMIAMI TR, S	SR 78	LITTLETON RD	State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMIAMI TR, S	LITTLETON RD	US 41	State	4LD	D	2,100	C	596	0.28	C	796	0.38	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

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

Table 21 b) 3 of 7

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

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

TRAFFIC DATA FROM LEE COUNTY

TRAFFIC COUNT REPORT

PCS 42 - Bonita Beach Rd west of Oakland Dr

2022 AADT = 44,200 VPD

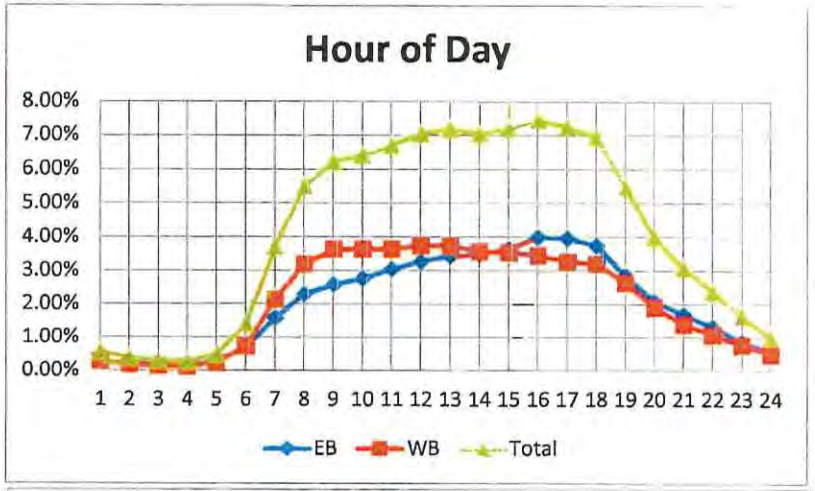
Hour	EB	WB	Total
0	0.29%	0.29%	0.58%
1	0.21%	0.18%	0.40%
2	0.17%	0.14%	0.31%
3	0.16%	0.13%	0.28%
4	0.27%	0.23%	0.50%
5	0.68%	0.74%	1.42%
6	1.59%	2.14%	3.73%
7	2.31%	3.21%	5.52%
8	2.59%	3.65%	6.24%
9	2.77%	3.65%	6.42%
10	3.06%	3.65%	6.71%
11	3.29%	3.76%	7.06%
12	3.46%	3.75%	7.20%
13	3.48%	3.58%	7.06%
14	3.66%	3.55%	7.22%
15	4.01%	3.47%	7.47%
16	3.98%	3.28%	7.26%
17	3.75%	3.21%	6.96%
18	2.85%	2.65%	5.50%
19	2.09%	1.91%	4.00%
20	1.69%	1.39%	3.09%
21	1.33%	1.07%	2.39%
22	0.88%	0.77%	1.65%
23	0.53%	0.48%	1.01%

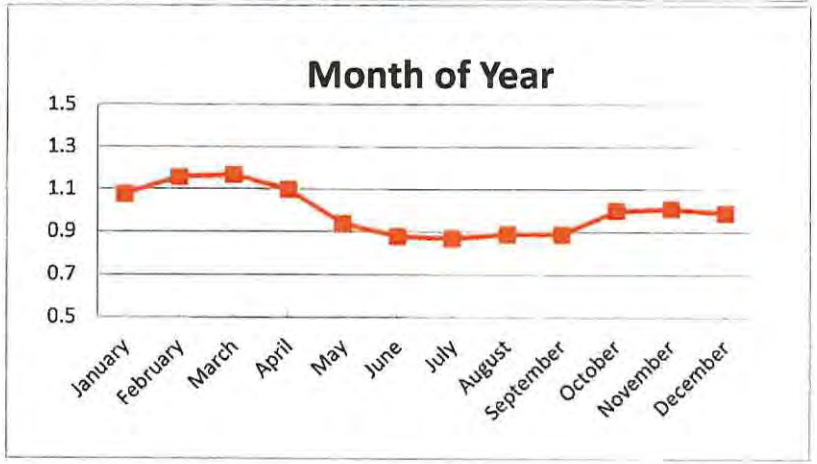
Month of Year	Fraction
January	1.08
February	1.16
March	1.17
April	1.1
May	0.94
June	0.88
July	0.87
August	0.89
September	0.89
October	1
November	1.01
December	0.99

Directional Factor		
AM	0.58	WB
PM	0.55	EB

Day of Week	Fraction
Sunday	0.77
Monday	1.01
Tuesday	1.05
Wednesday	1.07
Thursday	1.06
Friday	1.11
Saturday	0.93

Design Hour Volume		
#	Volume	Factor
5	4219	0.095
10	4158	0.094
20	4101	0.093
30	4072	0.092
50	4010	0.091
100	3907	0.088
150	3860	0.087
200	3816	0.086





PCS 63 - Imperial Pkwy north of Strike Ln

2022 AADT = 15,200 VPD

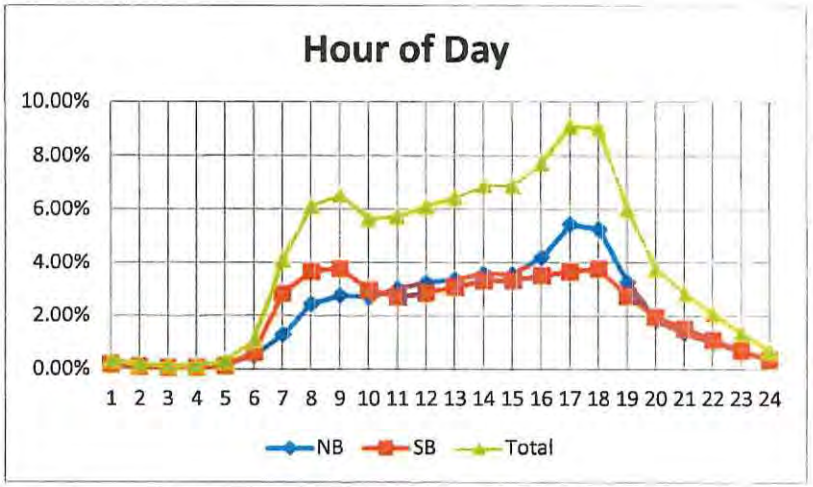
Hour	NB	SB	Total
0	0.17%	0.20%	0.37%
1	0.10%	0.12%	0.22%
2	0.07%	0.07%	0.15%
3	0.08%	0.08%	0.16%
4	0.18%	0.14%	0.32%
5	0.50%	0.63%	1.13%
6	1.29%	2.84%	4.14%
7	2.45%	3.69%	6.15%
8	2.79%	3.80%	6.59%
9	2.70%	2.98%	5.67%
10	3.04%	2.72%	5.76%
11	3.27%	2.87%	6.14%
12	3.38%	3.09%	6.48%
13	3.61%	3.34%	6.95%
14	3.58%	3.34%	6.92%
15	4.22%	3.53%	7.75%
16	5.46%	3.68%	9.13%
17	5.27%	3.78%	9.05%
18	3.29%	2.76%	6.05%
19	1.84%	1.96%	3.81%
20	1.35%	1.52%	2.88%
21	1.01%	1.10%	2.11%
22	0.67%	0.71%	1.38%
23	0.33%	0.37%	0.71%

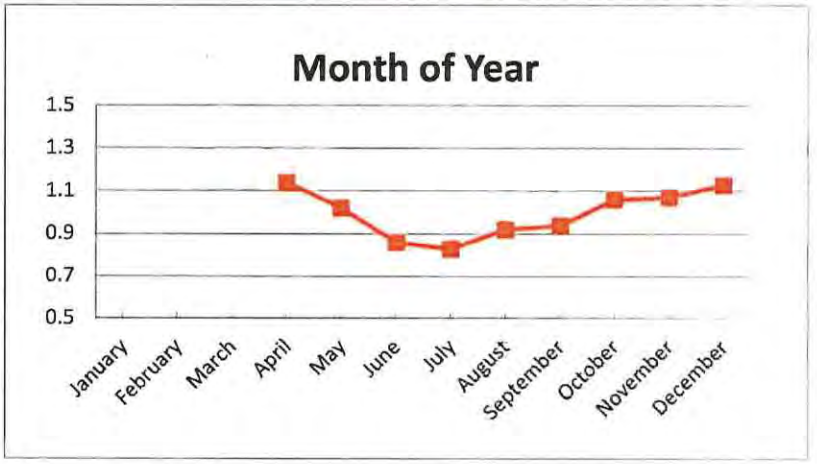
Month of Year	Fraction
January	
February	
March	
April	1.14
May	1.02
June	0.86
July	0.83
August	0.92
September	0.94
October	1.06
November	1.07
December	1.13

Day of Week	Fraction
Sunday	0.65
Monday	1.06
Tuesday	1.12
Wednesday	1.13
Thursday	1.13
Friday	1.14
Saturday	0.81

Directional Factor		
AM	0.69	SB
PM	0.60	NB

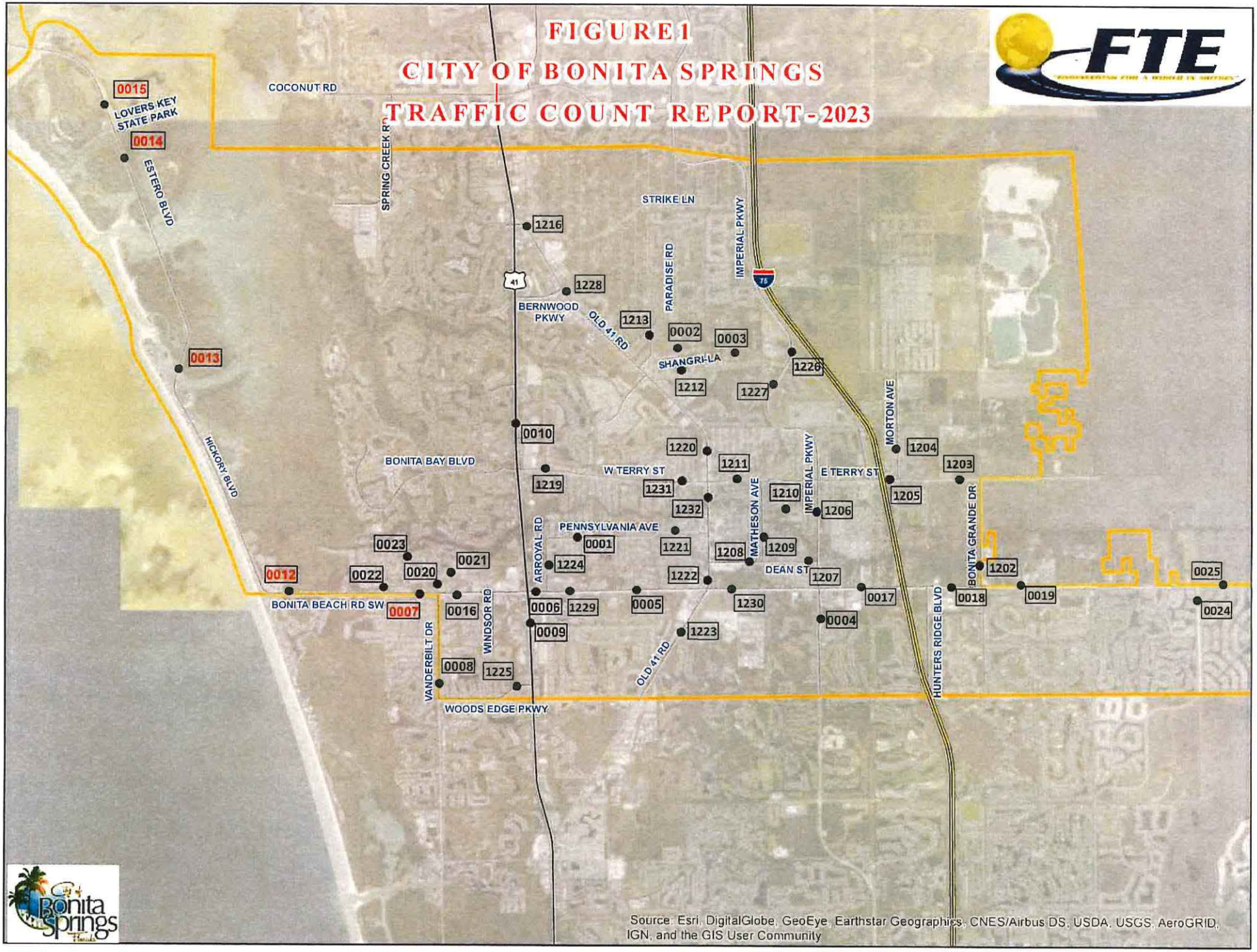
Design Hour Volume		
#	Volume	Factor
5	2241	0.147
10	2160	0.142
20	2043	0.134
30	1989	0.131
50	1899	0.125
100	1758	0.116
150	1592	0.105
200	1517	0.100





TRAFFIC DATA FROM CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

FIGURE 1
CITY OF BONITA SPRINGS
TRAFFIC COUNT REPORT - 2023



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TABLE 1 2023 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	28-Feb-23	N/S	3852	2440	6292	0.96	6000	9%	56%	540	C	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	28-Feb-23	E/W	16478	17301	33779	0.96	32400	9%	56%	2916	C	42
0016	7	Bonita Beach Rd E. of Vandebilt Dr	28-Feb-23	E/W	12474	12417	24891	0.96	23900	12%	56%	2868	C	7
1229	221	Bonita Beach Rd East of Arroyal Rd	28-Feb-23	E/W	17701	17827	35528	0.96	34100	9%	56%	3069	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	28-Feb-23	E/W	18734	17886	36620	0.96	35200	10%	58%	3520	C	92
1230	N/A	Bonita Beach W of Race Track Rd	28-Feb-23	E/W	22666	22332	44998	0.96	43200	9%	56%	3888	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	28-Feb-23	E/W	7329	7520	14849	0.96	14300	12%	56%	1716	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	28-Feb-23	E/W	10255	10650	20905	0.96	20100	12%	56%	2412	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	28-Feb-23	N/S	5313	5277	10590	0.96	10200	9%	56%	918	C	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	28-Feb-23	N/S	1228	788	2016	0.96	1900	11%	50%	209	C	16
1207	N/A	Dean St E of Lime St	28-Feb-23	E/W	2602	2231	4833	0.96	4600	9%	56%	414	C	42
1208	N/A	Dean St W of Matheson Ave	28-Feb-23	E/W	2223	1593	3816	0.96	3700	9%	56%	333	C	42
1205	N/A	E Terry St E of I-75	28-Feb-23	E/W	6674	6716	13390	0.96	12900	9%	56%	1161	D	42
1211	271	E Terry St E of Old 41 Rd	28-Feb-23	E/W	8256	9224	17480	0.96	16800	9%	56%	1512	D	42
1203	N/A	E Terry St W of Bonita Grande Dr	28-Feb-23	E/W	4652	4733	9385	0.96	9000	9%	56%	810	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	28-Feb-23	N/S	3999	3871	7870	0.96	7600	9%	54%	684	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	28-Feb-23	N/S	3793	3648	7441	0.96	7100	9%	54%	639	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	28-Feb-23	N/S	3738	3652	7390	0.96	7100	9%	54%	639	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	28-Mar-23	N/S	14307	13601	27908	0.94	26200	13%	60%	3406	D	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	28-Feb-23	N/S	11256	11077	22333	0.96	21400	13%	60%	2782	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	28-Feb-23	N/S	13518	13265	26783	0.96	25700	13%	60%	3341	D	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	28-Feb-23	N/S	12047	11507	23554	0.96	22600	13%	60%	2938	C	63

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1209	N/A	Matheson Ave N of Dean St	28-Feb-23	N/S	1291	1116	2407	0.96	2300	9%	56%	207	C	42
1204	N/A	Morton Ave N of East Terry St	28-Feb-23	N/S	3874	3770	7644	0.96	7300	9%	56%	657	D	42
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	28-Feb-23	N/S	10709	9402	20111	0.96	19300	11%	50%	2123	F	16
1222	N/A	Old 41 Rd N of Bonita Beach Rd	28-Feb-23	N/S	6821	7638	14459	0.96	13900	11%	50%	1529	F	16
1220	N/A	Old 41 Rd N of E/W Terry St	28-Mar-23	N/S	11463	12093	23556	0.94	22100	11%	50%	2431	D	16
1216	N/A	Old 41 Rd S of US 41	28-Feb-23	N/S	9160	6594	15754	0.96	15100	11%	50%	1661	D	16
1228	N/A	Old 41 S/O Bernwood Pkwy	28-Mar-23	N/S	8950	9026	17976	0.94	16900	11%	50%	1859	D	16
0002	N/A	Paradise Rd N. of Shangri-La	28-Feb-23	N/S	2041	1933	3974	0.96	3800	13%	60%	494	C	63
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	28-Feb-23	E/W	1884	1920	3804	0.96	3700	10%	58%	370	C	92
1221	494	Pennsylvania Ave W of Old 41 Rd	28-Feb-23	E/W	2915	2244	5159	0.96	5000	9%	56%	450	C	42
0003	N/A	Tropical Acers Dr N. of Shangri-La	28-Feb-23	N/S	301	358	659	0.96	600	13%	60%	78	C	63
1212	N/A	Shangri-La Rd E of Old US 41	28-Feb-23	E/W	3305	3641	6946	0.96	6700	11%	50%	737	D	16
0010	N/A	US-41, N. of Shopping Center Entrance	28-Feb-23	N/S	27963	27715	55678	0.96	53500	9%	53%	4815	C	93
0009	N/A	US-41, S. of Beaumont Rd	28-Feb-23	N/S	22762	22573	45335	0.96	43500	10%	58%	4350	C	92
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	28-Feb-23	N/S	4958	4629	9587	0.96	9200	12%	56%	1104	D	7
1219	N/A	W Terry St E of US 41	28-Feb-23	E/W	6755	6953	13708	0.96	13200	9%	56%	1188	C	42
1225	N/A	Woods Edge Pkwy W of US 41	28-Feb-23	E/W	2893	2492	5385	0.96	5200	10%	60%	520	C	23
1210	N/A	Longfellow Ln W of Imperial Pkwy	28-Feb-23	E/W	469	441	910	0.96	900	9%	56%	81	C	42
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	28-Feb-23	E/W	24624	24767	49391	0.96	47400	9%	56%	4266	C	42
0018	N/A	Bonita Beach Rd between Hunters Ridge Blvd and Bonita Grande Dr	28-Feb-23	E/W	12916	13761	26677	0.96	25600	9%	56%	2304	D	42
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	28-Feb-23	E/W	11281	11840	23121	0.96	22200	9%	56%	1998	D	42
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	28-Feb-23	N/S	756	489	1245	0.96	1200	12%	56%	144	C	7
0021	N/A	Quails Walk E. of Luke St	28-Feb-23	E/W	197	257	454	0.96	400	12%	56%	48	C	7
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	28-Feb-23	N/S	0	0	0	0.96	0	12%	56%	0	N/A	7
0023	N/A	Tarpon Avenue E. of Sherry Ln	28-Feb-23	E/W	839	684	1523	0.96	1500	12%	56%	180	C	7

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
0024	N/A	Logan Blvd S. of Bonita Beach Rd	28-Feb-23	N/S	4317	3941	8258	0.96	7900	9%	56%	711	D	42
0025	N/A	Bonita Beach Rd E. of Logan Blvd	28-Feb-23	E/W	7435	7453	14888	0.96	14300	9%	56%	1287	C	42
1231	N/A	W Terry St W of Old 41 Rd	28-Feb-23	E/W	6840	8367	15207	0.96	14600	11%	50%	1606	F	16
1232	N/A	Old 41 Rd S of E/W Terry St	28-Feb-23	N/S	6797	8498	15295	0.96	14700	11%	50%	1617	F	16

** Collected weekend counts also.
0022 - Imperial Shores Blvd S. of Vanda Dr - U/C

TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County												
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400
0016	0007	Bonita Beach Rd E of Vanderbilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600	20500	21400
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000	6800	7300
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County											
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23
0003	N/A	Tropical Acres Dr N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	49600	53500
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	41700	43500
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	10200	9200
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	11700	13200
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	5400	5200
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	700	900
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	46100	47400
0018	N/A	Luke St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	25300	25600
0019	N/A	Bonita Beach Rd E of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	21200	22200
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	800	1200
0021	N/A	Quails Walk E. of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	500	400
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	2600	0
0023	N/A	Tarpon Avenue E. of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	900	1500
0024	N/A	Logan Blvd S. of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	7200	7900
0025	N/A	Bonita Beach Rd E. of Logan Blvd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12200	13200	14300
1231	N/A	W Terry St W of Old 41 Rd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13500	14600
1232	N/A	Old 41 Rd S of E W Terry St		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14000	14700

** Collected weekend counts also
0022 - Imperial Shores Blvd S. of Vanda Dr - U/C

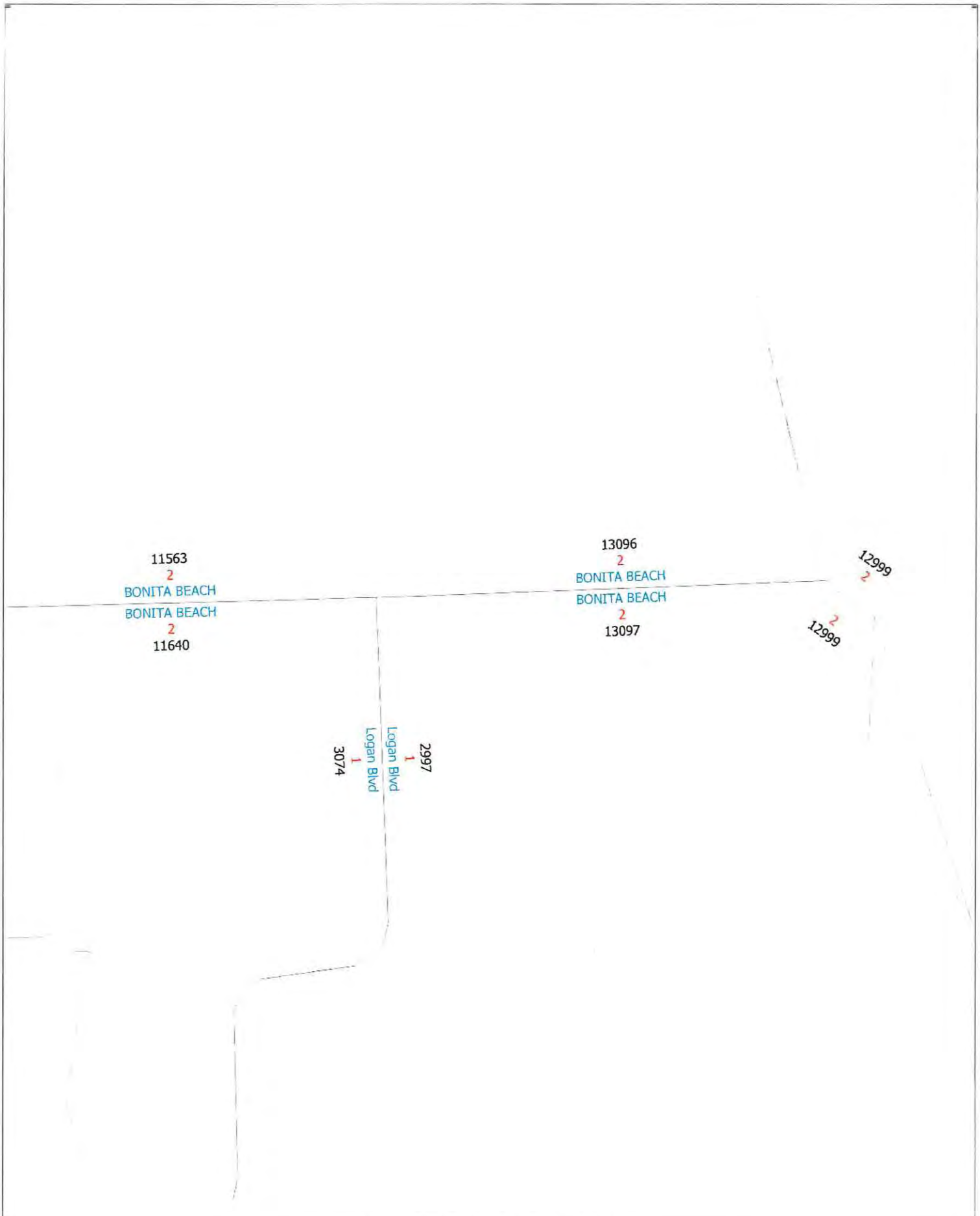
FDOT PEAK SEASON FACTOR

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1200 LEE COUNTYWIDE

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

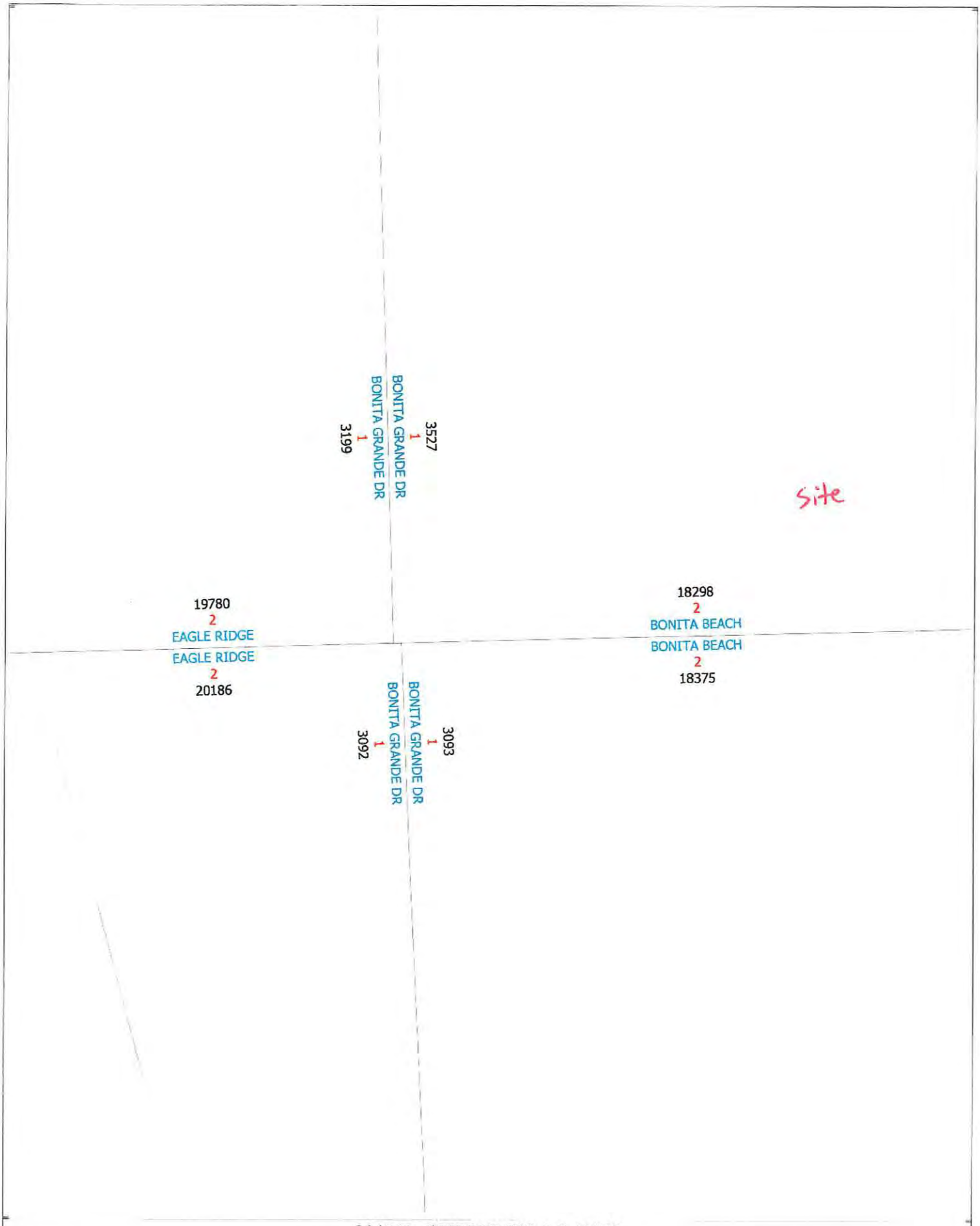
* PEAK SEASON

2045 E+C NETWORK VOLUMES



2045 E+C VOLUMES & LANES

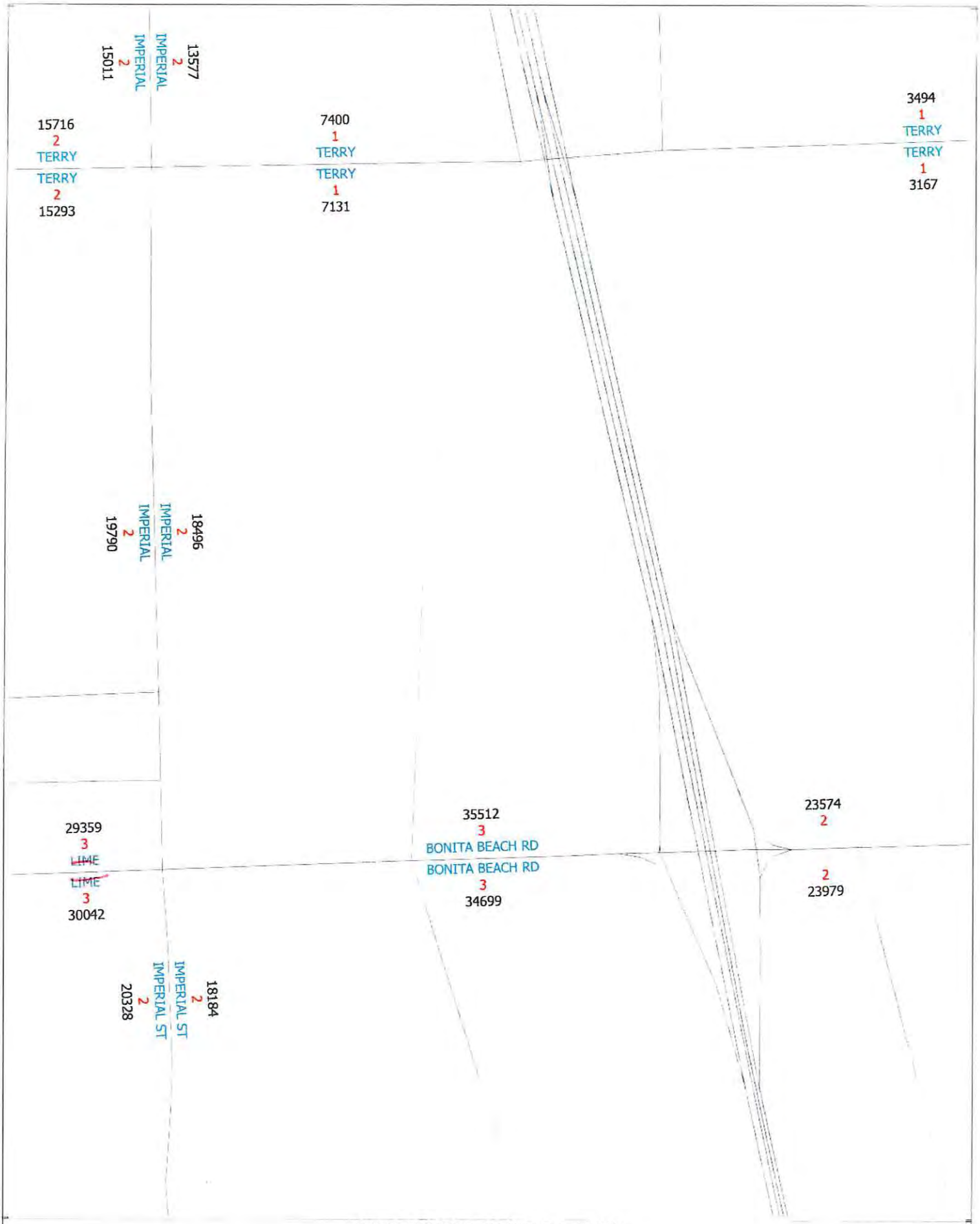
cube



2045 E+C VOLUMES & LANES

cube

(Licensed to TR Transportation Consultants Inc)



2045 E+C VOLUMES & LANES

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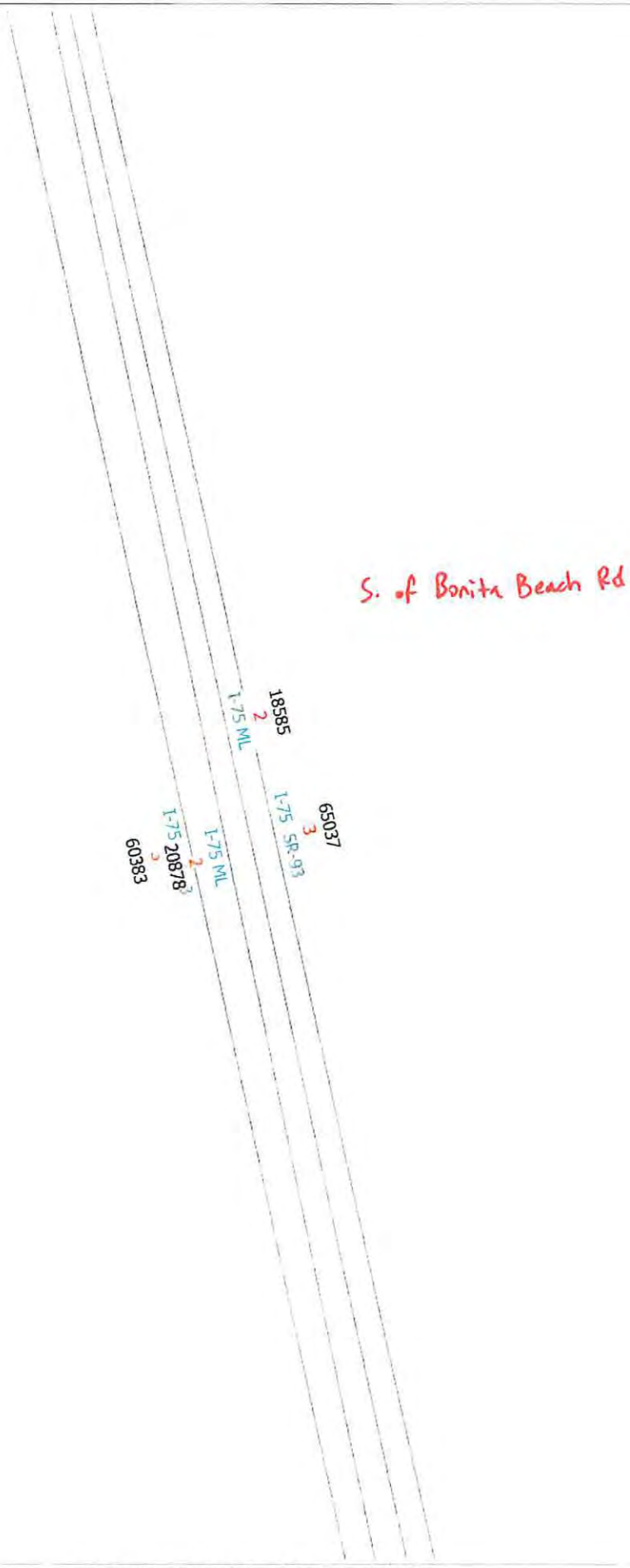

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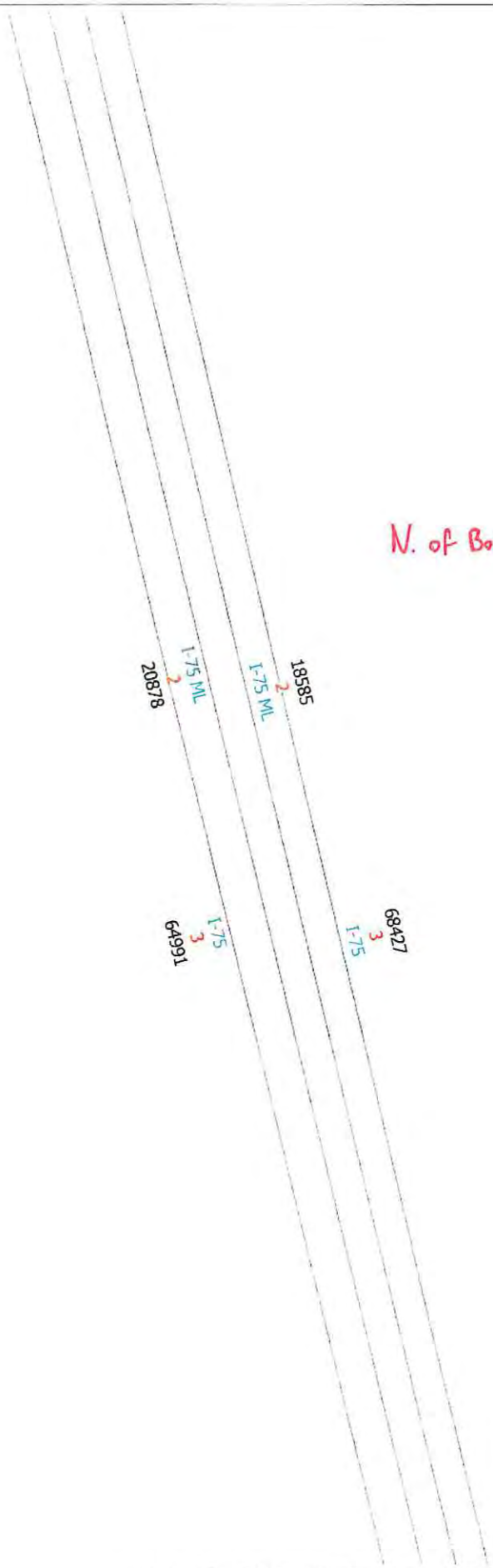

2045 E+C VOLUMES & LANES

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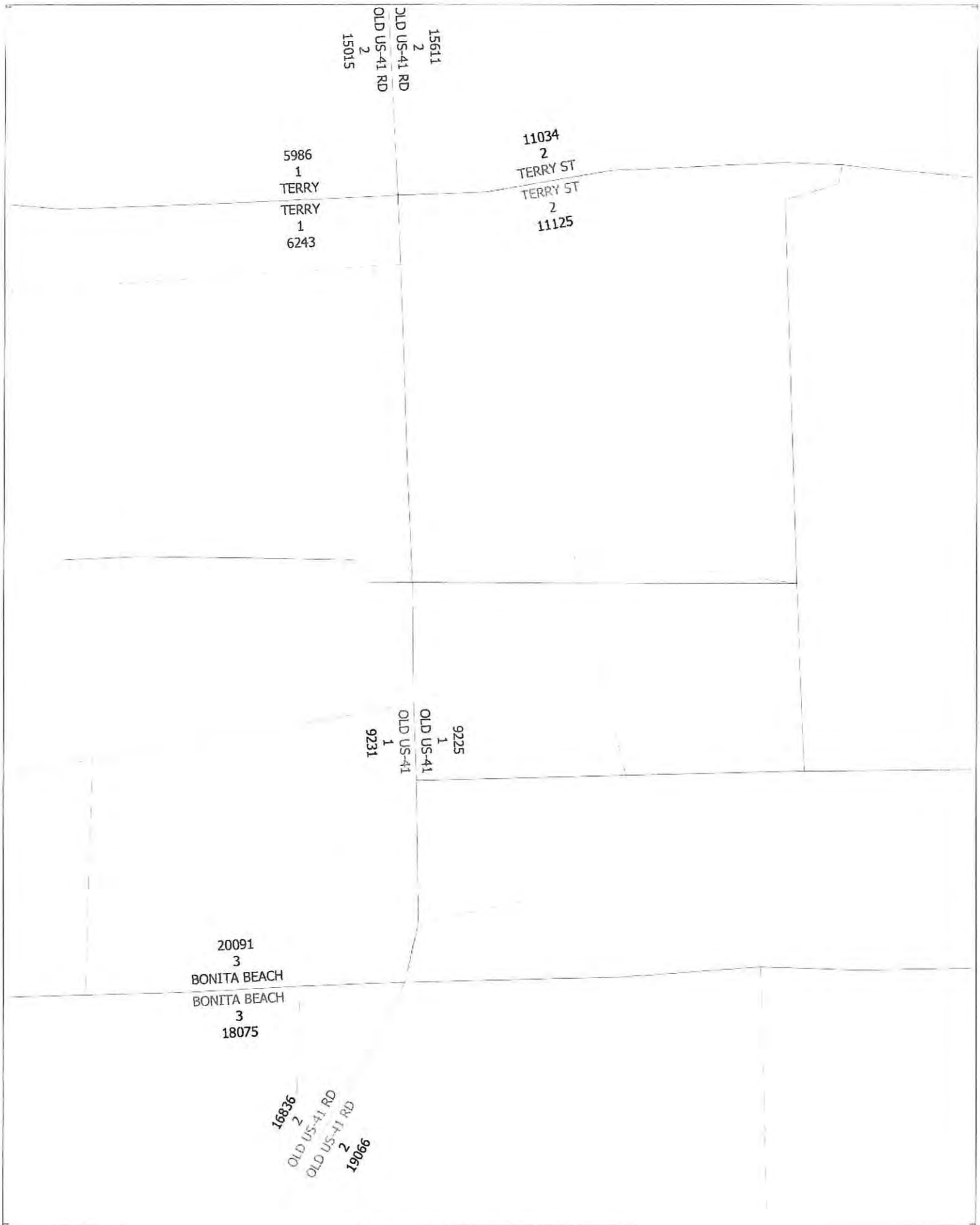
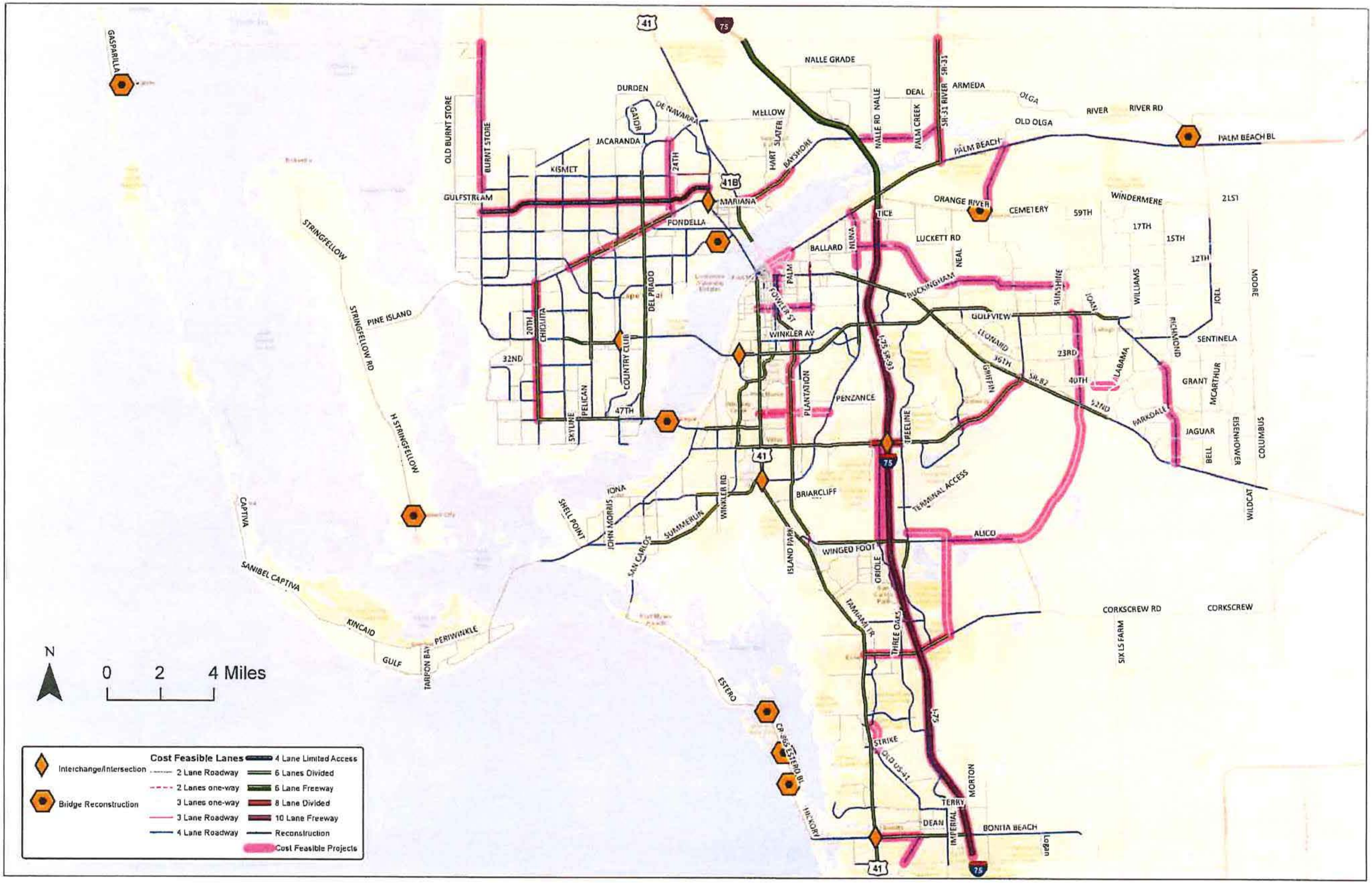


2045 E+C VOLUMES & LANES

cube

LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN


Cost Feasible Lanes
Interchange/Intersection
Bridge Reconstruction
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
N
0 2 4 Miles
GASPARILLA
OLD BURNT STORE
BURNT STORE
DURDEN
DE NAVARRA
GATOR
JACARANDA
KISMET
GULFSTREAM
24TH
MELLOW
HART
SLATER
BAYSHORE
MARIANA
PONDELLA
NALLE GRADE
DEAL
NALLE RD
NALLE
PALM CREEK
SR-31 RIVER
SR-31
ARMEDA
OLGA
OLD OLGA
RIVER
RIVER RD
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
BALLARD
NUNA
NEAL
BUCKINGHAM
SUNSHINE
JOAN
WILLIAMS
JOEL
MOORE
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
H STRINGFELLOW
20TH
CHIQUITA
DEL PRADO
COUNTRY CLUB
32ND
PELICAN
SKYLINE
47TH
PALM
FOWLER ST
WINKLER AV
PLANTATION
PENZANCE
I-75 SR-93
GULFVIEW
LEONARD
36TH
GRIFFIN
23RD
SR-82
40TH
ALABAMA
52ND
PARKDALE
RICHMOND
SENTINELA
GRANT
MCARTHUR
JAGUAR
BELL
EISENHOWER
COLUMBUS
WILDCAT
TREELINE
TERMINAL ACCESS
BRIARCLIFF
IONA
SHELL POINT
JOHN MORRIS
SUMMERLIN
WINKLER RD
SAN CARLOS
ISLAND PARK
WINGED FOOT
ALICO
CRICKLE
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX L'S FARM
CAPTIVA
SANIBEL CAPTIVA
KINCAID
GULF
PERIWINKLE
TARPON BAY
ESTERO
CR-865 ESTERO BL
HICKORY
STRIKE
OLD US-41
I-75
MORTON
TERRY
IMPERIAL
DEAN
BONITA BEACH
Logan
41
41B
75

TRAFFIC COUNT

BONITA BEACH RD

@ BONITA GRANDE DR

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:00 AM	0	22	6	54	0	*82*	1	9	211	25	0	*246*	0	12	4	5	0	*21*	0	30	46	29	0	*107*	456
7:15 AM	0	28	10	79	0	*115*	0	11	135	39	0	*185*	0	15	5	1	0	*21*	0	39	34	23	0	*96*	417
7:30 AM	0	24	14	64	0	*102*	1	11	140	31	1	*183*	0	23	6	10	0	*39*	0	34	43	34	0	*111*	435
7:45 AM	0	29	13	48	0	*90*	0	20	159	46	0	*225*	0	23	7	10	0	*40*	0	37	53	39	0	*129*	484
Hourly Total	0	101	43	245	0	*389*	2	51	645	141	1	*839*	0	73	22	26	0	*121*	0	140	178	125	0	*443*	1792
8:00 AM	0	27	14	46	0	*87*	5	18	131	35	0	*189*	0	16	6	9	0	*31*	0	40	62	39	0	*141*	448
8:15 AM	0	32	17	40	0	*89*	0	17	141	36	0	*194*	0	26	2	8	0	*36*	0	34	79	45	0	*158*	477
8:30 AM	0	19	10	44	0	*73*	3	20	152	39	0	*214*	0	19	3	9	0	*31*	0	38	81	41	0	*160*	478
8:45 AM	0	27	8	32	0	*67*	2	19	126	27	0	*174*	0	29	6	4	0	*39*	0	48	87	35	0	*168*	448
Hourly Total	0	105	49	162	0	*316*	10	74	550	137	0	*771*	0	90	17	30	0	*137*	0	158	309	160	0	*627*	1851
TOTAL	**0**	**206**	**92**	**407**	**0**	***705***	**12**	**125**	**1195**	**278**	**1**	***1810***	**0**	**163**	**39**	**56**	**0**	***258***	**0**	**298**	**487**	**285**	**0**	***1070***	**3643**
Cars	0	181	82	290	0	*553*	10	115	1166	267	0	*1558*	0	152	36	54	0	*242*	0	211	465	266	0	*942*	3295
Heavy Vehicles	0	25	10	117	0	*152*	2	10	29	11	1	*52*	0	11	3	2	0	*16*	0	87	22	19	0	*128*	348
Heavy Vehicle %	0.00%	12.14%	10.87%	28.75%	0.00%	*21.56%*	16.67%	8.00%	2.43%	3.96%	100.00%	*3.23%*	0.00%	6.75%	7.69%	3.57%	0.00%	*6.20%*	0.00%	29.19%	4.52%	6.67%	0.00%	*11.96%*	9.55%

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023
AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
7:45 AM	0	29	13	48	0	*90*	0	20	159	46	0	*225*	0	23	7	10	0	*40*	0	37	53	39	0	*129*	484
8:00 AM	0	27	14	46	0	*87*	5	18	131	35	0	*189*	0	16	6	9	0	*31*	0	40	62	39	0	*141*	448
8:15 AM	0	32	17	40	0	*89*	0	17	141	36	0	*194*	0	26	2	8	0	*36*	0	34	79	45	0	*158*	477
8:30 AM	0	19	10	44	0	*73*	3	20	152	39	0	*214*	0	19	3	9	0	*31*	0	38	81	41	0	*160*	478
Peak Hour Total	0	107	54	178	0	*339*	8	75	583	156	0	*822*	0	84	18	36	0	*138*	0	149	275	164	0	*588*	1887
PHF	0.000	0.836	0.794	0.927	0.000	*0.942*	0.400	0.938	0.917	0.848	0.000	*0.913*	0.000	0.808	0.643	0.900	0.000	*0.863*	0.000	0.931	0.849	0.911	0.000	*0.919*	0.975

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023

Time	Southbound Bonita Grande Dr						Westbound Bonita Beach Rd						Northbound Bonita Grande Dr						Eastbound Bonita Beach Rd						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	31	14	38	0	*83*	1	11	85	21	0	*118*	0	31	20	30	1	*81*	0	46	132	16	0	*194*	476
4:15 PM	0	36	13	29	0	*78*	4	13	58	41	0	*117*	0	32	18	31	0	*81*	0	40	120	13	0	*173*	449
4:30 PM	0	28	8	37	0	*71*	0	17	96	28	0	*141*	0	27	20	24	0	*71*	1	45	125	8	0	*179*	462
4:45 PM	0	26	8	38	0	*72*	1	19	95	32	0	*147*	0	46	18	24	0	*88*	0	48	128	13	0	*189*	496
Hourly Total	0	121	41	142	0	*304*	6	60	335	122	0	*523*	0	136	76	109	1	*321*	1	179	505	50	0	*735*	1883
5:00 PM	0	42	15	47	0	*104*	1	17	82	31	0	*131*	0	42	20	24	1	*86*	1	31	111	10	0	*153*	474
5:15 PM	0	43	9	32	0	*84*	1	13	109	31	0	*154*	0	29	22	34	0	*85*	0	33	158	10	0	*201*	524
5:30 PM	0	47	15	40	0	*102*	0	11	93	29	0	*133*	0	19	7	28	0	*54*	0	44	135	10	0	*189*	478
5:45 PM	0	32	8	34	0	*74*	0	7	87	33	0	*127*	0	15	13	21	0	*49*	0	39	138	11	0	*188*	438
Hourly Total	0	164	47	153	0	*364*	2	48	371	124	0	*545*	0	105	62	107	1	*274*	1	147	542	41	0	*731*	1914
TOTAL	**0**	**285**	**88**	**295**	**0**	*668*	**8**	**108**	**706**	**246**	**0**	*1068*	**0**	**241**	**138**	**216**	**2**	*595*	**2**	**326**	**1047**	**91**	**0**	*1486*	**3797**
Cars	0	274	88	285	0	*647*	8	108	690	221	0	*1027*	0	232	127	216	0	*575*	2	301	1035	87	0	*1425*	**3674**
Heavy Vehicles	0	11	0	10	0	*21*	0	0	16	25	0	*41*	0	9	11	0	2	*20*	0	25	12	4	0	*41*	**123**
Heavy Vehicle %	0.00%	3.86%	0.00%	3.39%	0.00%	*3.14%*	0.00%	0.00%	2.27%	10.16%	0.00%	*3.84%*	0.00%	3.73%	7.97%	0.00%	100.00%	*3.36%*	0.00%	7.67%	1.15%	4.40%	0.00%	*2.80%*	**3.24%**

Bonita Beach Rd @ Bonita Grande Dr
Bonita Springs FL
Thursday, September 7, 2023
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:45 PM	0	26	8	38	0	*72*	1	19	95	32	0	*147*	0	46	18	24	0	*88*	0	48	128	13	0	*189*	496
5:00 PM	0	42	15	47	0	*104*	1	17	82	31	0	*131*	0	42	20	24	1	*86*	1	31	111	10	0	*153*	474
5:15 PM	0	43	9	32	0	*84*	1	13	109	31	0	*154*	0	29	22	34	0	*85*	0	33	158	10	0	*201*	524
5:30 PM	0	47	15	40	0	*102*	0	11	93	29	0	*133*	0	19	7	28	0	*54*	0	44	135	10	0	*189*	478
Peak Hour Total	0	158	47	157	0	*362*	3	60	379	123	0	*565*	0	136	67	110	1	*313*	1	156	532	43	0	*732*	1972
PHF	0.000	0.840	0.783	0.835	0.000	*0.870*	0.750	0.789	0.869	0.961	0.000	*0.917*	0.000	0.739	0.761	0.809	0.250	*0.889*	0.250	0.813	0.842	0.827	0.000	*0.910*	0.941

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES SPREADSHEET

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd @ Bonita Grande Dr**
Count Date	September 7, 2023
Build-Out Year	2028

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	84	18	36	107	54	178	0	149	275	164	8	75	583	156
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	103	22	44	132	66	219	0	183	338	202	10	92	717	192
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**114**	**24**	**49**	**180**	**90**	**299**	**0**	**229**	**423**	**253**	**15**	**140**	**1,088**	**291**
Project Turning Volumes			13	9					14			6	6	4
2028 Background + Project	**114**	**24**	**62**	**189**	**90**	**299**	**0**	**229**	**437**	**253**	**15**	**146**	**1,094**	**295**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBLU	EBL	EBT	EBR	WBLU	WBL	WBT	WBR
RAW Turning Movement Counts	136	67	110	158	47	157	1	156	532	43	3	60	379	123
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	167	82	135	194	58	193	1	192	654	53	4	74	466	151
Growth Rate	2.00%	2.00%	2.00%	6.42%	6.42%	6.42%	4.58%	4.58%	4.58%	4.58%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**184**	**91**	**149**	**265**	**79**	**263**	**1**	**240**	**818**	**66**	**6**	**112**	**707**	**229**
Project Turning Volumes			24	16					25			28	28	18
2028 Background + Project	**184**	**91**	**173**	**281**	**79**	**263**	**1**	**240**	**843**	**66**	**6**	**140**	**735**	**247**

Development of Future Year Background Turning Volumes

Intersection	**Bonita Beach Rd @ Site Access**
Count Date	September 7, 2023
Build-Out Year	2028

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	426	0	0	822	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	524	0	0	1,011	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**795**	**0**	**0**	**1,534**	**0**
Project Turning Volumes				38		43	51	-15			-27	80
2028 Background + Project	**0**	**0**	**0**	**38**	**0**	**43**	**51**	**780**	**0**	**0**	**1,507**	**80**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	801	0	0	565	0
Peak Season Correction Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
Current Peak Season Volumes	0	0	0	0	0	0	0	985	0	0	695	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2028 Background Turning Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,495**	**0**	**0**	**1,055**	**0**
Project Turning Volumes				186		115	140	-75			-41	138
2028 Background + Project	**0**	**0**	**0**	**186**	**0**	**115**	**140**	**1,420**	**0**	**0**	**1,014**	**138**

SYNCHRO SUMMARY SHEETS
BONITA BEACH RD @ BONITA GRANDE DR

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	229	423	253	15	140	1088	291	114	24	49	180	90
Future Volume (vph)	229	423	253	15	140	1088	291	114	24	49	180	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	275		270		335		465	310		0	260	
Storage Lanes	1		1		1		1	1		1	1	
Taper Length (ft)	50				50			50			50	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.850			0.850		
Flt Protected	0.950				0.950			0.950				0.968
Satd. Flow (prot)	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0	1803
Flt Permitted	0.079				0.484			0.950				0.968
Satd. Flow (perm)	147	3539	1583	0	902	3539	1583	1770	1863	1583	0	1803
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			275				316			129		
Link Speed (mph)		45				45			35			45
Link Distance (ft)		1136				1056			1005			1129
Travel Time (s)		17.2				16.0			19.6			17.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	249	460	275	16	152	1183	316	124	26	53	196	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	249	460	275	0	168	1183	316	124	26	53	0	294
Turn Type	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	1	6		5	5	2		4	4		3	3
Permitted Phases	6		6	2	2		2			4		
Detector Phase	1	6	6	5	5	2	2	4	4	4	3	3
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0	25.0
Total Split (s)	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0
Total Split (%)	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%
Maximum Green (s)	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0		7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)		7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0			0	0	0	0	0	0	0
Act Effct Green (s)	68.2	50.7	50.7		57.1	42.9	42.9	14.6	14.6	14.6		26.1
Actuated g/C Ratio	0.52	0.39	0.39		0.44	0.33	0.33	0.11	0.11	0.11		0.20
v/c Ratio	0.81	0.33	0.35		0.35	1.02	0.43	0.63	0.12	0.18		0.81
Control Delay	55.2	30.8	4.9		20.5	74.5	6.0	71.5	56.3	1.4		69.0
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	55.2	30.8	4.9		20.5	74.5	6.0	71.5	56.3	1.4		69.0

Lane Group	SBR
Lane Configurations	↱
Traffic Volume (vph)	299
Future Volume (vph)	299
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	325
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	325
Shared Lane Traffic (%)	
Lane Group Flow (vph)	325
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	8.0
Minimum Split (s)	25.0
Total Split (s)	40.0
Total Split (%)	26.7%
Maximum Green (s)	33.0
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	26.1
Actuated g/C Ratio	0.20
v/c Ratio	0.56
Control Delay	8.8
Queue Delay	0.0
Total Delay	8.8

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS	E	C	A		C	E	A	E	E	A		E
Approach Delay		29.7				56.1			51.2			37.4
Approach LOS		C				E			D			D
Queue Length 50th (ft)	156	145	0		73	~583	0	104	21	0		240
Queue Length 95th (ft)	#286	228	63		136	#858	75	182	52	0		378
Internal Link Dist (ft)		1056				976			925			1049
Turn Bay Length (ft)	275		270		335		465	310				
Base Capacity (vph)	381	1393	790		567	1164	732	317	334	389		463
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0		0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0		0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0		0
Reduced v/c Ratio	0.65	0.33	0.35		0.30	1.02	0.43	0.39	0.08	0.14		0.63

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 130.3
Natural Cycle: 110
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.02
Intersection Signal Delay: 45.0 Intersection LOS: D
Intersection Capacity Utilization 91.1% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr

Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	84
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	648
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.50

Intersection Summary

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	229	437	253	15	146	1094	295	114	24	62	189	90
Future Volume (vph)	229	437	253	15	146	1094	295	114	24	62	189	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	275		270		335		465	310		0	260	
Storage Lanes	1		1		1		1	1		1	1	
Taper Length (ft)	50				50			50			50	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850				0.850			0.850		
Flt Protected	0.950				0.950			0.950				0.967
Satd. Flow (prot)	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0	1801
Flt Permitted	0.079				0.466			0.950				0.967
Satd. Flow (perm)	147	3539	1583	0	868	3539	1583	1770	1863	1583	0	1801
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			275				321			129		
Link Speed (mph)		45				45			35			45
Link Distance (ft)		1136				1056			1005			1129
Travel Time (s)		17.2				16.0			19.6			17.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	249	475	275	16	159	1189	321	124	26	67	205	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	249	475	275	0	175	1189	321	124	26	67	0	303
Turn Type	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	1	6		5	5	2		4	4		3	3
Permitted Phases	6		6	2	2		2			4		
Detector Phase	1	6	6	5	5	2	2	4	4	4	3	3
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0	25.0
Total Split (s)	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0	40.0
Total Split (%)	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%	26.7%
Maximum Green (s)	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0		7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)		7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0			0	0	0	0	0	0	0
Act Effct Green (s)	68.2	50.4	50.4		57.4	42.8	42.8	14.7	14.7	14.7		26.7
Actuated g/C Ratio	0.52	0.38	0.38		0.44	0.33	0.33	0.11	0.11	0.11		0.20
v/c Ratio	0.81	0.35	0.35		0.37	1.03	0.44	0.63	0.12	0.23		0.83
Control Delay	55.5	31.5	5.0		21.0	77.6	6.0	71.8	56.5	1.8		69.9
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	55.5	31.5	5.0		21.0	77.6	6.0	71.8	56.5	1.8		69.9

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	299
Future Volume (vph)	299
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	325
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.92
Adj. Flow (vph)	325
Shared Lane Traffic (%)	
Lane Group Flow (vph)	325
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	8.0
Minimum Split (s)	25.0
Total Split (s)	40.0
Total Split (%)	26.7%
Maximum Green (s)	33.0
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	26.7
Actuated g/C Ratio	0.20
v/c Ratio	0.56
Control Delay	8.7
Queue Delay	0.0
Total Delay	8.7

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
LOS	E	C	A		C	E	A	E	E	A		E
Approach Delay		30.2				58.1			48.4			38.2
Approach LOS		C				E			D			D
Queue Length 50th (ft)	158	154	0		78	~599	0	105	21	0		250
Queue Length 95th (ft)	#286	237	64		141	#863	75	182	52	0		391
Internal Link Dist (ft)		1056				976			925			1049
Turn Bay Length (ft)	275		270		335		465	310				
Base Capacity (vph)	379	1379	784		552	1157	733	315	332	388		460
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0		0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0		0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0		0
Reduced v/c Ratio	0.66	0.34	0.35		0.32	1.03	0.44	0.39	0.08	0.17		0.66

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 131
Natural Cycle: 110
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.03
Intersection Signal Delay: 46.1 Intersection LOS: D
Intersection Capacity Utilization 91.3% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr

Lane Group	SBR
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	84
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	646
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.50

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	240	818	66	6	112	707	229	184	91	149	265
Future Volume (vph)	1	240	818	66	6	112	707	229	184	91	149	265
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		275		270		335		465	310		0	260
Storage Lanes		1		1		1		1	1		1	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850			0.850	
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0
Flt Permitted		0.141				0.154			0.950			
Satd. Flow (perm)	0	263	3539	1583	0	287	3539	1583	1770	1863	1583	0
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				124				249			162	
Link Speed (mph)			45				45			35		
Link Distance (ft)			1136				1056			1005		
Travel Time (s)			17.2				16.0			19.6		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	261	889	72	7	122	768	249	200	99	162	288
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	889	72	0	129	768	249	200	99	162	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	1	1	6		5	5	2		4	4		3
Permitted Phases	6	6		6	2	2		2			4	
Detector Phase	1	1	6	6	5	5	2	2	4	4	4	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0
Total Split (s)	30.0	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0
Total Split (%)	20.0%	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%
Maximum Green (s)	24.0	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0	0	0
Act Effct Green (s)		60.8	43.8	43.8		48.6	35.2	35.2	19.3	19.3	19.3	
Actuated g/C Ratio		0.46	0.33	0.33		0.37	0.27	0.27	0.15	0.15	0.15	
v/c Ratio		0.80	0.76	0.12		0.55	0.82	0.41	0.78	0.37	0.44	
Control Delay		46.0	45.1	0.5		31.8	54.5	6.8	77.5	58.2	11.8	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		46.0	45.1	0.5		31.8	54.5	6.8	77.5	58.2	11.8	

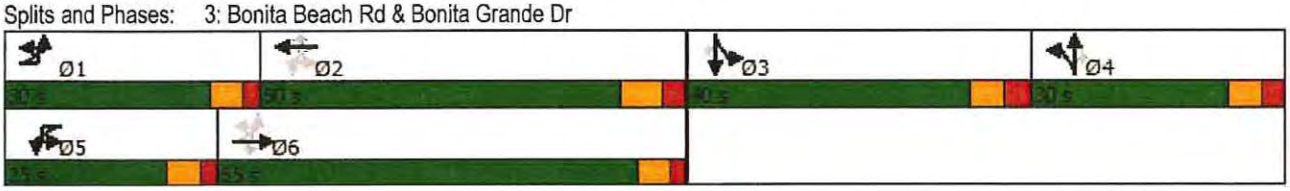
Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	79	263
Future Volume (vph)	79	263
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected	0.963	
Satd. Flow (prot)	1794	1583
Flt Permitted	0.963	
Satd. Flow (perm)	1794	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		259
Link Speed (mph)	45	
Link Distance (ft)	1129	
Travel Time (s)	17.1	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	86	286
Shared Lane Traffic (%)		
Lane Group Flow (vph)	374	286
Turn Type	NA	Perm
Protected Phases	3	
Permitted Phases		3
Detector Phase	3	3
Switch Phase		
Minimum Initial (s)	8.0	8.0
Minimum Split (s)	25.0	25.0
Total Split (s)	40.0	40.0
Total Split (%)	26.7%	26.7%
Maximum Green (s)	33.0	33.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	31.6	31.6
Actuated g/C Ratio	0.24	0.24
v/c Ratio	0.88	0.50
Control Delay	72.1	11.1
Queue Delay	0.0	0.0
Total Delay	72.1	11.1

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		D	D	A		C	D	A	E	E	B	
Approach Delay			42.7				41.6			50.3		
Approach LOS			D				D			D		
Queue Length 50th (ft)		146	372	0		66	340	0	173	81	0	
Queue Length 95th (ft)		254	478	1		109	443	67	#299	148	68	
Internal Link Dist (ft)			1056				976			925		
Turn Bay Length (ft)		275		270		335		465	310			
Base Capacity (vph)		399	1367	687		338	1148	681	313	329	413	
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	
Reduced v/c Ratio		0.66	0.65	0.10		0.38	0.67	0.37	0.64	0.30	0.39	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 132.7
Natural Cycle: 90
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.88
Intersection Signal Delay: 43.9 Intersection LOS: D
Intersection Capacity Utilization 82.5% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr



Lane Group	SBT	SBR
LOS	E	B
Approach Delay	45.7	
Approach LOS	D	
Queue Length 50th (ft)	325	19
Queue Length 95th (ft)	#567	103
Internal Link Dist (ft)	1049	
Turn Bay Length (ft)		
Base Capacity (vph)	455	595
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.82	0.48

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	240	843	66	6	140	735	247	184	91	173	281
Future Volume (vph)	1	240	843	66	6	140	735	247	184	91	173	281
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		275		270		335		465	310		0	260
Storage Lanes		1		1		1		1	1		1	1
Taper Length (ft)		50				50			50			50
Lane Util. Factor	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00
Frt				0.850				0.850			0.850	
Flt Protected		0.950				0.950			0.950			
Satd. Flow (prot)	0	1770	3539	1583	0	1770	3539	1583	1770	1863	1583	0
Flt Permitted		0.129				0.121			0.950			
Satd. Flow (perm)	0	240	3539	1583	0	225	3539	1583	1770	1863	1583	0
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)				124				268			188	
Link Speed (mph)			45				45			35		
Link Distance (ft)			1136				1056			1005		
Travel Time (s)			17.2				16.0			19.6		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	261	916	72	7	152	799	268	200	99	188	305
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	916	72	0	159	799	268	200	99	188	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	1	1	6		5	5	2		4	4		3
Permitted Phases	6	6		6	2	2		2			4	
Detector Phase	1	1	6	6	5	5	2	2	4	4	4	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	8.0
Minimum Split (s)	11.0	11.0	25.8	25.8	11.0	11.0	25.8	25.8	25.0	25.0	25.0	25.0
Total Split (s)	30.0	30.0	55.0	55.0	25.0	25.0	50.0	50.0	30.0	30.0	30.0	40.0
Total Split (%)	20.0%	20.0%	36.7%	36.7%	16.7%	16.7%	33.3%	33.3%	20.0%	20.0%	20.0%	26.7%
Maximum Green (s)	24.0	24.0	49.0	49.0	19.0	19.0	42.2	42.2	23.0	23.0	23.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	6.0	6.0		6.0	7.8	7.8	7.0	7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	None	None	None	None
Walk Time (s)			7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0	0			0	0	0	0	0	0
Act Effct Green (s)		62.1	43.8	43.8		52.1	36.8	36.8	19.5	19.5	19.5	
Actuated g/C Ratio		0.46	0.32	0.32		0.38	0.27	0.27	0.14	0.14	0.14	
v/c Ratio		0.83	0.81	0.12		0.67	0.84	0.43	0.79	0.37	0.49	
Control Delay		50.9	49.0	0.5		41.4	56.2	6.7	80.0	59.1	11.7	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay		50.9	49.0	0.5		41.4	56.2	6.7	80.0	59.1	11.7	

Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	79	263
Future Volume (vph)	79	263
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected	0.962	
Satd. Flow (prot)	1792	1583
Flt Permitted	0.962	
Satd. Flow (perm)	1792	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		248
Link Speed (mph)	45	
Link Distance (ft)	1129	
Travel Time (s)	17.1	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	86	286
Shared Lane Traffic (%)		
Lane Group Flow (vph)	391	286
Turn Type	NA	Perm
Protected Phases	3	
Permitted Phases		3
Detector Phase	3	3
Switch Phase		
Minimum Initial (s)	8.0	8.0
Minimum Split (s)	25.0	25.0
Total Split (s)	40.0	40.0
Total Split (%)	26.7%	26.7%
Maximum Green (s)	33.0	33.0
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	33.2	33.2
Actuated g/C Ratio	0.24	0.24
v/c Ratio	0.90	0.50
Control Delay	75.4	12.3
Queue Delay	0.0	0.0
Total Delay	75.4	12.3

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
LOS		D	D	A		D	E	A	F	E	B	
Approach Delay			46.6				43.4			49.4		
Approach LOS			D				D			D		
Queue Length 50th (ft)		155	396	0		83	361	0	179	83	0	
Queue Length 95th (ft)		265	514	1		156	465	70	#299	148	72	
Internal Link Dist (ft)			1056				976			925		
Turn Bay Length (ft)		275		270		335		465	310			
Base Capacity (vph)		383	1300	659		313	1109	680	302	318	426	
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	
Reduced v/c Ratio		0.68	0.70	0.11		0.51	0.72	0.39	0.66	0.31	0.44	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 136.2
Natural Cycle: 100
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.90
Intersection Signal Delay: 46.3 — Intersection LOS: D
Intersection Capacity Utilization 83.5% — ICU Level of Service E
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Bonita Beach Rd & Bonita Grande Dr

Lane Group	SBT	SBR
LOS	E	B
Approach Delay	48.7	
Approach LOS	D	
Queue Length 50th (ft)	357	28
Queue Length 95th (ft)	#604	120
Internal Link Dist (ft)	1049	
Turn Bay Length (ft)		
Base Capacity (vph)	439	575
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.89	0.50

Intersection Summary

SYNCHRO SUMMARY SHEETS
BONITA BEACH RD @ SITE ACCESS

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	51	780	1507	80	38	43
Future Vol, veh/h	51	780	1507	80	38	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	848	1638	87	41	47

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1725	0	-	0	2172	819
Stage 1	-	-	-	-	1638	-
Stage 2	-	-	-	-	534	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	362	-	-	-	~ 40	319
Stage 1	-	-	-	-	144	-
Stage 2	-	-	-	-	552	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	362	-	-	-	~ 34	319
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	122	-
Stage 2	-	-	-	-	552	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	199.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	362	-	-	-	34	319
HCM Lane V/C Ratio	0.153	-	-	-	1.215	0.147
HCM Control Delay (s)	16.7	-	-	-	$ 404.6	18.2
HCM Lane LOS	C	-	-	-	F	C
HCM 95th %tile Q(veh)	0.5	-	-	-	4.4	0.5

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	191.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	140	1420	1014	138	186	115
Future Vol, veh/h	140	1420	1014	138	186	115
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	365	-	-	240	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	152	1543	1102	150	202	125

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1252	0	-	0	2178	551
Stage 1	-	-	-	-	1102	-
Stage 2	-	-	-	-	1076	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	552	-	-	-	~ 39	478
Stage 1	-	-	-	-	280	-
Stage 2	-	-	-	-	289	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	552	-	-	-	~ 28	478
Mov Cap-2 Maneuver	-	-	-	-	~ 28	-
Stage 1	-	-	-	-	203	-
Stage 2	-	-	-	-	289	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	$ 1905.8
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	552	-	-	-	28	478
HCM Lane V/C Ratio	0.276	-	-	-	7.22	0.262
HCM Control Delay (s)	14	-	-	-	$ 3074.8	15.2
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	1.1	-	-	-	24.8	1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

SIGNAL TIMINGS

Lee County, FL

ECONOLITE

5408 - Bonita Bch & Bonita Grande Drive - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-TR	S-LTR	N-LTR	W-L	E-TR	N	N	N	N	N	N	N	N	N	N
Min Green	5	15	8	8	5	15	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	27	28	34	0	28	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	5.0	3.0	3.0	2.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	20	40	30	20	15	40	0	0	0	0	0	0	0	0	0	0
Max2	25	45	35	25	20	45	0	0	0	0	0	0	0	0	0	0
Max3	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
DYM Max	30	50	40	30	25	50	0	0	0	0	0	0	0	0	0	0
Dym Step	5.0	5.0	5.0	5.0	5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.8	4.0	4.0	4.0	4.8	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	2.0	3.0	3.0	3.0	2.0	3.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

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

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

Pass-By Characteristics for Individual Sites

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

TRIP GENERATION EQUATIONS

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

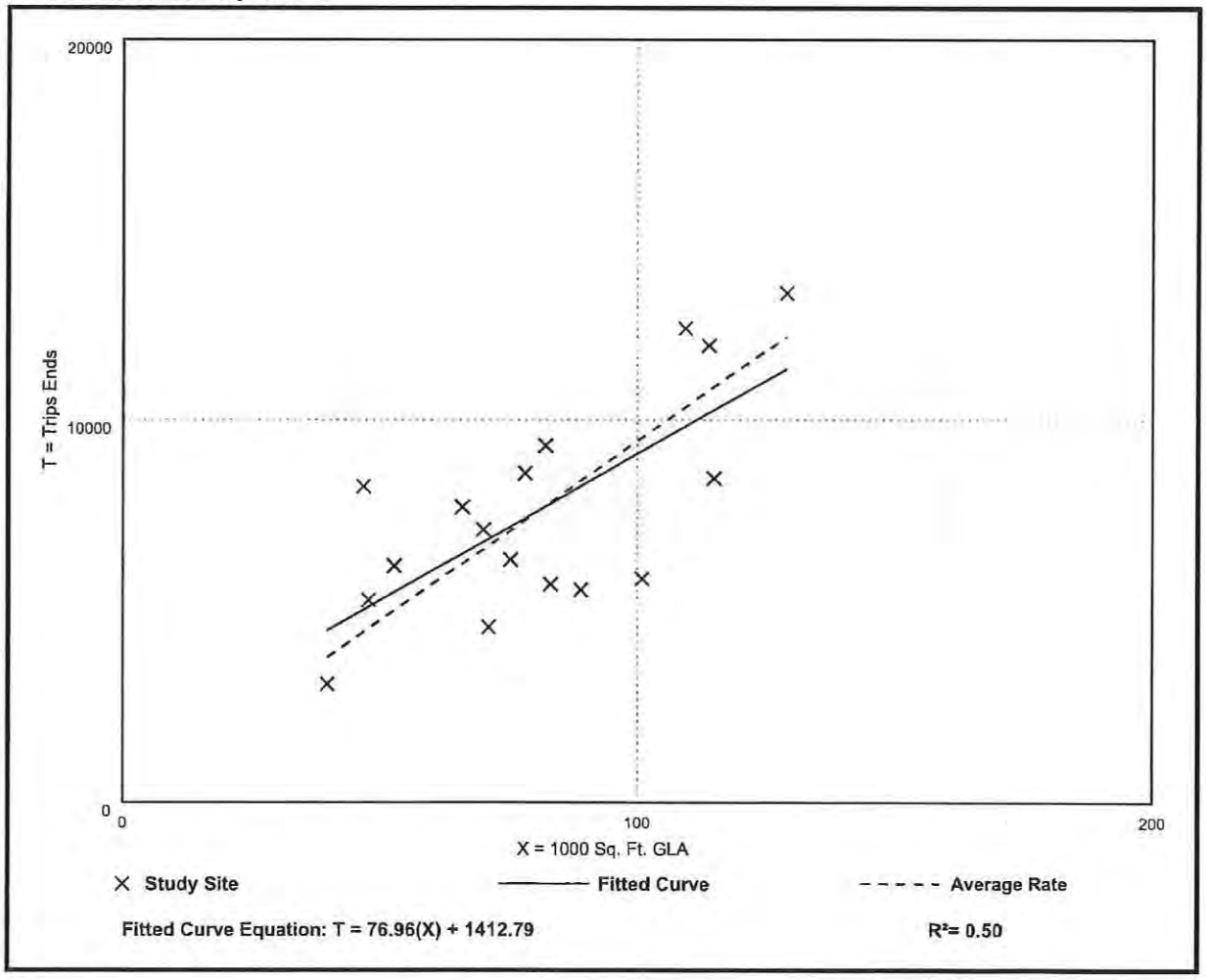
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

R^2= 0.50

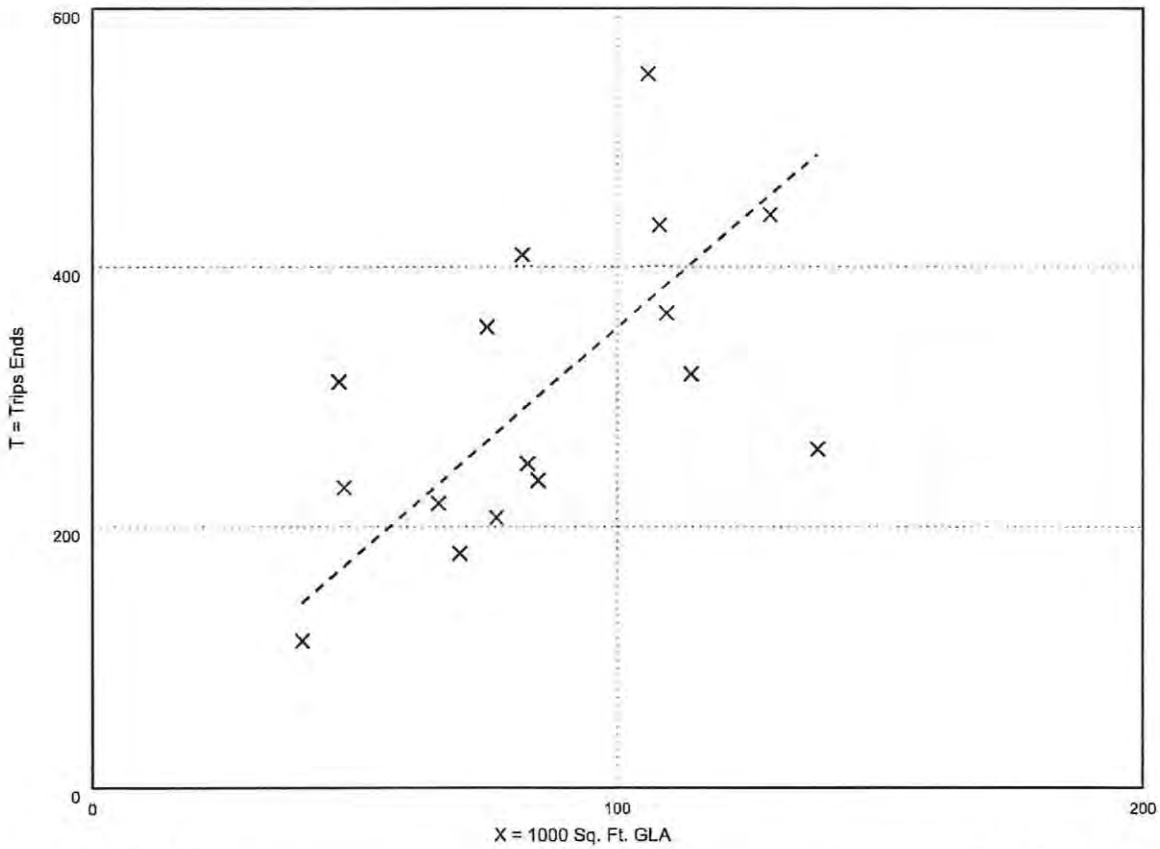
Shopping Plaza (40-150k) - Supermarket - Yes (821)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

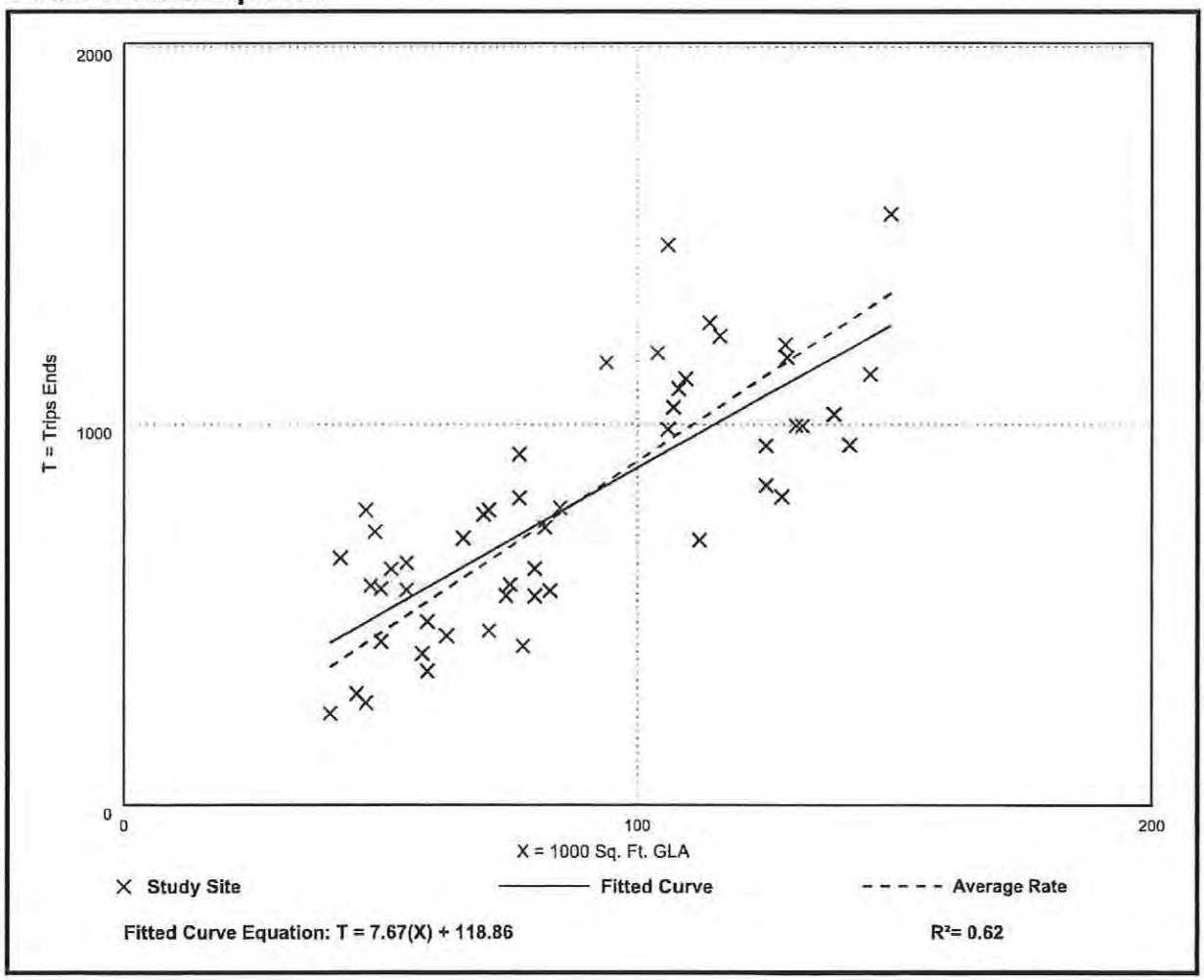
Shopping Plaza (40-150k) - Supermarket - Yes (821)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Bonita Springs Utilities, Inc.

October 19, 2023

Jem Frantz
RVI Planning and Landscape Architecture
28100 Bonita Grande Dr. Ste. 305
Bonita Springs, FL 34135

Sent via e-mail: jfrantz@rviplanning.com

Re: Manna Christian Missions, Inc.

Dear Jem,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 6,000 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 17.56 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

Kim Hoskins, P.E.
Director of Engineering

Bonita Beach CPD Map Amendment
Justification of Proposed Amendment
Exhibit M19

The Bonita Beach property ("Property") comprises 12.1± acres and is located in the northeast quadrant of the intersection of Bonita Beach Road and Bonita Grande Drive and Rattlesnake Hammock Road. The property is located within Southeast Lee County Community Planning area and is in unincorporated Lee County, Florida.

I. Request

Manna Christian Missions, Inc ("Applicant") requests approval of a Small-Scale Comprehensive Plan Amendment to change the future Land Use Category (FLUC) of 12.1± acres of the Property from Conservation Lands-wetlands; Density Reduction/Groundwater Resource; and Wetlands to General Interchange.

The proposed map changes include changing the Future Land Use Category (FLUC) of the Property from Conservation Lands-wetlands, Density Reduction/Groundwater Resource (DR/GR), and Wetlands to General Interchange. A companion text amendment modifies Lee Plan Policy 33.2.5 to indicate that the limitation on overall commercial square footage in the Southeast Lee County Planning District does not apply to commercial uses along Bonita Beach Road and Table 1(b) is modified to add the commercial area to the Southeast Lee County Planning District.

The Applicant has also filed a companion rezoning request for the Property. The proposed CPD will include up to 60,000 square feet of commercial retail uses with accessory uses and supportive infrastructure. The maximum height is 75 feet. The Property will also connect to the Bonita Springs Utilities (BSU), for central water and sanitary sewer service.

II. Existing Conditions & Property History

The Bonita Beach Rd CPD property ("Property") comprises 12.1± acres and is located in the northeast quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr., approximately 600 feet from Bonita Grande Dr. and includes frontage along Snell Ln. to the north of the Property.

The western portion of the Property is currently vacant with existing vegetation. The eastern portion of the property includes a residential structure fronting Bonita Springs Road. The Property is not located within the Coastal High Hazard Area nor any Archaeological Sensitivity Areas.

III. Surrounding Land Use Pattern

The Property is located along an existing suburban corridor within Lee County and abutting the City of Bonita Springs, which includes a mix of residential, commercial, mixed-use, and public land uses.

The surrounding land use pattern consists of public rights-of-way and residential development to the south, low-density single-family residential dwellings, public uses, and vacant lands to the north, and east, and a future multi-family residential development to the west. A commercial plaza is also located on the southwest quadrant of Bonita Beach Rd. and Bonita Grande Drive.

Lands in the immediate area are designated Density Reduction / Groundwater Resource; and Wetlands to north and east of the Property. To the west, lands are designated as General Interchange and Wetlands.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
SOUTH	Moderate Density-Mixed Use/Planned Development (Bonita Springs)	Residential Planned Development (Bonita Springs)	Right-of-way (Bonita Beach Road, Single-family residential development with Golf Courses (Bonita Springs)
EAST	Density Reduction / Groundwater Resource; and Wetlands	AG-2 (Agricultural)	Single-family residential homes, Vacant Lands
WEST	General Interchange / Wetlands	RPD (Residential Planned Development)	Future Residential Planned Development

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed commercial uses.

The Property will connect to Bonita Springs Utilities for central water and sanitary sewer service and a letter indicating adequate capacity to serve the project for potable water and sanitary sewer service is attached (Exhibit M17).

The Property has frontage and access to Bonita Beach Road, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, and EMS,.

Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M14, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Request Justification

The Property is located in the northeastern quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr. This area of the County and the immediate adjacent areas within the City of Bonita Springs have been developing for many years and includes significant residential and limited non-residential uses. Furthermore, Logan Blvd. was recently extended to the Lee/Collier County boundaries and has resulted in this corridor becoming a significant transportation alternative to I-75. Additionally, several residential developments have been approved over the past ten years with insubstantial commercial square footage as shown below:

Development	Site Acreage	Unit Count	Density	Commercial Approval	Approved
Worthington RPD	327.63	799	2.44 du/ac	N/A	06-14-2004
Palmira RPD/CPD	628.88	1,299	2.07 du/ac	37,000 sq ft	02-26-2013
Village Walk of Bonita Springs	652.91	1,999	3.06 du/ac	30,000 sq ft	07-08-2004
Bonita Beach Road Estates RDP (aka Reserve at Silverstone and Valencia Bonita)	504.35	1,200	2.38 du/ac	30,000 sq ft	07-20-2017
Bonita Beach Golf Club RPD (Bonita National)	500.23	1,460 (726 SF + 734 MF)	2.92 du/ac	50,000 sq ft	04-26-2013

As a result, this change is necessary to reflect that the subject property is not located within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC.

The northeastern quadrant of this intersection, including the properties immediately adjacent to the west of the subject property, is currently designated as the General Interchange FLUC. As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

The attached environmental data and hydrological report demonstrate that the subject property does not function as a groundwater resource and should be redesignated to better serve the surrounding community.

IX. Conclusion

The Property is located in an area of the County which has been developing for many years as an urban corridor and now includes significant residential and non-residential uses in the surrounding area. Additionally, due in part to the extension of Logan Blvd., the property is now located an important inter-county transportation corridor which is used as an alternative to I-75.

As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange and approval of the proposed Lee Plan Text amendment will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

For these reasons, the Applicant respectfully requests approval of this Lee Plan amendment as proposed.

Bonita Beach Rd CPDLee Plan Amendment
Analysis of Impacts from Proposed Changes
Exhibits T5, M14 & M16

1) Traffic Circulation Analysis

The proposed amendment will not impact traffic circulation.

2) Sanitary Sewer

Franchise Area, Basin, or District

The property is located within the Bonita Springs Utilities (BSU) Service Area.

Levels of Service

According to the 2022 Concurrency Report, BSU WWTPs have a design capacity of 11.0 MGD. In 2021, the daily capacity was 6.9 MGD. The projected daily capacity in 2026 is 7.4 MGD.

The proposed sanitary sewer use of the development is calculated as follows:
60,000 square feet x 0.1 GPD = 6,000 GPD

Therefore, there is sufficient capacity within the existing plant to serve the 6,000 GPD increase in demand.

Letter of Availability

Please see the enclosed letter from BSU confirming the availability of centralized sewer service (Exhibit M17).

3) Potable Water Service

Franchise Area, Basin, or District

The property is located within the Bonita Springs Utilities (BSU) Service Area.

Levels of Service

The 2022 Concurrency Report indicates that BSU WTPs have a capacity of 15.6 MGD. In 2021, the actual average daily flow was 14.6 MGD. The 2026 projected demand is 15.5 MGD. The projected excess capacity in 2025 is 0.1 MGD.

The proposed water use of the development is calculated as follows:
60,000 square feet x 0.1 GPD = 6,000 GPD

Therefore, there is sufficient capacity within the existing plant to serve the 6,000 GPD increase in demand.

Letter of Availability

Please see the enclosed letter from BSU confirming the availability of centralized potable water (Exhibit M17).

4) **Surface Water/Drainage Basins – South Florida Water Management District**
The proposed amendment will comply with the Stormwater Management Facilities LOS identified in Lee Plan Policy 95.1.13 and will not impact surface water/drainage basins.

5) **Parks, Recreation, Open Space**
The proposed amendment will include open space (30%) and indigenous preservation areas (50% of open space), and will not impact existing parks, recreation or open space.

6) **Public Schools**
The proposed amendment will not increase the need for public schools.

Bonita Beach Rd CPD Lee Plan Amendment

Lee Plan Analysis & State and Regional Policy Plan Exhibits T6, T9, T10, M11 & M18

I. Lee Plan Analysis

The following is an analysis of how the proposed amendment is consistent with the goals, policies, and objectives of the Lee Plan.

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial[4]/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The Property is located in the northeastern quadrant of the intersection of Bonita Beach Rd. and Bonita Grande Dr. This area of the County and the immediate adjacent areas within the City of Bonita Springs have been developing for many years and includes significant residential and limited non-residential uses. Furthermore, Logan Blvd. was recently extended to the Lee/Collier County boundaries and has resulted in this corridor becoming a significant transportation alternative to I-75.

The northeastern quadrant of this intersection, including the properties immediately adjacent to the west of the subject property, is currently designated as the General Interchange Future Land Use Category (FLUC). As demand for non-residential development which serves the traveling public increases through continued development and the expansion of transportation corridors, the designation of the subject property as General Interchange will improve access to commercial uses and better serve the residents of Lee County and Bonita Springs located to the east of I-75.

The companion zoning request is limited to a maximum of 60,000 square feet of commercial uses which is consistent with the future land use category. Therefore, it is more appropriate to designate the subject property as General Commercial to reflect and better serve the existing and planned development in this area of the County.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable

locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.

As demonstrated in the attached environmental and hydrological analyses, the Property does not provide substantial recharge to aquifers suitable for future wellfield development. The surrounding area also includes public facilities available to serve the project. As a result, the Property is not appropriate for the DR/GR designation. Developing the Property with commercial uses therefore requires the redesignation to another future land use category that allows commercial uses.

POLICY 1.4.6: Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the Future Land Use Map. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation Lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas, and well fields. Conservation 20/20 lands designated as conservation are also subject to more stringent use provisions of the 20/20 Program or 20/20 ordinances.

The Property includes approximately 5± acres of Conservation – wetlands designated lands. However, the property is disconnected from other conservation lands and does not include any wetlands. It is therefore appropriate to change the current designation to General Interchange with the development's preserve area located within the current Conservation Lands-wetlands designated parcel.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The

maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

Although approximately 5.2± acres are currently designated Wetlands, the attached jurisdictional determination identifies that no wetlands and only 0.08 acres of OSW were identified on the property.

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

1. For each Planning District the County will maintain a parcel based database of existing land use.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.

The request includes an amendment to Lee Plan Table 1(b) to add the commercial area associated with this project. This addition works in conjunction with the limitation of additional commercial with the Southeast Lee County Planning District to Bonita Beach Road and will ensure that additional commercial areas are not distributed throughout the Planning District.

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

The Lee Plan Amendment and companion zoning requests will allow for a compact development pattern in an important transportation corridor existing and planned residential developments and proximate to commercial uses.

The attached environmental data and hydrological report demonstrate that the subject property does not function as a groundwater resource and should be redesignated to better serve the surrounding community. The proposed development makes efficient

use of existing public services and infrastructure are available to serve the property and the development is directly adjacent to existing development.

Furthermore, the companion zoning request ensures open space and indigenous preservation conserves natural resources consistent with requirements in the Land Development Code. Therefore, the request is consistent with this objective.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Property is contiguous to developed or developing properties along Bonita Beach Rd. and at the intersection with Bonita Grande Dr., representing logical and efficient growth within the corridor adjacent to the City of Bonita Springs. The attached letters of availability demonstrate there is sufficient capacity in all regulatory LOS facilities to provide public services to support the proposed density. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and public investment. Therefore, the proposed amendment and rezoning fully comply with the above policy's intent to direct new growth to areas of the County where adequate public facilities exist or are assured and where compact development patterns can be created.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

STANDARD 4.1.1: WATER.

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

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.

The Property is located within the Bonita Springs Utilities Service Area for water service and the companion rezone application includes a maximum of 60,000 square feet of commercial uses. Therefore, the Property is required to connect to the public water system.

A letter of availability dated 10/19/2023 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

The Property is located within the Bonita Springs Utilities Service Area for sewer service and the companion rezone application includes a maximum of 60,000 square feet of commercial uses which generates more than 5,000 gallons of sewage per day. Therefore, the Property is required to connect to the sanitary sewer system.

A letter of availability dated 10/19/2023 was provided by Bonita Springs Utilities identifying the facility's capacity for the development of projected water and sewer demand.

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

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

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

1. Traffic and access impacts (rezoning and development orders);

The attached Traffic Impacts Analysis demonstrates no impacts to the surrounding transportation system. The companion zoning request includes a deviation related to the minimum number of access points in order to minimize impacts to Snell Lane.

3. Screening and buffering (Planned Development rezoning and development orders);

The companion zoning request also identifies required buffers in compliance with the Land Development Code, including a 30-foot Type "F" buffer where required by LDC Section 10-416(C)(6).

4. Availability and adequacy of services and facilities (rezoning and development orders);

The attached analysis of impacts of the proposed changes (Exhibit T4, M14 & M16) demonstrates no impacts resulting from the request. Letters of availability demonstrate availability and adequacy of services and facilities serving the property.

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The companion zoning request ensures there are no impacts on adjacent land uses and surrounding neighborhoods by limiting development areas to the portion of the property adjacent to Bonita Beach Rd. and provides preservation areas, buffers, and setbacks to surrounding properties in compliance with the Land Development Code.

6. Proximity to other similar centers (rezoning); and

The subject property is immediately abutting properties designated as general interchange along the western property boundary. In the western quadrants of the intersection of Bonita Beach Rd. and Bonita Grande Dr., there is an existing commercial shopping center and a recently approved mixed-use development in the northwestern quadrant.

7. Environmental considerations (rezoning and development orders).

The environmental analysis provided by Turrell, Hall & Associates demonstrates that there are no wetlands on the property and no protected or endangered species were observed on site. The companion zoning request includes open space and indigenous vegetation preservation areas in compliance with the Land Development Code.

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

- **Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.2.5. Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting roads. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.**

Objective 13.3 addresses commercial uses within Private Recreational Facilities in the DR/GR and Objective 33.2.5 allows commercial uses only in Mixed-Use Communities, Environmental Enhancement and Preservation Communities, or Rural Golf Course Communities depicted on Map 2-D. Neither of these policies are relevant to the subject property as there is no recreational facility proposed and the areas depicted on Map 2-D have been approved through unique planning approvals which allow for commercial uses within the DR/GR FLUC.

This request proposes to change the FLUC of the property to General Interchange and adds language to Policy 33.2.5 to ensure that the limits on commercial use within the Southeast Lee County Planning District apply to lands in the DR/GR FLUC. This text amendment allows for additional commercial development for properties within the Southeast Lee County Planning District. However, the impact of this change is limited as the majority of the remaining properties with a FLUC that this change would apply to have already been developed or are under construction. This change is necessary to reflect that the subject property is not located

within a rural portion of the Southeast Lee County Planning District and will no longer be within the DR/GR FLUC.

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

Adjacent land uses include a multi-family residential development, single-family residential lots, vacant properties, and the Fire Station on Snell Ln. The companion rezoning application includes a Master Concept Plan which concentrates development along Bonita Beach Rd and provides buffering and setbacks in compliance with the Land Development Code, except where deviations are requested.

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

The attached Traffic Circulation Analysis demonstrates that the proposed development will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds in the Lee Plan. Additionally, the companion zoning request includes the following methods identified by this policy:

- The development area is clustered to the area adjacent to Bonita Beach Rd.,
- A 25-foot building/structure setback is provided from the Bonita Beach Rd. right-of-way,
- Interconnections are provided to the adjacent parcels to the east and west, and
- Access is limited to a single access point on Bonita Beach Rd. which is aligned with the existing access point, and an emergency only access point on Snell Ln.

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

The companion zoning request includes a 15-foot Type "D" buffer along Bonita Beach Rd., a 15-foot Type "C" buffer where the project is adjacent to the planned multi-family development to the west, and a 30-foot Type "F" buffer where roads, drives, or parking areas are located less than 125 feet from an existing single-family residential subdivision or single-family lots. The Master Concept Plan included in the companion zoning request also demonstrates 30 percent of the property will be open space and 50 percent of required open space will be indigenous vegetation preservation, as required by the Land Development Code.

POLICY 6.1.11: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.

The surrounding area includes significant existing or planned residential development and after Logan Blvd was extended from Collier County to Bonita Beach Rd., this intersection became an important transportation corridor serving a significant portion of Lee and Collier Counties to the east of I-75.

Additionally, the development of this intersection with additional commercial uses is critical for ensuring there are adequate non-residential uses to serve the residential development in this area. The request to allow commercial development at this location will serve to reduce the number of trips that must travel longer distances to the commercial areas located west of I-75 via Bonita Beach Rd. and/or Terry St.

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.

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.

Potable water service will be provided through developer funded improvements. The cost to extend infrastructure to the Property will not be borne by Lee County as stipulated in these policies.

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

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

A surface water management system is proposed which will provide water quality treatment on site.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The companion zoning request includes 30 percent (3.6 acres) open space and indigenous preservation areas on site in accordance with the requirements in LDC section 10-415, which will maintain existing natural areas to the maximum extent practicable.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low-quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

Surface water will be used for all irrigation of landscaping within the community. The proposed development will not use potable water provided as a result of this amendment for irrigation purposes.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS)

The attached letters of availability demonstrate adequate public facilities for all regulatory LOS standards. As noted in this policy, only regulatory LOS standards are used for determining adequacy of public facilities for the purposes of permitting new development.

POLICY 95.3.3: Financing of public facilities and services will utilize appropriate revenue sources. The cost for the provision and expansion of services and facilities will be borne primarily by those who benefit, using funding mechanisms such as impact fees, special taxing or benefit districts, community development districts,

dedication of land and facilities, in-lieu-of fees, and capital construction, operation, and maintenance funds.

Connecting the Property with central water and water and sanitary sewer services will be privately funded by the development.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

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

The Property does not include any wetlands and only 0.08 acres of OSWs. The request is consistent with this policy.

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

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

Wetland limits were reviewed by SFWMD as part of Application No. 230731-39641, however, no wetlands were identified on the property and only 0.08 acres of OSWs were located on the property. The request is consistent with this policy.

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

The proposed amendment and requirement to serve the property with central water and sewer, as well as the required surface water system will ensure there are no impacts to surface or groundwater quality.

II. **State Comprehensive Plan Consistency**

The Community Planning Act of 2011 (HB7207) removed the requirement to address consistency with the local comprehensive plan and state comprehensive plan, however, the proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure the protection of natural resources. Specifically, the amendment is consistent with the following guiding policies:

187.201 (15) Land Use.

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

(b) Policies.—

1. ***Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.***
2. ***Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.***
3. ***Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.***

As identified in the attached letter of availability there is service capacity in place to serve the project in terms of potable water and sanitary sewer service. The proposed amendment does not affect the capacity to serve solid waste, law enforcement, fire, parks, and school services for the development.

The companion zoning request ensures the property includes adequate setbacks, buffers, open space, and indigenous vegetation preservation. Allowing limited commercial uses at this location will improve the livability and character of the urban areas along Bonita Beach Rd. and ensure that development along this corridor includes a functional mix of living, working, shopping, and recreational activities as identified in this policy.

187.201 (17) PUBLIC FACILITIES.—

(a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

1. **Provide incentives for developing land in a way that maximizes the uses of existing public facilities.**
3. **Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.**

The proposed land use change will ensure that the existing public facilities in the area are maximized through the coordinated expansion of non-residential uses in the area. Significant residential development has occurred in this corridor and new mixed use and residential developments have been approved proximate and adjacent to the subject property.

The proposed extension of water and sewer services to the Bonita Beach Rd CPD will be privately funded by the developer.

III. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Water Resources

Goal 3: Water Management Districts and local governments must have programs based on scientific modeling to protect surface water, potable water wells, wellfields and contributing areas from contamination.

The attached hydrogeological report demonstrates that the proposed Lee Plan amendment does not impact surface water, potable water wells, wellfields, or contributing areas.

ENVIRONMENTAL SUPPLEMENT

BONITA BEACH ROAD PARCELS
STRAP NUMBERS: 32-47-26-00-00001.0250, 32-47-26-00-00001.021B, AND 32-47-26-00-00001.021C.
BONITA SPRINGS, FL 34135

NOVEMBER 2023

Prepared by:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM

Table of Contents

1 INTRODUCTION

The Bonita Beach Road Properties are comprised of three parcels totaling approximately 11.90 acres at 13150 Snell Lane, 13140 Bonita Beach Road, and 13150 Bonita Beach Road in Bonita Springs, Florida34135. One parcel currently hosts a single-family residence while the remaining parcels are undeveloped Mixed Hardwoods (Exotics 75-100%).

The subject property is situated within Section 32, Township 47 South, Range 26 East, in Lee County and can be identified by the following STRAP numbers: 32-47-26-00-00001.0250, 32-47-26-00-00001.021B, and 32-47-26-00-00001.021C.

The proposed project is currently in the conceptual planning stages and will eventually result in commercial retail development. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

This document provides information concerning the proposed project site as it relates to natural resources and environmental issues. It will be submitted along with the South Florida Water Management District (SFWMD) permit request made by the applicant.

2 EXISTING CONDITIONS PRE-DEVELOPMENT

The Bonita Beach Road Parcels are predominantly comprised of undeveloped, forested habitat that has been overrun by exotic, invasive species. The only developed parcel hosts a single-family residence (STRAP: 32-47-26-00-00001.021B) which was constructed in 1974, prior to state permitting requirements.

2.1 FLUCFCS CODES AND HABITAT DESCRIPTIONS

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all of the vegetative communities occurring within the site boundaries. The attached FLUCFCS exhibit on Sheet 2 shows the subject property, its vegetative cover, and depicts the approximate limits of the wetland and upland areas. A 0.08-acre portion of the 11.90 acres contained within the property boundary meets the criteria of Other Surface Waters (OSW). A general description is provided below in Table 1 along with any site-specific nuances that may be relevant to the project.

Table 1: FLUCFCS Codes and Descriptions of Community Types

FLUCFCS Code	Description	Upland Acres	OSW Acres
111	Fixed Single Family Units	0.92	0.00
438E4	Mixed Hardwoods (Exotics 75%-100%)	10.66	0.00
740	Disturbed Lands	0.24	0.00
OSW	Borrow Area (Other Surface Waters)	0.08	0.08
	Sub Totals	**11.82**	**0.08**
	Total	**11.90**	

2.2 VEGETATION ASSOCIATIONS

2.2.1 *111 – Fixed Single Family Units (0.92 acre)*

Areas in Florida designated as Fixed Single Family Units are typically characterized by the presence of single family homes and other associated residential improvements. In this case there is such an area located on the southeasternmost parcel (STRAP: 32-47-26-00-00001.021B).

2.2.2 *438E4 – Mixed Hardwoods (Exotics 75%-100%) (10.66 acres)*

Communities in Florida designated as Mixed Hardwoods are typically characterized by the lack of dominance from any single hardwood species in the canopy. The Mixed Hardwoods (Exotics 75%-100%) community onsite is an upland habitat whose canopy is dominated by melaleuca (*Melaleuca quinquenervia*) and earleaf acacia (*Acacia auriculiformis*), with laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), and bald cypress (*Taxodium distichum*) making up the sparse native canopy. Non-exotic vegetation in this community is primarily hydrophytic, however, soil samples collected do not exhibit hydric characteristics, and current hydrologic indicators are not present. A list of species observed in the Mixed Hardwoods (Exotics 75%-100%) community can be found below in Table 2.

Table 2: Species Observed in the Mixed Hardwoods (Exotics 75%-100%) Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
Melaleuca	*Melaleuca quinquenervia*	C, M	FAC	40
Earleaf Acacia	*Acacia auriculiformis*	C, M	FAC	40
Laurel oak	*Quercus laurifolia*	C, M	FACW	20
Cabbage palm	*Sabal palmetto*	C, M	FAC	15
Bald cypress	*Taxodium distichum*	C, M	OBL	5
Brazilian pepper	*Schinus terebinthifolia*	M, G	FAC	15
Swamp fern	*Telmatoblechnum serrulatum*	M, G	FACW	15
Rosy camphorweed	*Pluchea baccharis*	M, G	FACW	5
Blue mistflower	*Conoclinium coelestinum*	M, G	FAC	2
Creeping oxeye	*Sphagneticola trilobata*	G	FACW	6
Muscadine	*Vitis rotundifolia*	V	UPL	5

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.2.3 *740 – Disturbed Lands (0.24 acre)*

Communities in Florida designated as Disturbed Lands are typically characterized as an area that has been changed primarily by anthropogenic activities (other than mining). The Disturbed Lands community onsite is a non-vegetated area that appears to have been created due to encroaching anthropogenic activities from development of the neighboring parcel to the west.

2.2.4 *OSW – Borrow Area (Other Surface Waters) (0.08 acre)*

Areas in Florida designated as Other Surface Waters (OSW) are typically characterized by the presence of standing water (or the ability to hold standing water), while not exhibiting other characteristics of a wetland (such as hydrophytic vegetation). In this case, OSW refers to a depressional area, also known as a borrow area, on the southwestern most parcel (STRAP: 32-47-26-00-00001.021C). Standing water has not been observed in this borrow area during any previous site inspections, however, it is expected to hold water during extreme rain events.

2.3 WETLANDS & OTHER SURFACE WATERS

Qualified THA environmental staff inspected the project site for the purpose of delineating wetlands and other surface waters. The wetland delineation methodologies and criteria set forth by the state (in Chapter 62-340, FAC, Delineation of the Landward Extent of Wetlands and Surface Waters) were followed in determining whether an area was considered as a wetland or other surface water and in delineating the limits (boundaries) of potential jurisdictional wetlands and other surface waters.

2.3.1 *Wetland Seasonal High-Water Table & Hydroperiod*

It is highly likely that the subject property, prior to development of the surrounding area, functioned as a wetland community. However, the increase of development in the general area has caused a drawdown of the water table, which is apparent from the drying of the subject site. No standing water was observed anywhere onsite, which indicates that the water table remains sub-surface in the wet season. Within the borrow area, hydrologic influence can be observed in the form of adventitious rooting on several melaleuca trunks, however, long term evidence of standing water is not present and may be indicative of a flashy water table that can be found above the soil surface only within the lowered elevation of the borrow area during extreme storm events.

2.3.2 *Jurisdictional Status of Wetlands and Other Surface Waters*

The wetlands definitions in Chapter 62-340(19), F.A.C. and 33CFR 328.3 state that wetlands are those areas "inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils." The methodologies used to delineate a wetland boundary as described in Chapter 62-340, F.A.C. use a series of tests in order to determine the presence of a wetland.

The 0.92-acre Fixed Single Family Unit area does not meet the definition of a wetland. This area has been previously cleared and filled and is maintained by periodic mowing. Vegetation is not hydrophytic, soils do not contain hydric characteristics, and no hydrologic indicators are present.

The 10.66-acre Mixed Hardwoods (Exotics 75%-100%) community does not meet the definition of a wetland. The majority of non-exotic vegetation within this habitat is primarily hydrophytic,

however, soils in this community do not exhibit hydric characteristics, nor are hydrologic indicators present.

The 2.74-acre Disturbed Lands community does not meet the definition of a wetland. Vegetation is not primarily hydrophytic and hydrologic indicators are not present.

The borrow area, a small depressional area, does not experience consistent hydrologic flow, however, it is evident that during extreme weather events, surface water does accumulate for short periods of time. This community is therefore designated as other surface waters.

2.4 Listed Plant and Animal Species

Several listed animal species have the potential to occur on-site. These species include but are not limited to the Florida panther (*Puma concolor coryi*), gopher tortoise (*Gopherus polyphemus*) and the Florida bonneted bat (*Eumops floridanus*). The probability of these animals utilizing suitable habitats ranges from high to low depending on the particular species. It is improbable that most of these species currently reside or nest on-site. A list of potential listed species and their designations are provided below in Table 3.

Table 3: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Big cypress fox squirrel	*Sciurus niger avicennia*	ST
Eastern indigo snake	*Drymarchon couperi*	FT
Florida bonneted bat	*Eumops floridanus*	FE
Florida panther	*Puma concolor coryi*	FE

FE = Federally Endangered FT = Federally Threatened ST = State Threatened
FT (S/A) = Federally designated Threatened due to Similarity of Appearance

A survey for listed animal and plant species was conducted within the project area by THA biologists. This threatened and endangered species survey and its results are discussed in the attached listed species survey report which describes the approximate locations where listed animal species were observed on and near the project area during the referenced survey. During a 2022 survey event, a potential squirrel nest was observed on the ground within the southwestern most parcel (STRAP: 32-47-26-00-00001.021C). This nest was not observed during subsequent site inspections in 2023 and no big cypress fox squirrels (*Sciurus niger avicennia*) were observed on or near the subject site. However, additional monitoring may be required to confirm big cypress fox squirrel occupancy of the site and which species of squirrel may be utilizing the nest if it has been reconstructed.

2.5 SOILS

Based on the National Resource Conservation Service (NRCS) "Soil Survey of Lee County Area, Florida" (NRCS, 1998) there are currently two soil types present on the subject property: "Pompano fine sand, depressional," which is a hydric soil, and "Malabar fine sand, depressional," which is also a hydric soil. The attached Exhibit 4 provides a soil map for the project area as derived from the NRCS mapping. The following sub-section provides a brief description of the soil map unit identified on the project lands. Information is provided about the soil's landscape position (i.e., its typical location in the landscape on a county-wide basis), the soil's profile (i.e., textural composition and thickness or depth range of the layers or horizons commonly present in the soil), and the soil's drainage and hydrologic characteristics. The soils occurring on project lands are as follows:

2.5.1 27 – Pompano fine sand, depressional

This is a nearly level, poorly drained soil in depressions (fig. 5). Slopes are concave and less than 1 percent.

Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish-brown mottles. The lower 45 inches is light gray.

Included with this soil in mapping, and making up 5 to 10 percent of the map unit, are small areas of Myakka, Anclote, Malabar, and Valkaria soils.

In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

A large part of the acreage is in natural vegetation: St.-Johnswort and waxmyrtle.

This soil is not suited to cultivated crops, improved pasture, woodland, or citrus because of prolonged ponding.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water can reduce the grazing value of the site. This Pompano soil is in the Fresh Water Marshes and Ponds range site.

In its natural state, this soil has severe limitations for septic tank absorption fields, dwellings without basements, small commercial buildings, and local roads and streets.

This Pompano soil is in capability subclass VIIw.

2.5.2 *44 – Malabar fine sand, depressional*

This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than 1 percent.

Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches is dark gray fine sand. The subsurface layer is sand to a depth of 44 inches. The upper 3 inches is very pale brown. The next 11 inches is yellow, iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches is light gray. The subsoil is 23 inches of olive gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the subsoil.

Included with this soil in mapping are small areas of Felda, Pineda, Pompano, and Valkaria soils. Also included are small areas of similar soils with limestone at a depth of more than 60 inches. Included soils make up about 10 to 15 percent of any mapped area.

In most years, under natural conditions, the soil is ponded for about 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

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 and slow or very slow in the subsoil.

Natural vegetation consists of baldcypress, waxmyrtle, St.-Johnswort, and water-tolerant grasses.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Malabar soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suited to cultivated crops, improved pasture, or citrus, and it has severe limitations for urban and recreational uses because of prolonged ponding.

This Malabar soil is in capability subclass VIIw.

2.6 Soil Samples

Several soil samples were collected onsite at several locations within the Mixed Wetland Hardwoods community onsite. Soils within this community do not exhibit any hydric characteristics.

2.7 Hydrologic Indicators

Hydrologic indicators are present within the Borrow Area onsite in the form of adventitious rooting on melaleuca trunks. It is the opinion of THA that these are relic indicators remaining

after prior storm events flooded the area. This adaptation does not appear to be indicative of a consistently high water table, especially when acknowledging the considerably lower elevation in this particular community.

3 ENVIRONMENTAL CRITERIA

3.1 PROPOSED PROJECT

The proposed project is in the planning stages and will eventually result in a commercial retail development. The project will include associated parking, stormwater management systems, and an upland preserve.

The 11.90-acre site is comprised of 11.82 acres of upland and 0.08 acre of OSW. The majority of vegetated areas on site have been impacted by disturbances (both anthropogenic and natural), clearing, and surrounding development resulting in the recruitment and infestation of exotic and nuisance species. The proposed development will result in 0.00 acres of total wetland impacts, but 0.08 acres of impacts to OSW.

3.2 ELIMINATION AND REDUCTION OF IMPACTS

There is a borrow area totaling 0.08 acres onsite which will be impacted by the proposed project, but the project will result in no direct or permanent impacts to jurisdictional wetlands. As used herein, the term "direct impacts" refers to actions that will result in the complete elimination of wetland areas (i.e., dredging and filling).

3.2.1 Temporary Impacts

No temporary impacts are proposed in association with the development of the property.

3.2.2 Secondary Impacts to Wetlands and Water Resources

The proposed development will not secondarily impact any wetlands onsite.

3.2.3 Cumulative Impacts

Since wetland impacts are not proposed except to OSW areas, cumulative impacts are not a factor with the proposed project.

3.2.4 Mitigation

No impacts are proposed which would warrant mitigation.

3.2.5 Fish, Wildlife, Listed Species and Their Habitats

Based on the Listed Species Survey, no wading birds or bald eagles were observed onsite nesting or foraging. One squirrel nest was observed on the ground on the the subject property in 2022, however, the nest was not observed during subsequent site inspections conducted in 2023, and no big cypress fox squirrels were observed during any listed species surveys. Additional

monitoring and confirmation may be required in order to establish whether a nest has been reconstructed elsewhere onsite, and which species of squirrel may be utilizing it.

3.2.6 Public Interest Test

For permitting requirements, based on the Applicant's Handbook (AH), Volume I, Section 10.2.3 through 10.2.7, this project must not be contrary to the public interest. Please see the information below regarding public interest:

(a) Whether the regulated activity will adversely affect the public health, safety, or welfare or the property of others (subparagraph 62-330.302(1)(a)1, F.A.C.);

As proposed the project will not influence any rivers, streams, or bays, which eliminates any concerns over fishing or shellfish harvesting impacts. As a project with properly engineered stormwater treatment, it also does not pose any environmental health issues or create any hazardous waste concerns. A Stormwater Pollution Prevention Plan will be provided in the engineering plans to address pollution and construction waste concerns.

There is a stormwater management system proposed to handle stormwater run-off. No water trespass or water table affects will be imposed on neighboring properties to the project.

(b) Whether the regulated activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats (subparagraph 62- 330.302(1)(a)2, F.A.C.);

The borrow area lies within a forested area with exotics and does not appear to be utilized by wading birds or bald eagles based on the species surveys conducted. Due to how the site is situated between roads, no offsite flows through the site exist and thus none will be impacted.

(c) Whether the regulated activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling (subparagraph 62-330.302(1)(a)3, F.A.C.);

As previously discussed, this project will not affect any streams, rivers, tributaries, or bays so navigation, erosion or shoaling concerns are not applicable to this project.

(d) Whether the regulated activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity (subparagraph 62-330.302(1)(a)4, F.A.C.);

There is currently no fishing, boating, swimming, hunting, birdwatching, or marine fisheries production on or adjacent to this project which would be affected by the impacts.

(e) Whether the regulated activity will be of a temporary or permanent nature (subparagraph 62- 330.302(1)(a)5, F.A.C.);

Proposed activities and site impacts will be permanent in nature but designed for public recreational use.

(f) Whether the regulated activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of Section 267.061, F.S. (subparagraph 62-330.302(1)(a)6, F.A.C.); and

Pre-application coordination with the Division of Historical Resources (DHR) yielded no resources on or immediately adjacent to this project. The closest historical or cultural resources identified was Bonita Springs Elementary School, 3.1 miles to the west.

(g) The current condition and relative value of functions being performed by areas affected by the proposed regulated activity (subparagraph 62-330.302(1)(a)7, F.A.C.).

There are no wetlands identified with this project to perform a functional analysis on for impacts and mitigation.

3.2.7 Historical and Archaeological Resources

Preliminary communication with the Florida Division of Historical Resources revealed that no historical or archaeological resources have been recorded onsite or within the Range (26 East) of the proposed project.

3.2.8 Water Quality

Pursuant to the AH Volume 1, Chapter 10.2.4 the following will address concerns about short-term and long-term water quality considerations:

3.2.8.1 Short-Term Water Quality Considerations

(a) Providing and maintaining turbidity barriers or similar devices for the duration of dewatering and other construction activities in or adjacent to wetlands or other surface waters;

A SWPPP will be included with this submittal package that addresses all short-term water quality considerations. Please reference the plan if there are any concerns over short-term water quality for the proposed project.

(b) Stabilizing newly created slopes or surfaces in or adjacent to wetlands and other surface waters to prevent erosion and turbidity;

All graded slopes and sediment surfaces will be planted with native vegetation and/or grass to prevent erosion. Please reference the SWPPP.

(c) Providing proper construction access for barges, boats and equipment to ensure that propeller dredging and rutting from vehicular traffic does not occur;

Not applicable to this project since there is no navigable water body on or adjacent to the site.

(d) Maintaining construction equipment to ensure that oils, greases, gasoline, or other pollutants are not released into wetlands or other surface waters;

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

(e) Controlling the discharge from spoil disposal sites; and

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

(f) Preventing any other discharge or release of pollutants during construction or alteration that will cause or contribute to water quality standards being violated.

Please refer to the SWPPP for Best Management Practices that will be implemented onsite.

3.2.8.2 Long-Term Water Quality Considerations

(a) The potential of a constructed or altered water body to cause or contribute to violations of water quality standards due to its depth or configuration. For example, the depth of water bodies must be designed to ensure proper mixing so that the water quality standard for A.H. Volume 1 December 22, 2020, 10-10 dissolved oxygen will not be violated in the lower levels of the water body, but the depth should not be so shallow that the bottom sediments are frequently resuspended by boat activity. Water bodies must be configured to prevent the creation of debris traps or stagnant areas that could result in violations of water quality standards.

Not applicable for an upland project such as this.

(b) Long term erosion, siltation or propeller dredging that will cause turbidity violations.

Not applicable for an upland project such as this.

(c) Prevention of any discharge or release of pollutants from the activity that will cause water quality standards to be violated.

An engineered stormwater system with detention areas will be utilized for this commercial retail project that will ensure run-off meets the state water quality requirements.

4 PHOTOS

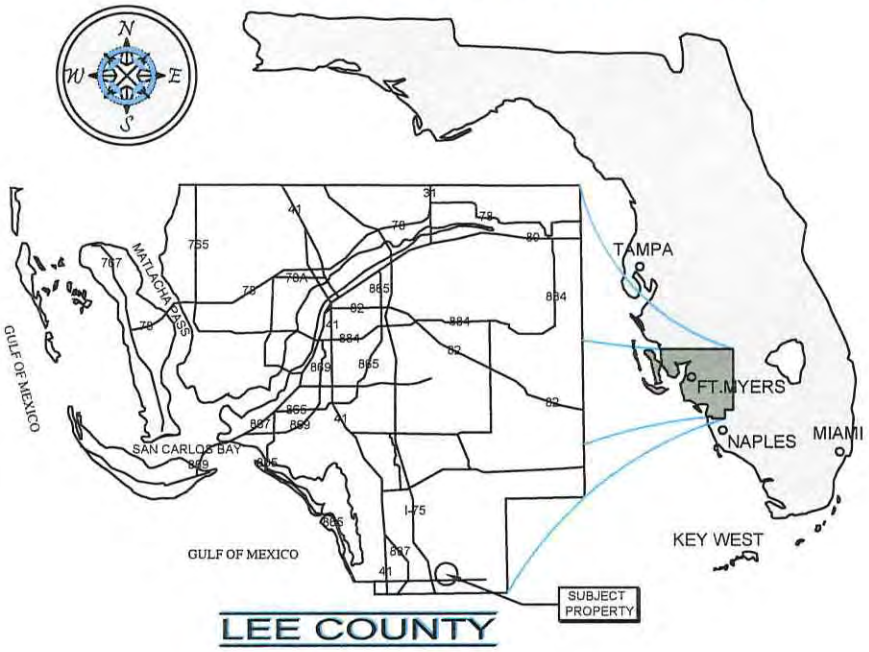
Figure 1: View of the Mixed Hardwoods (Exotics 75%-100%) community onsite.

Figure 2: View of the Borrow Area (OSW) onsite.

APPENDIX A: EXHIBITS

P:\23052.00 Bonita Beach Road Parcels\CAD\EIA\23052-EIA.dwg LOCATION MAP 11/7/2023

STATE OF FLORIDA



LEE COUNTY

VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 13150 BONITA BEACH RD
BONITA SPRINGS, FL 34135

<> LATITUDE: N 26.332384
<> LONGITUDE: W -81.735306

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

RY NO. 5875

BONITA BEACH RD

LOCATION MAP

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	CH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	07-24-23	3.	-	-	-	-
JOB NO.:	23052	4.	-	-	-	-
SHEET NO.:	01 OF 05	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 26E

P:\23052.00 Bonita Beach Road Parcels\CAD\EIA\23052-EIA.dwg FLUCFCS MAP 11/7/2023

FLUCCS	DESCRIPTION	ACRES
111	FIXED SINGLE FAMILY UNITS <LESS THAN TWO DWELLING UNITS PER ACRE>	0.92
438E4	MIXED HARDWOODS (EXOTICS 75%-100%)	10.66
740	DISTURBED LAND	0.24
OSW	BORROW AREA (OTHER SURFACE WATER)	0.08
	TOTAL	11.90

UPLAND (ACRES):	11.82
WATER (ACRES):	0.08
PROJECT (ACRES):	11.90

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY

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BONITA BEACH RD

FLUCFCS MAP

RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	07-24-23	3.	-	-	-	-
JOB NO.:	23052	4.	-	-	-	-
SHEET NO.:	02 OF 05	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 26E

P:\23052.00 Bonita Beach Road Parcels\CAD\EIA\23052-EIA.dwg SOILS MAP 11/7/2023

CODE	DESCRIPTION	HYDRIC	ACRES
27	POMPANO FINE SAND, DEPRESSIONAL	YES	7.13
44	MALABAR FINE SAND, DEPRESSIONAL	YES	4.77

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- •• SURVEY DATED: MM-DD-YYYY
- SOIL DATA PROVIDED BY: 1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF LEE COUNTY AREA, FL

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BONITA BEACH RD

SOILS MAP

RY NO. 5875

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		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	CH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	07-24-23	3.	-	-	-	-
JOB NO.:	23052	4.	-	-	-	-
SHEET NO.:	03 OF 05	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 26E

P:\23052.00 Bonita Beach Road Parcels\CAD\EIA\23052-EIA.dwg SITEPLAN 11/7/2023

NOTES:

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- SURVEY DATED: MM-DD-YYYY

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BONITA BEACH RD

SITEPLAN

RY NO. 5875

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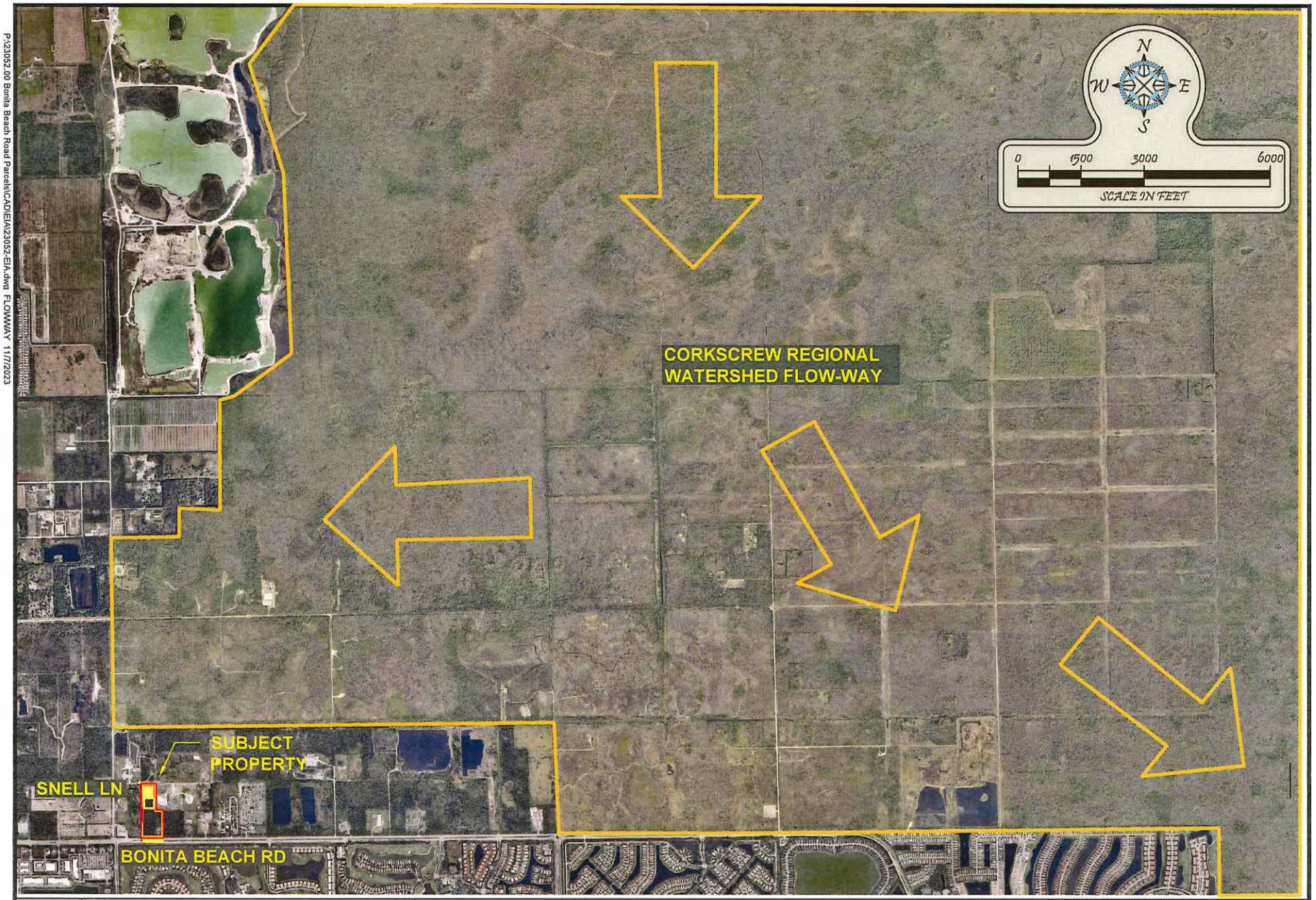
		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	CH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-23-23	3.	-	-	-	-
JOB NO.:	23052	4.	-	-	-	-
SHEET NO.:	04 OF 05	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 47S RANGE- 26E

P:\23052.00 Bonita Beach Road Parcels\CAD\EIA\23052-EIA.dwg FLOWWAY 11/7/2023



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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BONITA BEACH RD

NEARBY FLOW-WAYS

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH
DRAWN BY:	RMJ
CREATED:	10-23-23
JOB NO.:	23052
SHEET NO.:	05 OF 05

REV#	REV BY	DATE	CHK BY	CHANGED
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- TOWNSHIP- S RANGE- E

APPENDIX B: LISTED SPECIES SURVEY & SPECIES MANAGEMENT PLANS

LISTED SPECIES REPORT

13150 SNELL LANE
BONITA SPRINGS, FL 34135

NOVEMBER 2023

Prepared by:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM

Table of Contents

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at 13150 Snell Lane in Bonita Springs, Florida 34135, located within Section 32, Township 47 S, Range 26 E, in Lee County. The parcels can be identified by Strap Numbers 32-47-26-00-00001.0250, 32-47-26-00-00001.021B, and 32-47-26-00-00001.021C and total approximately 11.90 acres in size. The purpose of this report is to provide a summary of wildlife observations on the property and to consider potential effects of the proposed project on any local, state, or federal listed species that may utilize the property for feeding, foraging, or nesting.

The Bonita Beach Road Parcels are comprised of three parcels totaling approximately 11.90 acres in Bonita Springs at 13150 Snell Lane. One parcel currently hosts a single-family home while the other two parcels are undeveloped Mixed Hardwoods (Exotics 75-100%).

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

2 METHODOLOGY

Prior to any wildlife survey, careful consideration is given to the habitat types in question and species that are known to utilize such areas. Prior to conducting any survey, several publications and references are consulted. These include The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plan, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, the Florida Natural Areas Inventory (FNAI), and Collier County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the subject site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or merely be adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a potential list of species that could be found on-site was developed. The required survey procedure for each species was then followed to determine if any listed species was utilizing the subject property.

A system of linear transects was followed throughout the subject area in the early morning, afternoon, and dusk hours, thus allowing for the proper protocols for surveying wading birds, fox squirrels, gopher tortoises, and other anticipated or potential species that could occur on the project lands. THA Qualified biologists traversed the entire site in a series of linear transects spaced approximately 50 to 150 feet apart. Much of the site is now open space, which is periodically mown, thus allowing for open visibility during most of the surveying efforts. Where the site was not mown and the canopy was dense, transects were spaced closer together.

A visual inspection of trees was also conducted to search for squirrel day beds, potential red-cockaded woodpecker (RCW) cavities, and potential bat roosts. Evidence of protected plants was also searched for along transect lines. Indirect evidence such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Once cavity or nest trees are located, they are marked with a handheld GPS for further investigation prior to clearing. In addition, the approximate sighting location of any listed species is noted on the survey aerial.

3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos, soil maps, and prior mapping for the Bonita Beach Road parcels were reviewed to identify the various vegetation associations that are potentially present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species that could occur and those that had been previously documented on or near the project site and also to gather information concerning listed species.

Based on the habitat types that were identified, existing knowledge of the project area, contacts with other consultants, and review of publications and databases, a preliminary list of listed plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term "listed animal species" refers to those animals listed as endangered or threatened by the U.S. Fish and Wildlife Service (FWS) or the FWC. THA wildlife and listed species surveys were supplemented by research concerning listed species. The following subsections document these efforts and their results. A list of listed species that could potentially utilize the subject property can be found below in Table 1.

Table 1: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Big cypress fox squirrel	*Sciurus niger avicennia*	ST
Eastern indigo snake	*Drymarchon couperi*	FT
Florida bonneted bat	*Eumops floridanus*	FE
Florida panther	*Puma concolor coryi*	FE

FE = Federally Endangered FT = Federally Threatened ST = State Threatened

4 EXISTING CONDITIONS

The subject parcels are located north of Bonita Beach Road Southeast, with undeveloped residential parcels surrounding the subject property, with a single-family parcel located to the west of the northern-most property. The Bonita Beach Road Parcels encompass approximately 11.90 acres, including 11.82 acres of uplands, 0 acres of wetland habitats, and 0.08 acres of other surface waters. Currently, the majority of the subject property is undeveloped Mixed Hardwoods (Exotics 75-100%) with a single-family residence present as well. A portion of the upland community on the property has been impacted by anthropogenic activities associated with the single-family residence. Additionally, there is a disturbed area featuring an intense recruitment of exotic and invasive vegetation, likely due to adjacent anthropogenic activities and the development of the area in general.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all the vegetative communities occurring within the site boundaries. The FLUCFCS exhibit attached to the Environmental Assessment report shows the subject property together with its vegetative cover and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 2. More detailed descriptions of the various vegetative communities and any site-specific nuances can be found in the relative Environmental Assessment report.

Table 2: FLUCFCS Codes and Descriptions

FLUCFCS Code	Description	Acres	Jurisdictional Wetlands
111	Fixed Single Family Units	0.92	No
438E4	Mixed Hardwoods (Exotics 75-100%)	10.66	No
740	Disturbed Land	0.24	No
OSW	Borrow Area (Other Surface Waters)	0.08	Yes
	Total:	**11.82**	**0.08**

5 RESULTS

During the surveys conducted on-site, THA biologists did not record any sightings of listed species. The subject property was surveyed for a total of 30 hours. A summary of survey times and weather on site is displayed below in Table 3.

Table 3: Summary of Survey Efforts

Date	Start	End	Observers	Survey Hours	Temp. (F)	Cloud Cover	Precip. (In.)	Wind (mph)
05/25/2023	13:30	18:00	2	9.00	86	45%	0	6 W
05/26/2023	12:00	17:00	2	10.00	82	75%	0	9 WNW
06/10/2023	08:00	13:30	2	11.00	88	0%	0	4 ENE

5.1 SPECIES OBSERVED ONSITE

No listed species were observed onsite by THA biologists. While surveying the subject property for listed species, biologists recorded sightings and signs of non-listed wildlife. All wildlife observed on or adjacent to the project site is displayed below in Table 4.

Table 4: List of Species Observed Onsite

Common Name	Scientific Name	Status
Brown anole	*Anolis sagrei*	*Non-native*
Eastern gray squirrel	*Sciurus carolinensis*	
Oppssum	*Didelphis virginiana*	
Blue-gray gnatcatcher	*Polioptila caerulea*	
Blue jay	*Cyanocitta cristata*	
Carolina wren	*Thryothorus ludovicianus*	
Downy woodpecker	*Dryobates pubescens*	
Fish crow	*Corvus ossifragus*	
Gray catbird	*Dumetella carolinensis*	
Great crested flycatcher	*Myiarchus crinitus*	
Mourning dove	*Zenaida macroura*	
Northern cardinal	*Cardinalis cardinalis*	
Northern mockingbird	*Mimus polyglottos*	
Osprey	*Pandion haliaetus*	
Pileated woodpecker	*Dryocopus pileatus*	
Red-bellied woodpecker	*Melanerpes carolinus*	
Red-eyed vireo	*Vireo olivaceus*	
Red-shouldered hawk	*Buteo lineatus*	
Swallow-tailed kite	*Elanoides forficatus*	
White-eyed vireo	*Vireo griseus*	
White ibis	*Eudocimus albus*	
Wild turkey	*Meleagris gallopavo*	

FE = Federally Endangered FT = Federally Threatened ST = State Threatened FT (S/A) = Federally designated Threatened species due to similarity of appearance

6 DISCUSSION

6.1 PROPOSED PROJECT

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

The 11.90-acre site is comprised of 11.82 acres of upland and 0.08 acres of OSWs. The majority of vegetated areas on site have been impacted by disturbances (both anthropogenic and natural), clearing, and surrounding development resulting in the recruitment and infestation of exotic and nuisance species. The proposed development will result in 0.00 acres of total wetland impacts, but 0.08 acres of impacts to OSW.

6.2 PROPOSED IMPACTS TO POTENTIAL AND OBSERVED LISTED SPECIES

6.2.1 Big Cypress fox squirrel (Sciurus niger avicennia)

The Big Cypress fox squirrel (BCFS) is a subspecies of the eastern fox squirrel (*Sciurus niger*). It is listed as threatened on the Florida Endangered and Threatened Species List due to suitable habitat loss, degradation, and fragmentation. Optimal habitat conditions for BCFS are dependent on the presence of appropriate trees for nest sites, abundant year-round food resources, and an open understory with little or no bushes, or shrub layer present. The site is within the BCFS distribution, but no BCFS or squirrel nests were observed on the subject property.

6.2.2 Eastern indigo snake (Drymarchon couperi)

The Eastern indigo snake (*Drymarchon couperi*) is listed as federally threatened. Generally, this species lives and hunts in a wide variety of habitats and its territory can cover large areas. It can be associated with gopher tortoise burrows (as a commensal) and favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature, and is rarely observed in the wild. Immediately prior to construction on the subject property, an eastern indigo snake survey will be needed to ensure they are not utilizing areas where large equipment will be used. No eastern indigo snakes have been observed onsite. However, indigo snakes could theoretically frequent parts of the property. Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed onsite.

6.2.6 *Florida bonneted bat (Eumops floridanus)*

The Florida bonneted bat (*Eumops floridanus*) is a federally endangered bat species that utilizes relatively open terrestrial and freshwater areas as foraging habitat and as a source of drinking water. Their roosting habitat includes forests or other areas with suitable roost structures (tree snags, trees with cavities, artificial cavities, etc.). No cavity trees were observed on site, and there are no open areas ideal for bonneted bat foraging. Based on the project size and the absence of suitable roosting habitat the project may affect, but is not likely to adversely affect Florida bonneted bats. Best management practices associated with Florida bonneted bats will need to be followed in the development subject parcel. Further informal consultation with FWS will be required to confirm this assessment.

6.2.1 *Florida panther (Puma concolor coryi)*

The Florida panther (*Puma concolor coryi*) is a federally endangered species that utilizes habitat across Southern Florida, mainly south of the Caloosahatchee River. Panthers require large, remote, and undeveloped areas and are rarely seen in more developed areas, such as the subject property. No panthers or signs of panthers were observed during surveys. A portion of the property is included in the Primary Florida Panther Focus Area, which is defined as "All lands essential for the survival of the Florida panther in the wild". Approximately 0.20 acres of mixed hardwood are included in the panther primary focus area but are within the proposed onsite preserve. Improvement and preservation of this area will provide value, however small, to the conservation of Florida panthers. The proposed project is not anticipated to have any adverse impact on areas within the panther focus area and will not increase or change vehicle traffic patterns. Therefore, it is unlikely to adversely affect the Florida panther.

7 CONCLUSION

THA performed a listed species survey of the approximately 11.9-acre subject property in Lee County, Florida. Preliminary research was supplemented with over 30 hours of onsite investigation. No listed species were observed on the subject property. Several other listed species were not observed but have the potential to be impacted by the proposed development of the subject property.

The proposed development is a multi-phase project that will be a commercial retail zone. It will include an associated parking area and stormwater management systems, as well as an upland preserve.

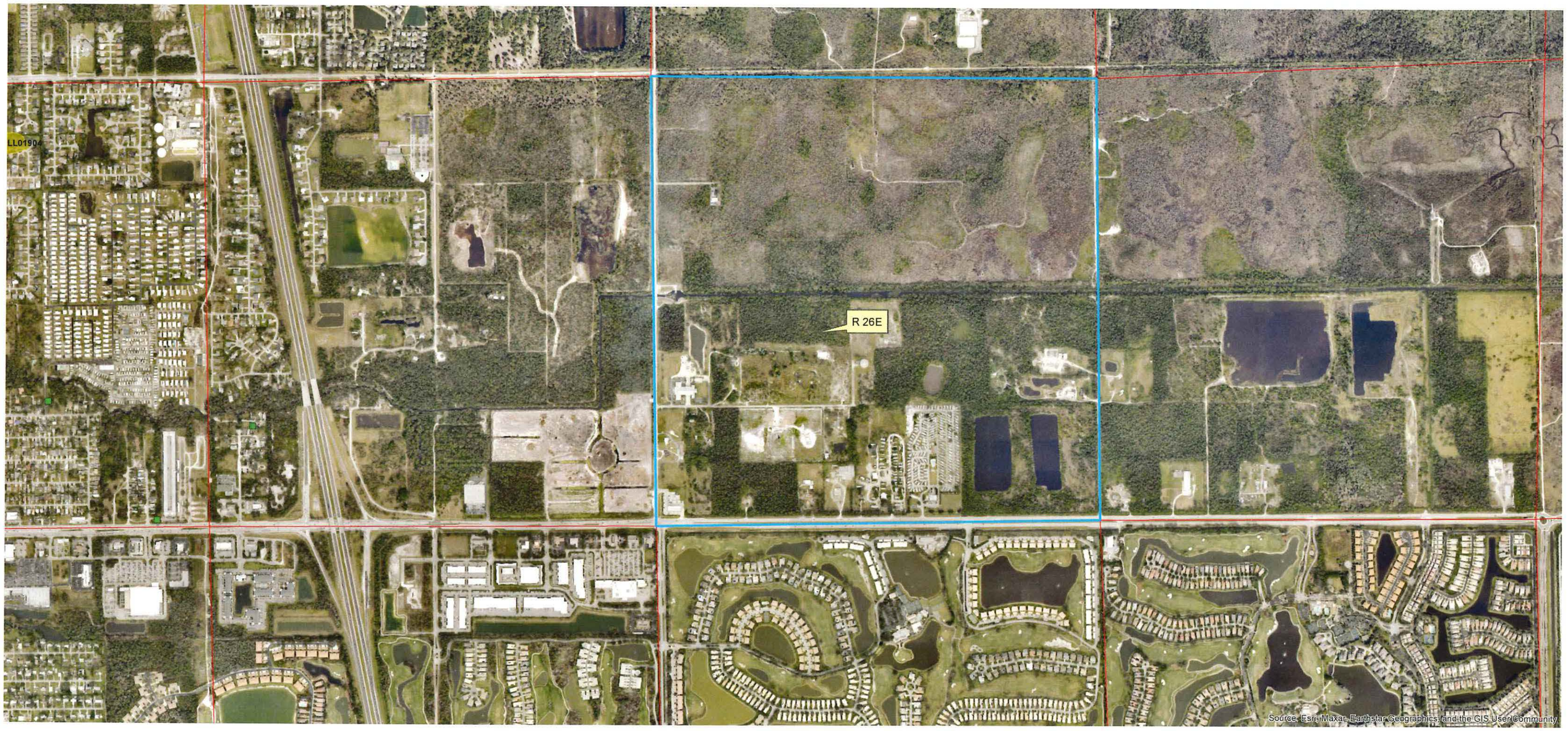
The subject property contains areas that could be utilized by the eastern indigo snake. Immediately prior to construction on the subject property, an eastern indigo snake survey will be needed to ensure they are not utilizing areas where large equipment will be used. Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed onsite.

The Subject property is located within the Florida bonneted bat consultation area. Based on the project size and the absence of suitable roosting habitat the project may affect, but is not likely to adversely affect Florida bonneted bats. Best management practices associated with Florida bonneted bats will need to be followed in the development subject parcel. Further informal consultation with FWS will be required to confirm this assessment.

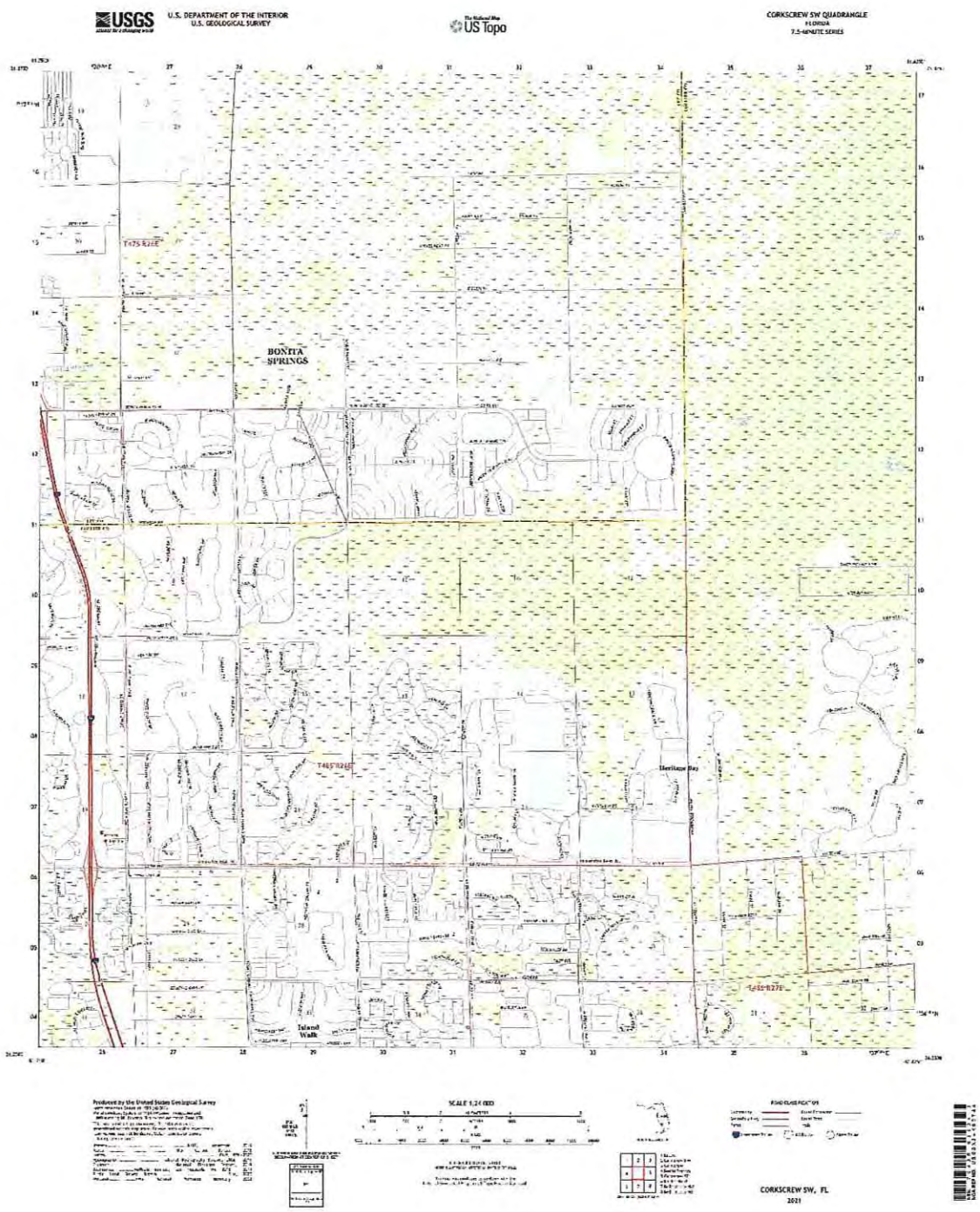
A portion of the property is included in the Primary Florida Panther Focus Area, which is defined as "All lands essential for the survival of the Florida panther in the wild". Approximately 0.20 acres of mixed hardwood are included in the panther primary focus area but are within the proposed preserve onsite. Improvement and preservation of this area will provide value, however small, to the conservation of Florida panthers. The proposed project is not anticipated to have any adverse impact on areas within the panther focus area and will not increase or change vehicle traffic patterns. Therefore, it is unlikely to adversely affect the Florida panther.

Based on THA's observations if the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.

APPENDIX C: INITIAL COORDINATION WITH DIVISION OF HISTORICAL RESOURCES


LL01904
R 26E
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Appendix D: USGS Quadrangle Map


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
CORKSCREW SW QUADRANGLE
FLORIDA
7.5-MINUTE SERIES
BONITA SPRINGS
Imperial River
Island Walk
CORKSCREW SW, FL
2021

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

September 13, 2023

Lindsey Craig
Planner Staff
RVi Planning + Landscape Architecture
10150 Highland Manor Drive, Suite 450 • Tampa, FL 33610

In response to your request on September 13, 2003, the Florida Master Site File lists no cultural resources recorded for the parcel numbers (32-47-26-00-00001.0250; 32-47-26-00-00001.021C; 32-47-26-00-00001.021B) located in Lee County.

This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.

- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**

#

- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com