

BSR 40 CPA2023-00010

RAI 1 Comment Response Letter

Project Manager: Linda Miller, AICP, Vice President Director of Planning

(239-573-2077 or linda@avaloneng.com)

March 14, 2024

COMMUNITY DEVELOPMENT

Planning

Reviewed by: Brian Roberts, Planner

1. Please provide physical copies of the mailing labels with your resubmittal.
Response: Copies of the property owners mailing labels are provided (Exhibit M3).
2. Please clarify the application. Is the applicant seeking to change the FLU of the entire parcel to Central Urban?
Response: The application (Exhibit M1) has been revised to reflect the request to amend only the area that has Open Lands Future Land use or 34.35 of the 38.51 acre site. The Project Request and application has been revised to reflect the appropriate acreage in this request.
3. The application, request, and Lee Plan analysis did not reference the existence of the Wetlands FLU on the property. Please revise the applicable documents in the packet to reflect the Wetlands FLU and provide analysis of the applicable Lee Plan Goals, Objectives, and Policies.
Response: The application request (Exhibit M1) and Lee Plan Analysis (Exhibit M12) has been revised to reference the existing wetland FLU areas within this subject parcel.
4. The calculation of maximum allowable intensity in #7 of the application does not match the development intensity proposed in the TIS. Please make the appropriate revision so that the development intensity in the documents match.
Response: The application (Exhibit M1) has been amended to reflect a maximum of 400 units and 160,000 square feet of commercial uses.
5. Please include a Letter of Availability from Charlotte County Utilities in your resubmittal to verify availability of potable water to the property.
Response: Letter of Availability from Charlotte County Utilities (Exhibit M18) is provided.
6. Please include all elements of the Lee Plan analysis in one document.
Response: All elements of the Lee Plan Analysis (Exhibit M12) have been included in one document.

7. Table 1(b) current does not show any acreage for residential development in the Central Urban FLU in the Burnt Store Community. The narrative indicates that multifamily dwelling units will be developed in the future. Please provide the appropriate revisions in strike-through and underline format to Table 1(b) and revise your analysis of Policy 1.6.5 with your resubmittal. Please contact the reviewer with any questions.
Response: This amendment if approved would move 34.35 acres currently within the Open Lands Future Land Use Classification within the Burnt Store Planning Community to Central Urban. Since Residential dwelling units are recommended within the Central Urban Future Land use Classification moving the 34 acres out of Open Lands into Central Urban for this area of Lee County should adjust the Table 1(b) accordingly for the future development of this site. Analysis of Policy 1.6.5 and Table 1(b) (Exhibit M12) has been revised.
8. Please provide an analysis of Policy 1.4.4 Open Lands.
Response: Analysis of Policy 1.4.4 Open Lands is provided (Exhibit M12).
9. Please provide an analysis of Objective 1.5 and any applicable policies, Objective 2.1 and any applicable policies, Goal 4 and the attendant Standards, Goal 5 and 6 and any applicable Objectives and Policies.
Response: Analysis of Objective 1.5 and any applicable policies, Objective 2.1 and any applicable policies, Goal 4 and the attendant Standards, Goal 5 and 6 and any applicable Objectives and Policies are provided (Exhibit M12).
10. Please revise your analysis of the Economic Element to incorporate the changes in Ord. 23-08.
Response: The analysis of the Economic Element has been revised to incorporate the changes in Ord. 23-08 (Exhibit M12).

Transportation

1. Revision is needed for Table 3, specifically in the calculation of pass-by trips for the shopping center and PM internal capture of both land uses. Accuracy adjustments are necessary.

Response: No errors were found in Table 3 of the TIS report. Therefore, no revisions are necessary based on this comment.

Please refer to PM internal capture worksheets, which were included in the Appendix of the previously submitted TIS report (Exhibit M16). It clearly states how internal capture trips were calculated for each use. For example, the internal capture trip for inbound retail component is shown as 30 trips and the internal capture trip for inbound residential component is shown as 56 trips. This equates to a grand total of 86 inbound internal capture trips, which is what is shown in Table 3. Same methodology was used for the calculations of the internal capture outbound trips (total 86 trips) and two-way trips (total 172 trips).

The pass-by trips for the shopping center use were also previously calculated correctly. The pass-by trips are applied after the reduction in trips due to internal capture for retail use. For example, the PM internal capture worksheets indicate a total of 706 external trips (after internal capture). Applying a 29% pass-by reduction rate per ITE equates to a total of approximately 204 two-way pass-by trips, which is what is shown in Table 3. Again, the pass-by reduction factor is applied after the internal capture trips related to the retail component are subtracted from the total retail trips. Please don't hesitate to contact us directly if any questions remain.

Again, no errors were found in Table 3 and the internal capture and pass-by rates were calculated consistent with every other traffic study prepared in Lee County for mixed-use projects.

2. Table 4A requires revision, with a focus on the unsustainable 9% annual growth rate. It is advised to exclude COVID and post-COVID data, relying solely on the pre-COVID five-year data for accurate annual growth rate calculation. The use of an exponential equation is suggested for future background traffic estimation.

Response: The annual growth rate calculations were completed consistent with the historical approved traffic studies completed in Lee County. The annual growth rates have always been calculated based on all of the available historical traffic data. Utilizing more historical year data typically equates to a more accurate annual growth rate. Therefore, no revisions are required based on this comment as the report was also completed in a conservative manner.

Environmental

1. Table 2 of the provided Environmental Assessment, dated June 2023, includes FLUCCS code 617 which was not identified on the FLUCCS map that was provided. Please review and address accordingly.

Response: Environmental Assessment Report (Exhibit M13) has been revised.

2. The wetland identified in the southeast corner of the property is part of a historical flowway please provide an analysis of Lee Plan policy 60.4.3.

Response: The wetland area on the site will be maintained and will not be amended as part of this request. Lee Plan Analysis (Exhibit M12) has been updated to include wetland policies.

3. The application is requesting to amend the Wetland FLU category. Please provide an approved Jurisdictional Determination from the SFWMD or FDEP to support the request. If this is not the request, then please revise the proposed Future Land Use Map. Please provide the model files for Staffs review. Once the model files have been reviewed Staff may have additional comments. Please contact Staff for assistance submitting the model files

Response: The Wetland FLU existing on the subject parcel will not be amended. The existing acreage will be maintained.

Legal

1. The sketch of the subject property does not include a state plane coordinate at the point of beginning (POB) and a second point at an opposing corner.

Response: Revised sketch and legal is provided (Exhibit M7).

Zoning

1. The existing zoning is Agricultural (AG-2). Does the applicant intend to submit a rezoning application for the property?

Response: Yes, a MPD will be submitted for the development of the subject parcel.

BSR 40

Application for a Comprehensive Plan Amendment-Map

Exhibit 3

Mailing Labels

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

SVR INVESTMENTS LLC
2135 MAYFAIR WAY LOT 28
TITUSVILLE FL 32796

SVR INVESTMENTS LLC
2135 MAYFAIR WAY LOT 28
TITUSVILLE FL 32796

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

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

CC LAND DEVELOPMENT COMPANY
2222 SECOND ST
FORT MYERS FL 33901

CC LAND DEVELOPMENT COMPANY
2222 SECOND ST
FORT MYERS FL 33901

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

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

BSR 40

Exhibit M1

Application for a Comprehensive Plan
Amendment – Map



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: BSR 40

Project Description: Amend the future land use of approximately 34.35+/- acres of property on Burnt Store Road N from

Open Lands to Central Urban

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

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

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

Address: 10791 Orange River Boulevard

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

Phone Number: 239-872-2953 or 239-872-2955 E-mail: kevincampbell1@comcast.net

Campbell_ann@comcast.net

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

Address: 2503 Del Prado Boulevard South, Suite 200

City, State, Zip: Cape Coral, Florida 33904

Phone Number: 239-573-2077 Extension E-mail: linda@avaloneng.com

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

Address: _____

City, State, Zip: _____

Phone Number: _____ E-mail: _____

RECEIVED
MAR 14 2024

4. **Property Location:**

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

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

COMMUNITY DEVELOPMENT

5. **Property Information:**

Total Acreage of Property: 38.51+/- Total Acreage Included in Request: 34.35+/-

Total Uplands: 34.35 Total Wetlands: 4.16+/- Current Zoning: AG-2

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

Area in Each Future Land Use Category: 34.35 acres with Open Lands and 4.16 acres with Wetland

Existing Land Use: Vacant Property

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

Residential Units/Density: 7 du/ 1per 5 acres Commercial Intensity: minimal uses

Industrial Intensity: N/a

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

Residential Units/Density: 400 units Commercial Intensity: 150,000 Industrial Intensity: 10,000

BSR 40

Application for a Comprehensive Plan Amendment-Map

Exhibit M12

Lee Plan Analysis

BSR 40

Application for a Comprehensive Plan Amendment-Map

Lee Plan Analysis

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

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

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

FUTURE LAND USE ELEMENT

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

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

OBJECTIVE 1.4: NON-URBAN AREAS. Designate on the Future Land Use Map categories for those areas not anticipated for urban development at this time.

Currently the subject parcel has a non-urban future land use designation, but we do not feel that this future land use classification clearly defines how this area will be developed in the future. This area contains parcels with the frontage of Burnt Store Road, in Lee County or the City of Cape Coral. These properties will contain vital commercial services for this area of Lee County and the City of Cape Coral residents in the future.

POLICY 1.4.4 Open Lands Open Lands are upland areas that are located north of Rural and/or sparsely developed areas in Township 43 South. These areas are extremely remote from public services and are characterized by agricultural and low-density residential uses. Commercial and industrial uses are permitted in this category in accordance with the standards in the Rural category. The maximum density in this category is one dwelling unit per ten acres (1 du/10 acres); except that a maximum density of one dwelling unit per five acres (1 du/5 acres) is permitted if the Planned Development process is used to prevent adverse impacts on environmentally sensitive lands. (Ord. No. 94-30, 18-28)

Currently the subject parcel has an Open Land Future Land Use designation, which we feel does not accurately represent the future land use of this parcel. The parcel has direct frontage on Burnt Store Road, which will be a one of three major arterial roads into the City of Cape Coral. Parcels along Burnt Store Road within the City of Cape Coral are designated for a variety of commercial uses. The commercial uses permitted at this time with Open Lands Future Land Use is very limited. This parcel, though in Lee County, should have the same development rights as parcels within the City of Cape Coral or Charlotte County.

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

There are approximately 4.15 acres of wetland areas within the subject parcel, located mainly in the southeastern corner of the parcel. The request to amend the future land use of the subject parcel does not include amending the future land use on the wetland designated areas within the subject parcel. These areas will retain their wetland future land use designation.

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.

There are approximately 4.15 acres of wetland areas within the subject parcel, located mainly in the southeastern corner of the parcel. The request to amend the future land use of the subject parcel does not include amending the future land use on the wetland designated areas with the subject parcel. These areas will retain their wetland future land use designation.

POLICY 1.5.3: Wetlands that are conservation lands will be subject to the provisions of Policy 1.4.6 as well as the provisions of Objective 1.5. The most stringent provisions of either category will apply. Conservation wetlands will be identified on the Future Land Use Map to distinguish them from non-conservation wetlands.

The wetland areas within the project site are not under conservation currently. As part of the future development of this parcel and at the time of permitting through South Florida Water Management District these areas may be placed into conservation and preserved.

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

The Acreage Allocation Table currently does not depict acreage that has the Central Urban designation within the Burnt Store Planning Area. An amendment to Table 1(b) which reduces the Open Lands Land Use area by 34 acres and adding these acres into the Central Urban Land Use would be required if this Comprehensive Plan Amendment (Future Land Use Map) is approved. A strike-through of this table is provided below.

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category	Unincorporated County	Planning District									
		District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
Central Urban	13,838	-	-	-	207	34	-	-	230	-	25
Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
Commercial	-	-	-	-	-	-	-	-	-	-	-
Industrial	15	-	-	-	-	-	-	-	-	-	6
Public Facilities	-	-	-	-	-	-	-	-	-	-	-
University Community	503	-	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
General Interchange	114	-	-	-	-	-	-	-	-	-	15
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
Airport	-	-	-	-	-	-	-	-	-	-	-
Tradeport	3	-	-	-	-	-	-	-	-	-	3
Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
Outer Island	233	2	4	-	1	-	-	169	-	-	-
Open Lands	2,186	153	-	-	-	223	257	-	-	-	-
Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential	83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial	8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial	4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations											
Public	120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG	21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG	13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation	87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant	26,118	1,145	28	-	733	766	8	103	17	-	88
Total	366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)	584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

November 2021 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09)
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TABLE 1(b) Page 1 of 2

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

The infrastructure necessary to develop the subject parcel as a mixed-use development with commercial and residential uses is currently in place. There are utility services, road capacity, and emergency facilities available to this site.

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 future development pattern for parcels along Burnt Store Road will be contiguous and similar to what is being planned in this area for parcels within the City of Cape Coral and parcels within Charlotte County. The subject parcel will connect to other developments along Burnt Store Road, providing compact development to utilization of services that are currently in place.

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

The subject parcel is within a future urban area even though the County's Future Land Use Map doesn't currently reflect it as such. The City of Cape Coral is currently amending their Future Land Use Map for parcels along Burnt Store Road to create a new Land Use and Zoning Category which will provide a development plan for the expected growth within this urban area.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

The Burnt Store area will be the new growth area within Lee County within the next five years. The Burnt Store roadway improvements planned to continue to expand and improve Burnt Store Road from Pine Island Road to US 41 connecting Cape Coral to Charlotte County will provide the adequate public facilities needed to develop the parcels with direct access to Burnt Store Road. Utility services are in place to have water, sewer, and reuse water to the site.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.

The subject parcel will be required to connect to existing utility services for water, sewer and reuse provided by Charlotte County through an interlocal agreement with Lee County. The utility services are in place and sized appropriately to service the future development of the subject parcel.

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

The subject parcel contains the acreage, depth and overall shape to support a mixed use development containing residential units and a variety of commercial uses.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.

The future zoning amendment request will be through a Mixed Use Planned Development.

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

There are no physical constraints within the subject parcel that should prohibit residential development.

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

The request to amend the Future Land Use Designation to Central Urban Land Use will permit commercial development on the subject parcel. This commercial development will provide services and products needed for this area of Lee County and is in the appropriate location for these types of services.

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

This request is consistent with Goal 4.

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

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

The future development of commercial uses on the subject parcel will require the applicant to analysis the above-mentioned impacts as part of the rezoning and development order processes for the subject parcel.

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.

Compatible uses and buffering can be provided along the north and southern property lines to protect the future adjacent uses.

GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. (Ord. No. 17-13)

The request for a Central Urban Land Use promotes this Goal by permitting a variety of Commercial and Residential uses within one development.

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

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

TRANSPORTATION ELEMENT

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

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

COMMUNITY FACILITIES ELEMENT

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

Any development of the site will be required to pay for the cost of providing potable water to this site.

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

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

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

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

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

The request will preserve the existing areas that have a wetland future land use designation. The future design of the stormwater management system for the development of this site will assist in maintaining the wetlands on-site.

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

The request will preserve the existing areas that have a wetland future land use designation. The future design of the stormwater management system for the development of this site will assist in maintaining the wetlands on-site.

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

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

PARKS, RECREATION & OPEN SPACE ELEMENT

GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. (Ord. No. 94-30, 02-02)

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

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

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

The development of this site will comply with this policy.

HOUSING ELEMENT

GOAL 135: MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County. OBJECTIVE 135.1: HOUSING AVAILABILITY. To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers.

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

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

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

HISTORIC PRESERVATION ELEMENT

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County. OBJECTIVE 141.1: IDENTIFICATION. Maintain existing programs to identify the historic and archaeological resources of Lee County, develop new identification programs (such as, but not limited to, a program to identify Lee County resources listed on the National Register of Historic Places), and make information available to the public and other public agencies.

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

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

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

GOAL 158: Lee County will achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employment opportunities while maintaining a high quality of life.

Providing commercial uses where needed in the County along Burnt Store Road assists with achieving this Goal.

POLICY 159.1.4: Maintain Land Development Code regulations to support the growth of existing and future businesses.

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

OBJECTIVE 159.2: Establish and maintain programs designed to encourage the retention and expansion of the County's existing economic base.

This amendment will allow for the expansion of some existing businesses and provide space to encourage new commercial uses within this area of Lee County.

Policy 160.1.3: Ensure the development of a wide variety of housing options are available to support a diverse workforce.

The proposed amendment to Central Urban will support a mixed use development with both residential and commercial uses proposed, providing additional housing options in close proximity to job opportunities.

BSR 40

Application for Comprehensive Plan Amendment-Map

Exhibit M18

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

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

**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department
 25550 Harbor View Road, Suite 1
 Port Charlotte, FL 33980
 Email: Administrative.Assistants@CharlotteCountyFL.gov
 Phone: 941.764.4300 Option 3

BSR 40

Date: 2/9/2024**First Name****Last Name**LindaMiller**Organization**Avalon Engineering, Inc.**Email Address**linda@avaloneng.com**Phone Number**239-573-2077**Site Address****House Number****Street Name****Street Suffix**N/AUnassigned Burnt Store Road N., Cape Coral, FL 33993**Short Legal Description****Subdivision****Section****Block****Lot**Legal Description Attached08N/AN/A**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory	X	Mandatory	X	Mandatory	
Available		Available		Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE MANDATORY WITH A DEVELOPER'S AGREEMENT TO CONNECT

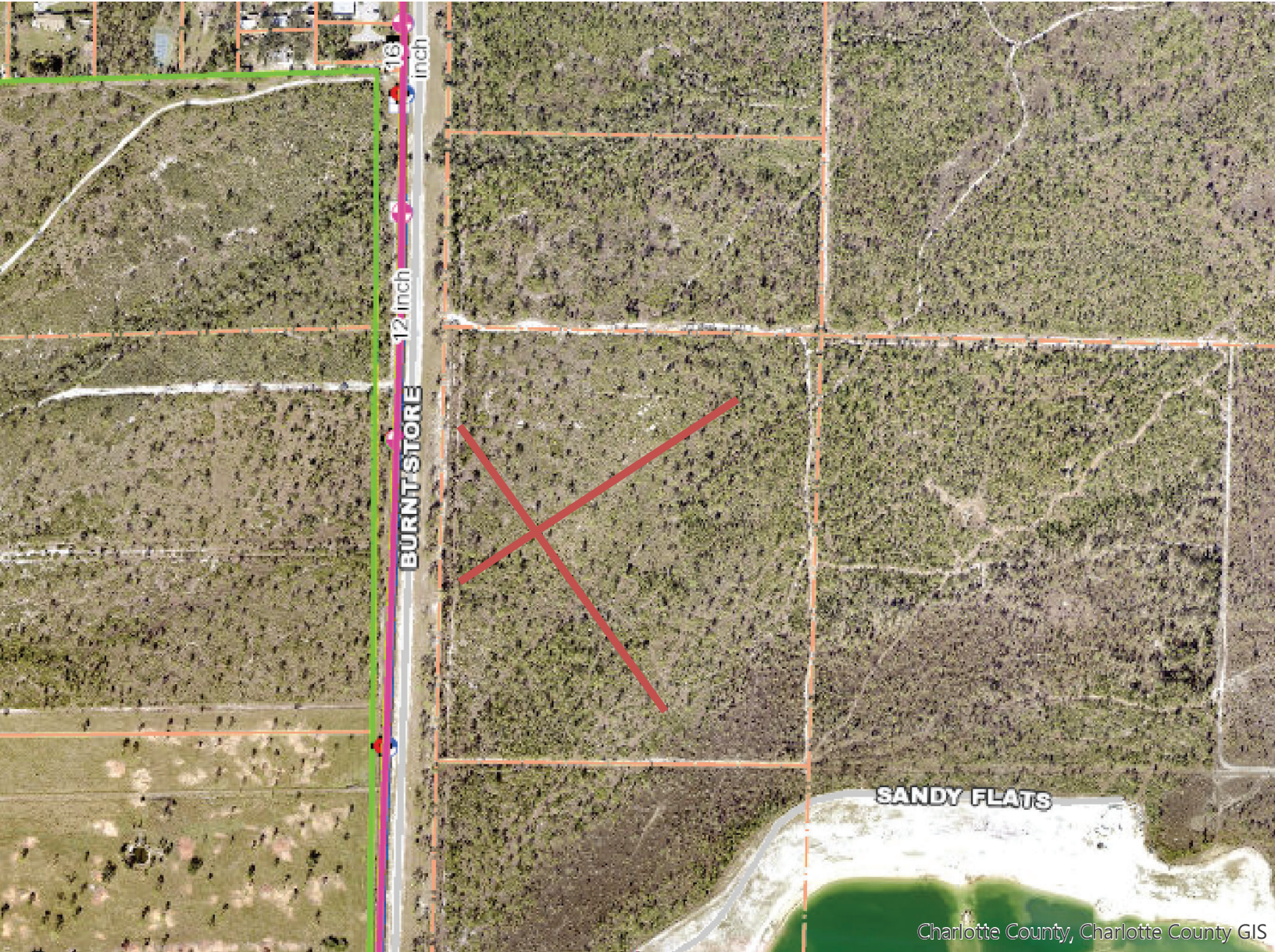
Completed By: KDDate: 2/16/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.



BSR 40

Application for Comprehensive Plan Amendment-Map

Exhibit M16

TIS Report

MEMORANDUM

TO: Ms. Linda Miller
Avalon Engineering, Inc.

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

DATE: November 1, 2023

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

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

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

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

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

Table 1
Land Uses
Burnt Store Road – 40 Acre

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

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

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

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

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

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

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

*Included internal capture between the residential and commercial uses.

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

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

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

Long Range Impacts (20-year horizon)

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

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

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

Short Term Impacts Analysis (2029)

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

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

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

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

Conclusion

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

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

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

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

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

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

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

- Denotes the LOS Standard for each roadway segment

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

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

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

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

* The K-100 and D factors were obtained from the Lee County Traffic Count Report.
 * Due to lack of traffic data for Durden Pkwy, the K and D Factors were assumed from County's PCS No. 12.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

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

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

- Denotes the LOS Standard for each roadway segment

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

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

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

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

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

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

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

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

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

**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 FROM LEE COUNTY
TRAFFIC COUNT REPORT**

Updated 5/3/2023

Daily Traffic Volume (AADT)

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

PCS 12 - Burnt Store Rd south of Charlotte County Line
 2022 AADT = 11,500 VPD

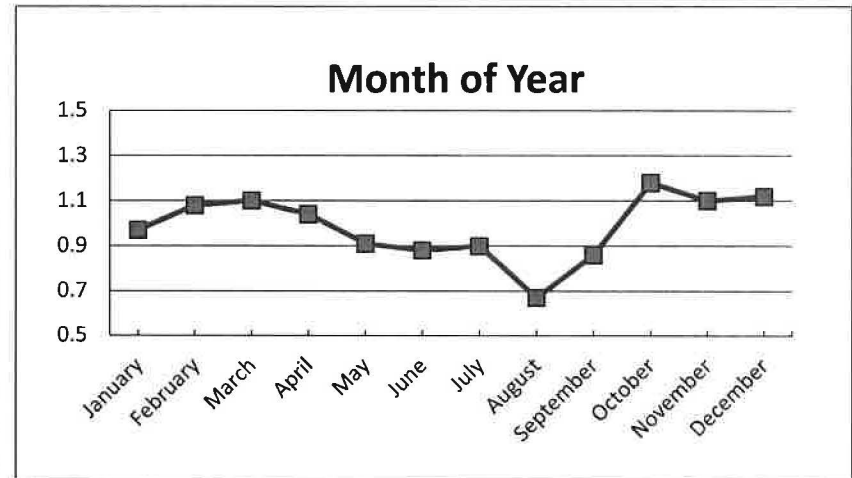
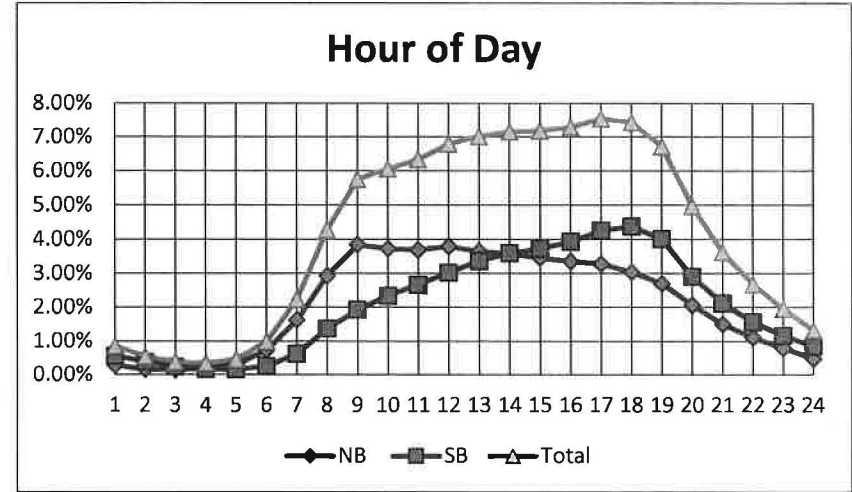
Hour	NB	SB	Total
0	0.28%	0.57%	0.85%
1	0.17%	0.38%	0.55%
2	0.14%	0.24%	0.38%
3	0.18%	0.16%	0.34%
4	0.31%	0.15%	0.46%
5	0.73%	0.26%	0.99%
6	1.63%	0.62%	2.24%
7	2.93%	1.37%	4.28%
8	3.84%	1.93%	5.76%
9	3.73%	2.34%	6.06%
10	3.70%	2.66%	6.35%
11	3.79%	3.02%	6.80%
12	3.65%	3.37%	7.02%
13	3.57%	3.59%	7.16%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

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

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

Directional Factor		
AM	0.72	NB
PM	0.56	SB

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



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

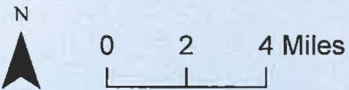
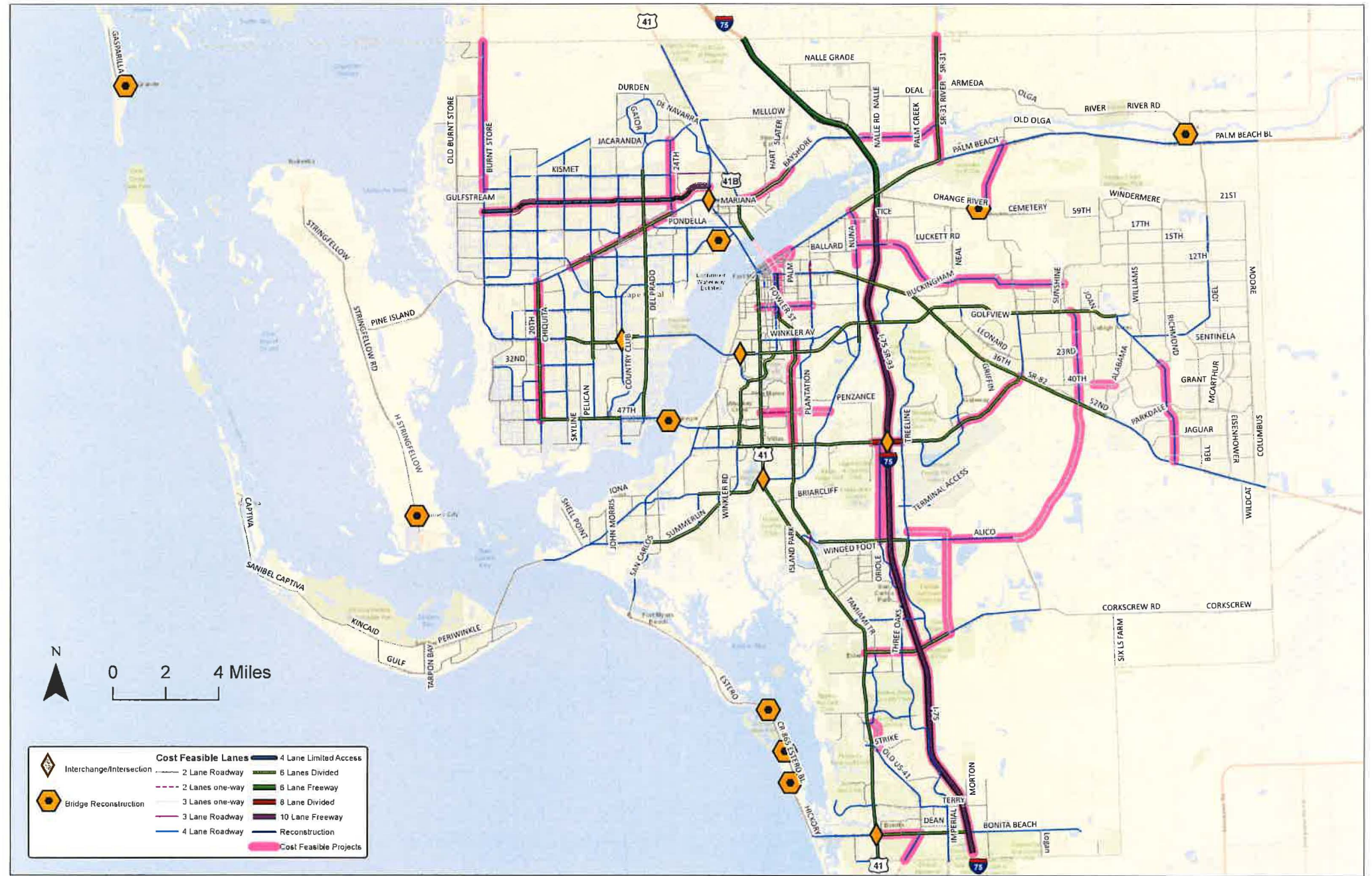
Table 21 b): Link-Level Service Volumes and LOS Table

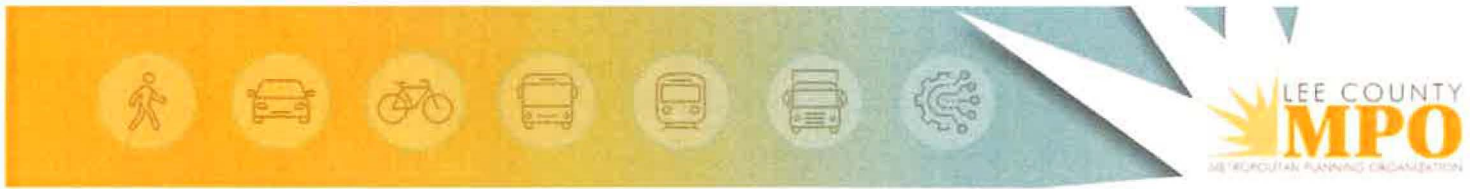
Table 21 b) 1 of 7

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

	County-Maintained Collector Roadway - Unincorporated Lee County		State-Maintained Arterial Roadway - Unincorporated Lee County
	County-Maintained Collector Roadway - Incorporated Lee County		County Maintained Controlled Access Arterial Facility
	County-Maintained Arterial Roadway - Unincorporated Lee County		County Maintained Expressway
	County-Maintained Arterial Roadway - Incorporated Lee County		

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





4.0 Implementation

4.1 Identifying Needs

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

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

4.1.1 Existing and Committed Transportation Conditions

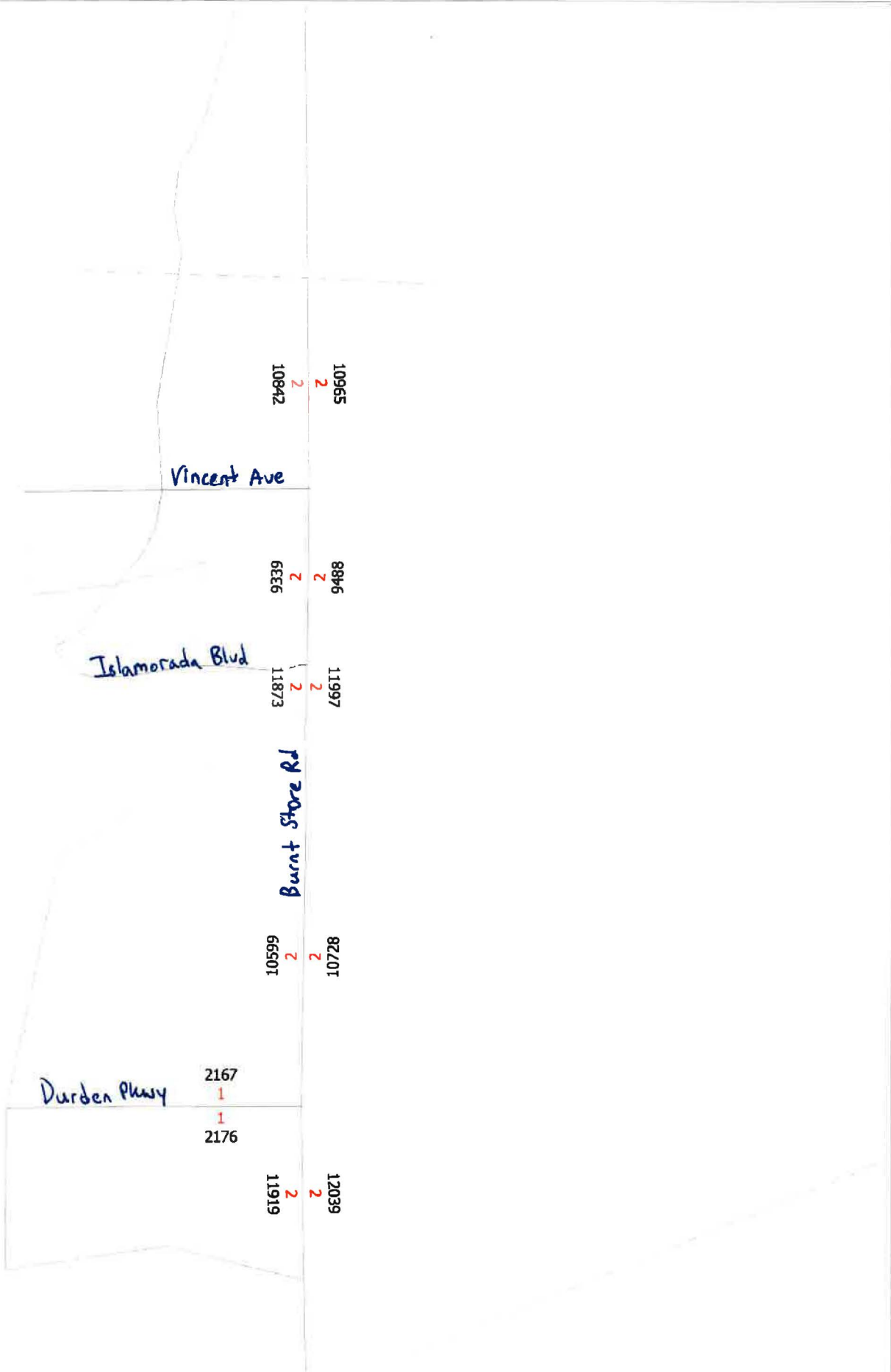
Prior to developing a list of transportation improvement needs, projects committed to be completed over the next five years were reviewed. Table 4-1 illustrates the transportation projects currently underway and funded for construction through 2025.

Table 4-1: Existing Priority Projects

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



2045 E+C NETWORK VOLUMES

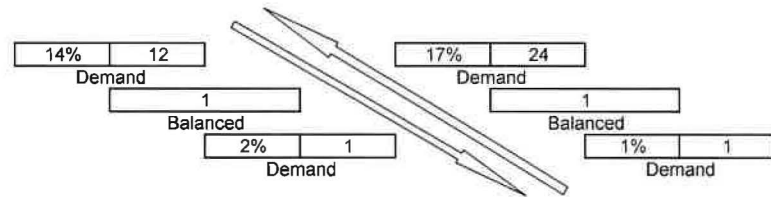
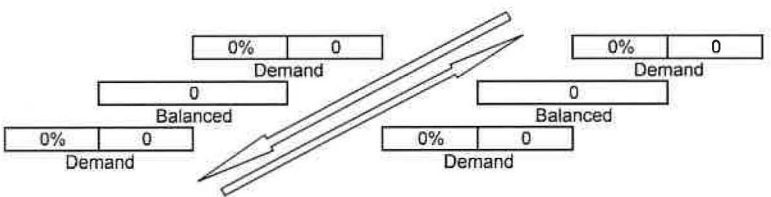


2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES

INTERNAL CAPTURE WORKSHEETS

Internal Capture Calculation Summary Sheet WEEKDAY AM PEAK HOUR

Exit to External		Land Use A - Retail Uses		
86		Total	Internal	External
←	Enter	141	1	140
→	Exit	87	1	86
140	Total	228	2	226
Enter from External	%	100%	1%	99%



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

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

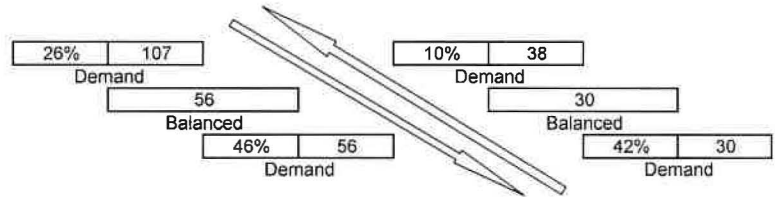
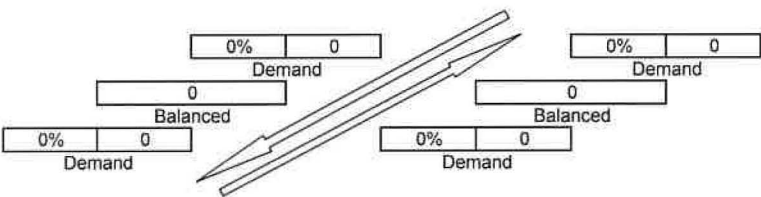
Exit to External		Land Use C - Residential Uses		
111		Total	Internal	External
←	Enter	35	1	34
→	Exit	112	1	111
34	Total	147	2	145
Enter from External	%	100%	1%	99%

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

Internal Capture Rate	1%
------------------------------	-----------

Internal Capture Calculation Summary Sheet WEEKDAY PM PEAK HOUR

		Land Use A - Retail Uses			
		Total	Internal	External	
Exit to External	356	Enter	380	30	350
		Exit	412	56	356
		Total	792	86	706
Enter from External	350	%	100%	11%	89%



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

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

		Land Use C - Residential Uses			Exit to External	
		Total	Internal	External		
Enter	121	56	65	42		
Exit	72	30	42	←		
Total	193	86	107	→		
%	100%	45%	55%	65		
					Enter from External	

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

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



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

Project Details	
Work Type	Widening
Phase	PD&E
Limits	Van Buren Parkway to Charlotte County Line
Length	5.7 miles
City	Cape Coral
County	Lee
Study Cost	\$2,250,000



Contact Information	
PD&E Project Manager	Steven A Andrews 863-519-2270

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
					Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

TRIP GENERATION EQUATIONS

Tractor Supply Store (810)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 7

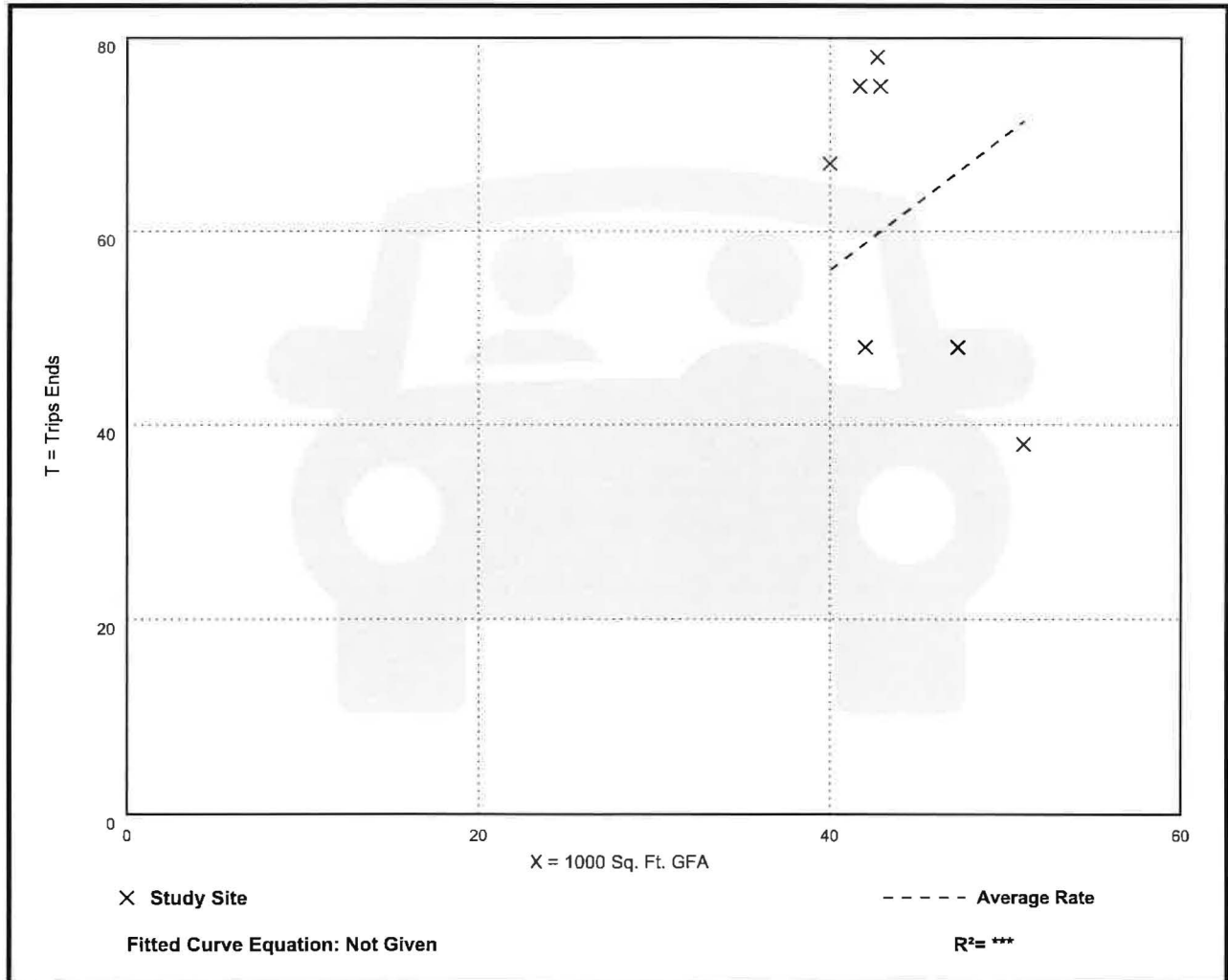
Avg. 1000 Sq. Ft. GFA: 44

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Variety Store (814)

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

Setting/Location: General Urban/Suburban

Number of Studies: 29

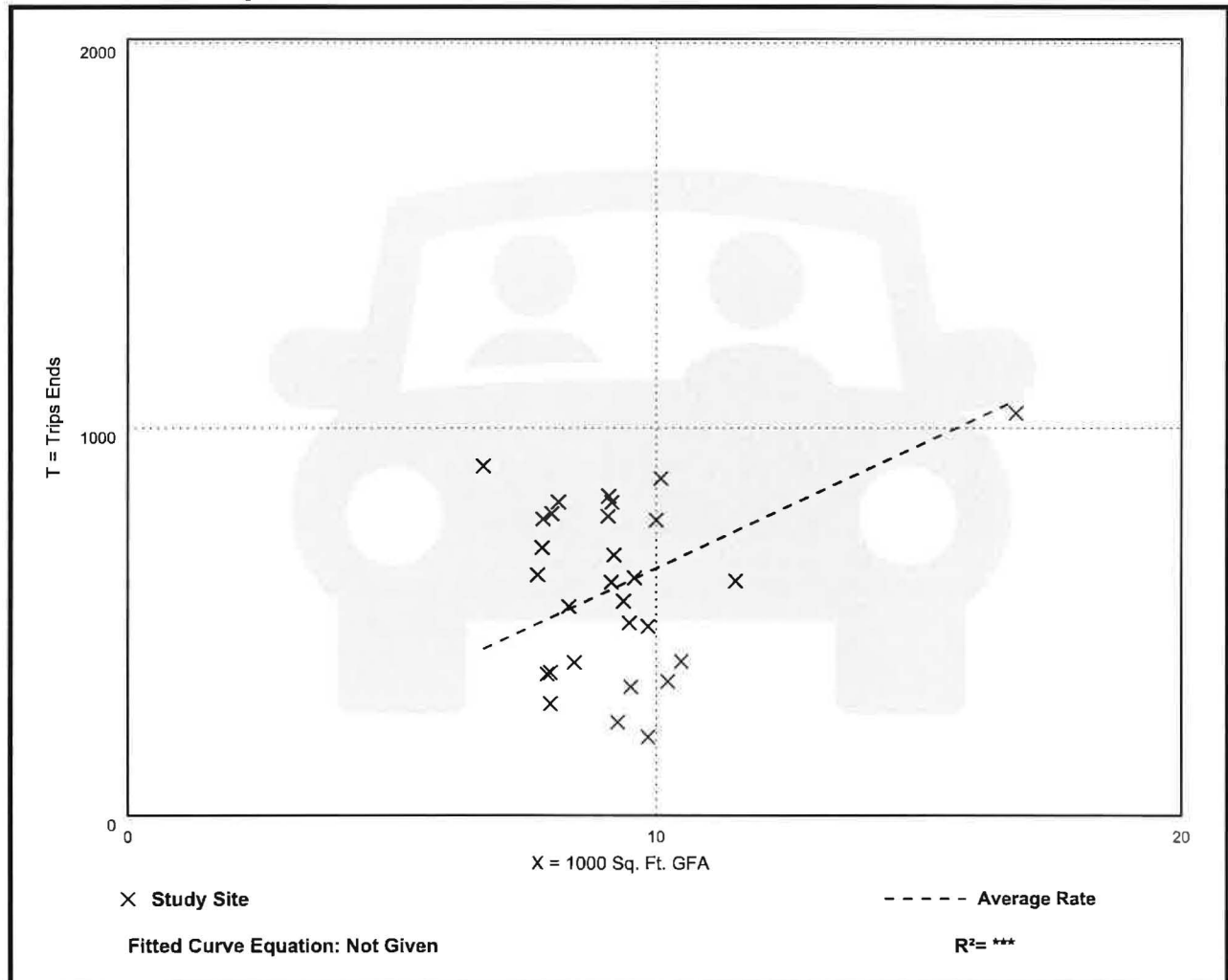
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

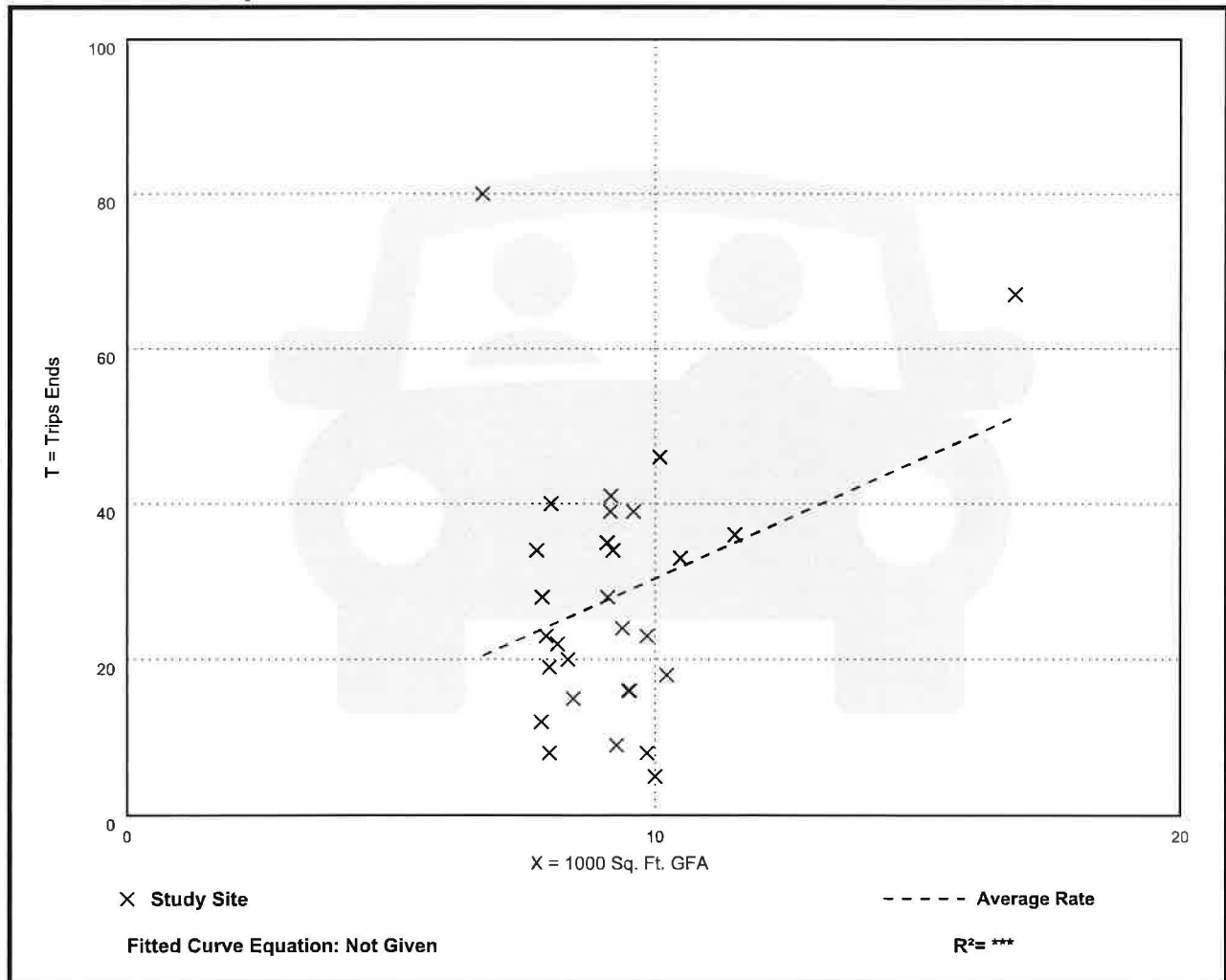
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

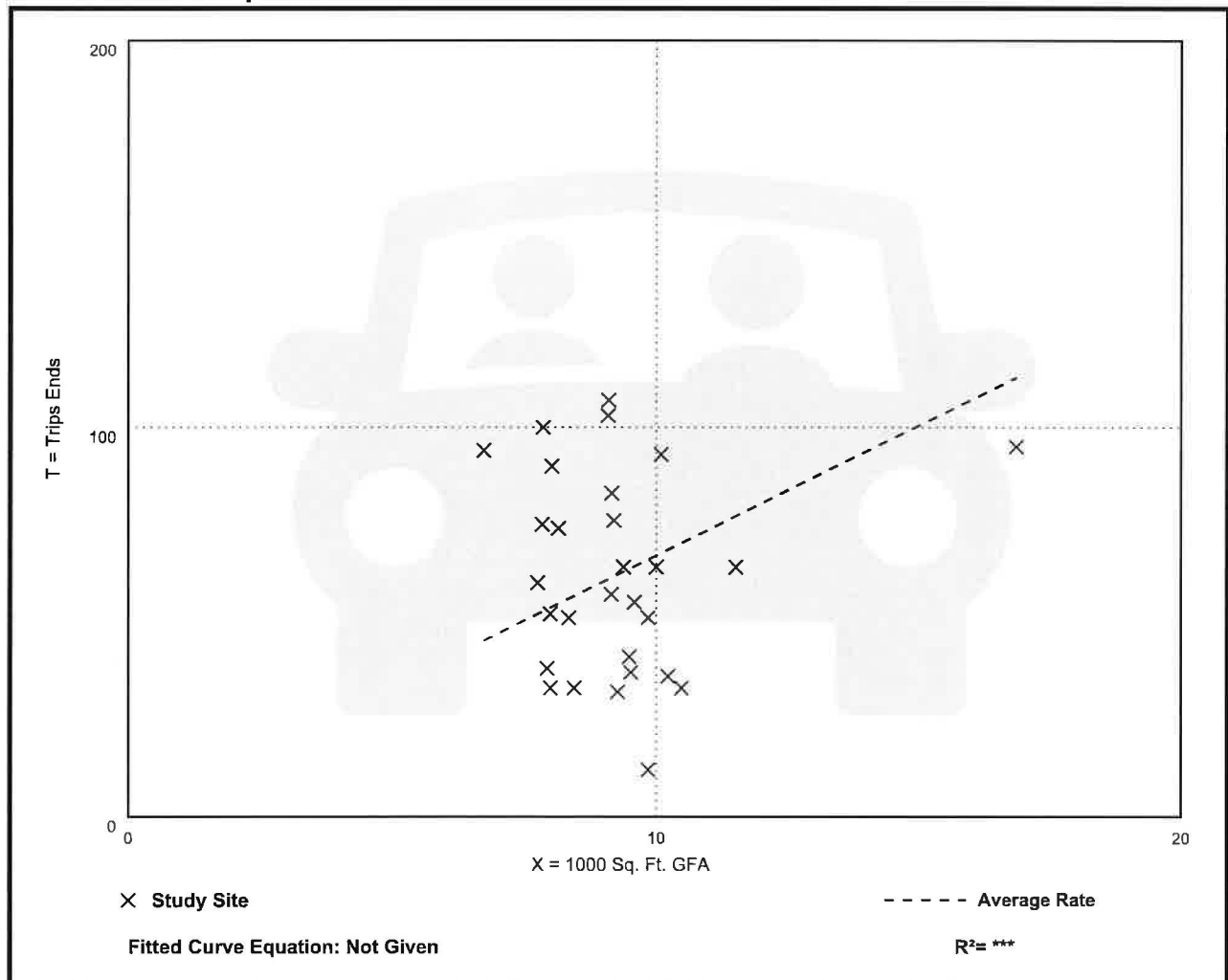
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

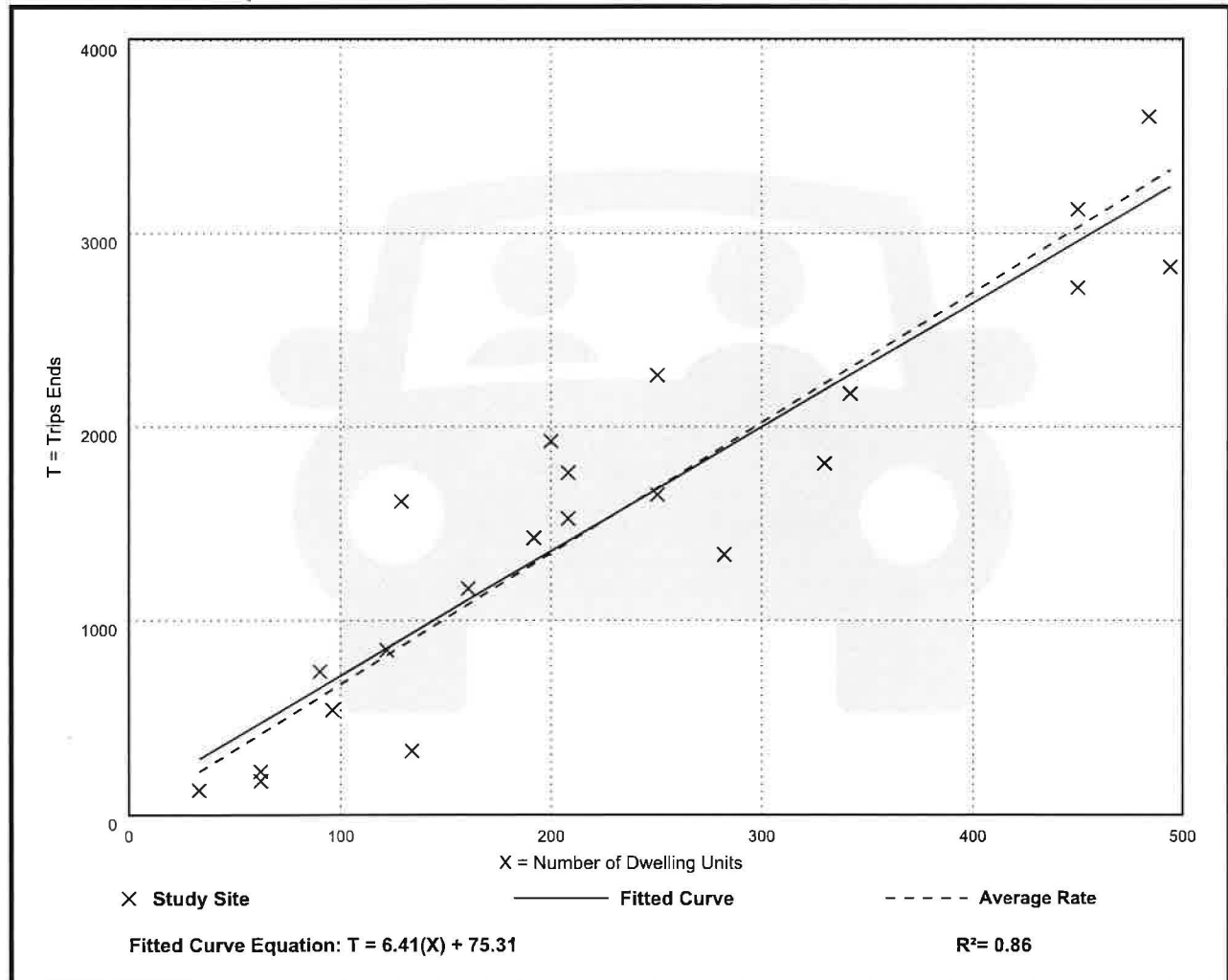
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

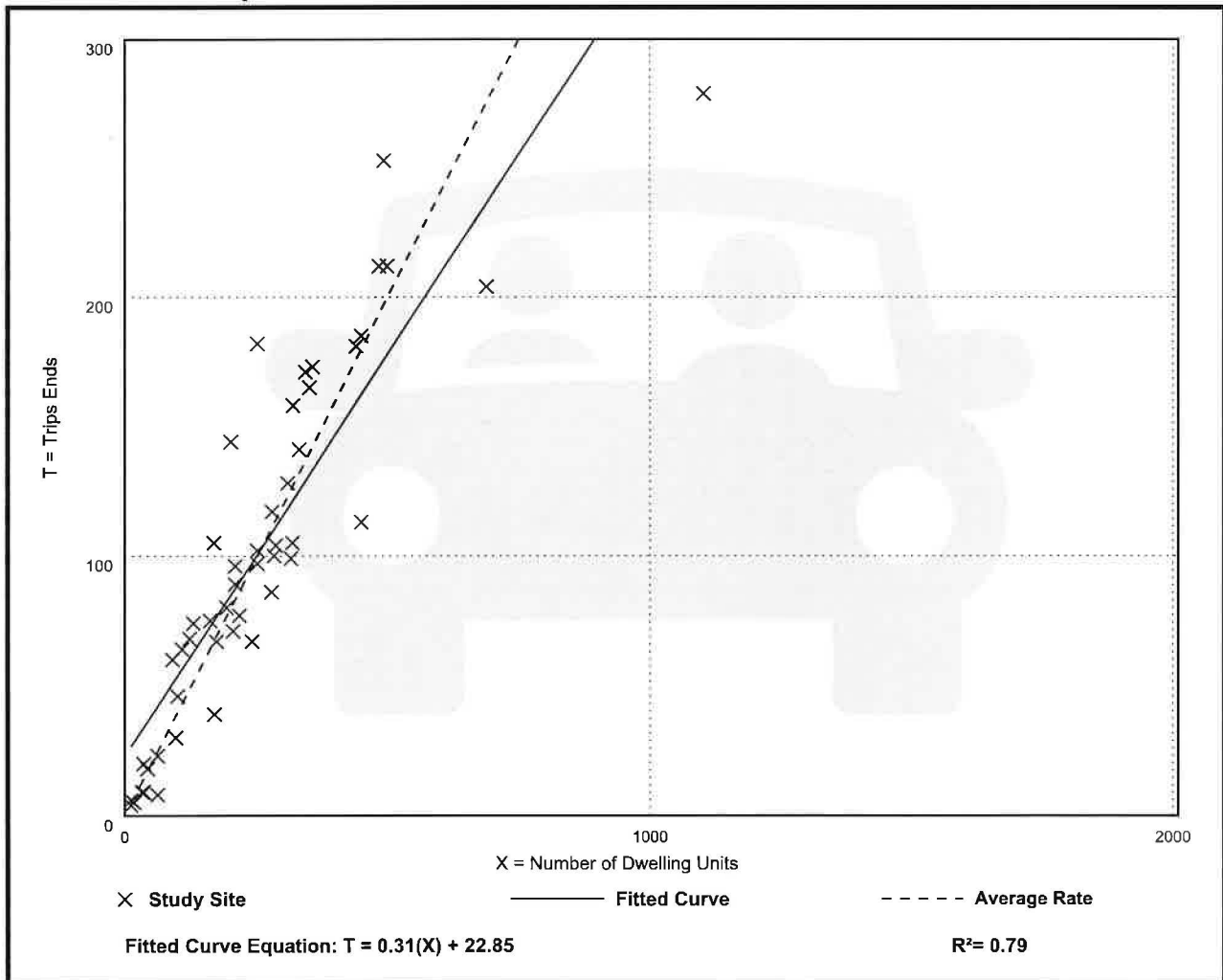
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

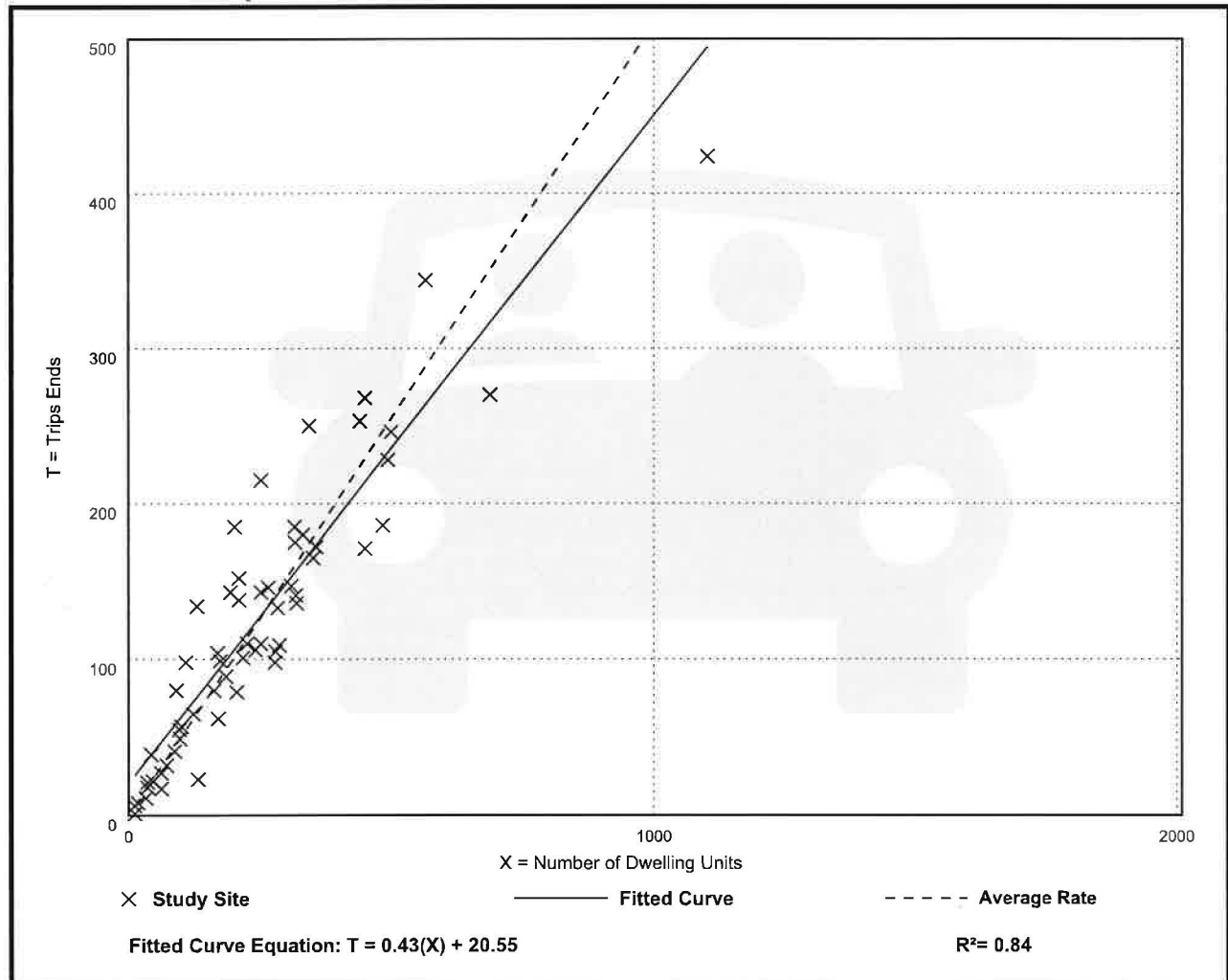
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Shopping Center (>150k) (820)

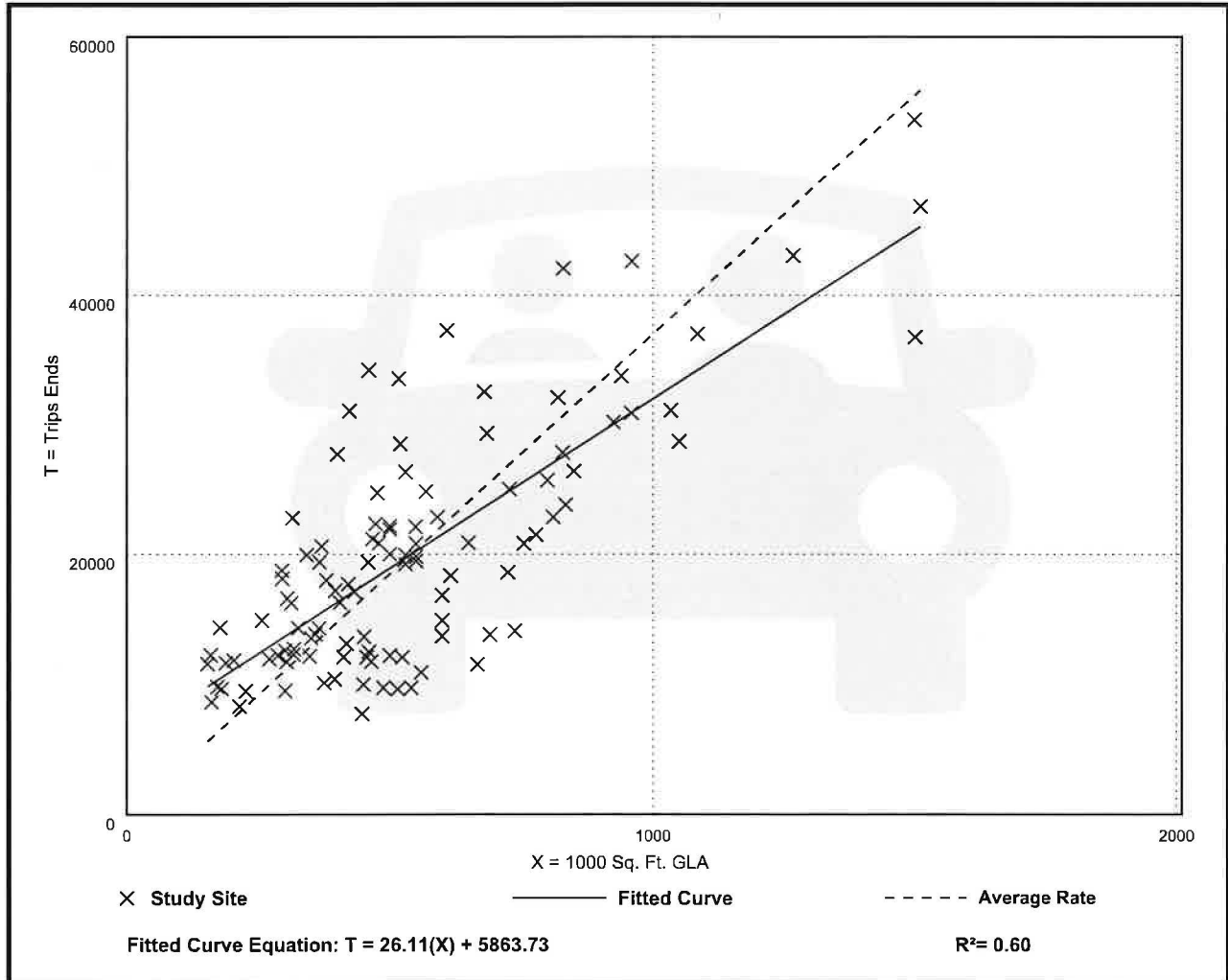
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

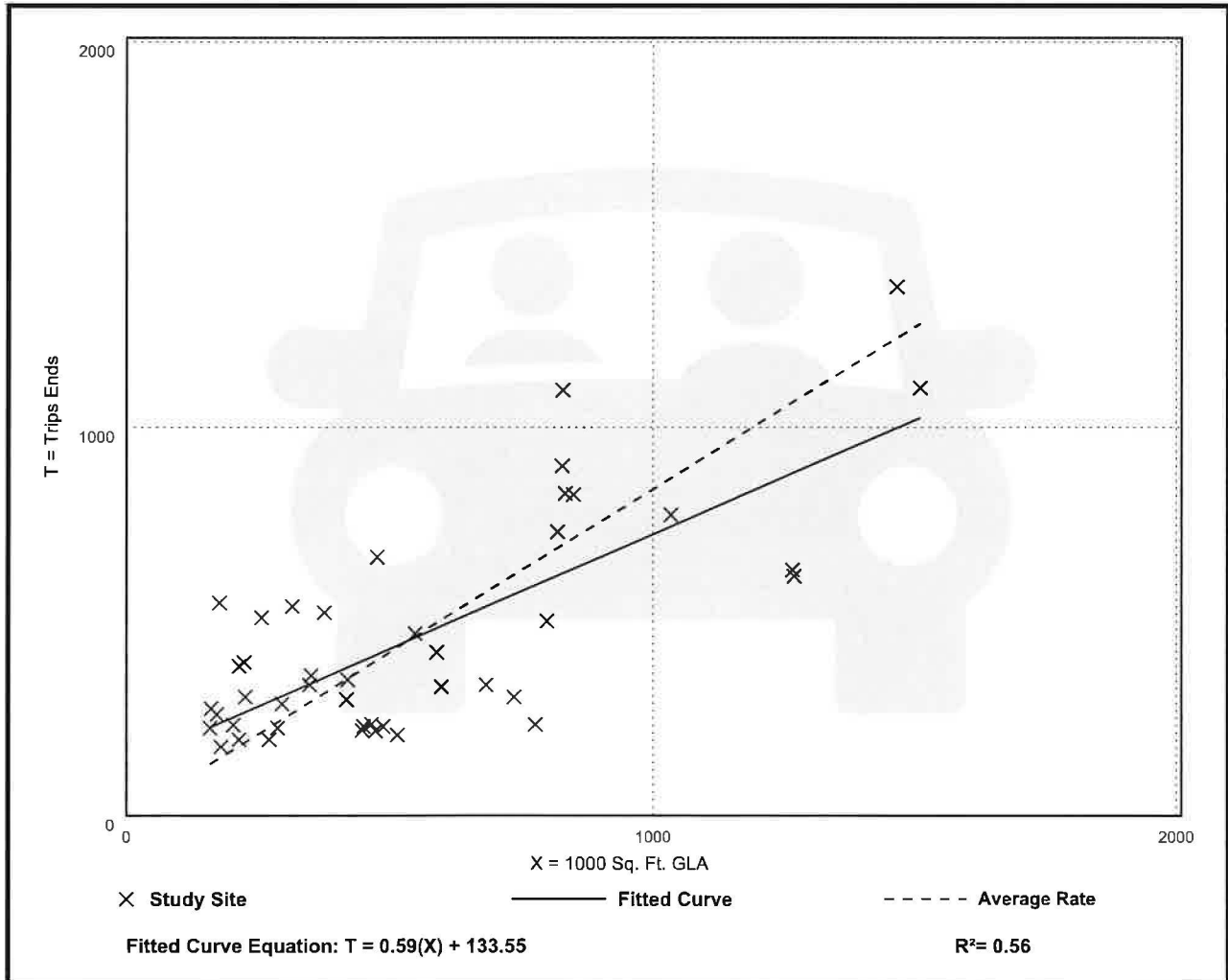
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

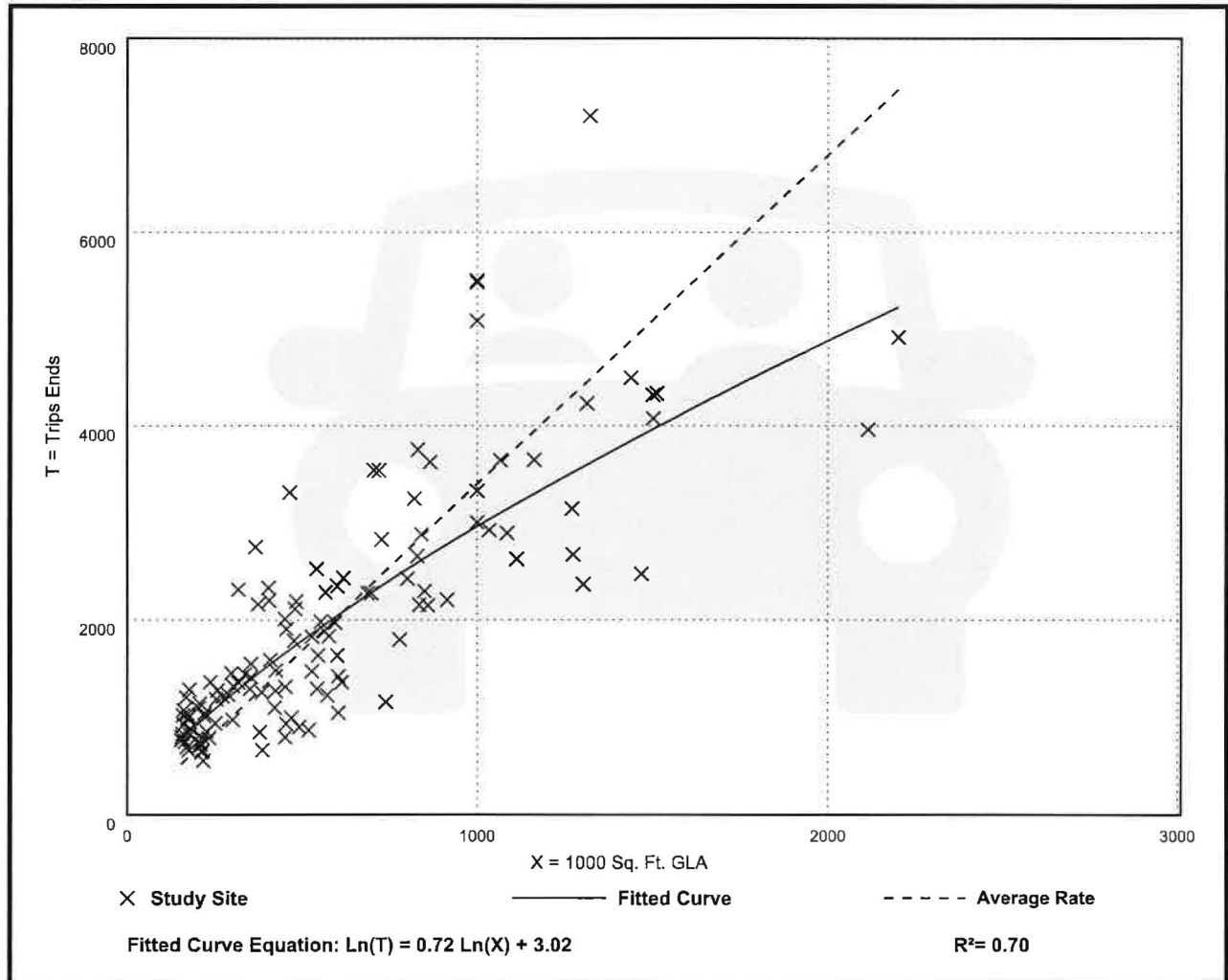
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



BSR 40

Application for Comprehensive Plan Amendment-Map

Exhibit 13

Environmental Impact Analysis

Protected Species Survey and Florida Bonneted Bat

Roost Survey

Environmental Assessment

BSR 40

Environmental Assessment

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

June 2023
Revised February 2024

Prepared for:

Kevin Campbell
10791 Orange River Blvd
Fort Myers, Florida 33905

Prepared by:



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

Introduction

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

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

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

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

Existing Vegetative Communities

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

Table 1. Acreage Summary by FLUCCS Code

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

* Potential Jurisdictional Wetland

Surrounding Land

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

Soils

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

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

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

Please see Exhibit D for the Soils Map.

Wetlands

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

Potential Listed Species

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

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

Table 2. Listed Species That Could Potentially Occur Onsite

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

FLUCCS CODE	Species Name	Status
625	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT, ST
	Little Blue Heron (<i>Egretta caerulea</i>)	ST
	Red-cockaded Woodpecker (<i>Picoides borealis</i>)	FE, SE
	Tricolored Heron (<i>Egretta tricolor</i>)	ST
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)	ST
	Everglades Mink (<i>Mustela vison evergladensis</i>)	ST
	Florida Panther (<i>Felis concolor coryi</i>)	FE, SE

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

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

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

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

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

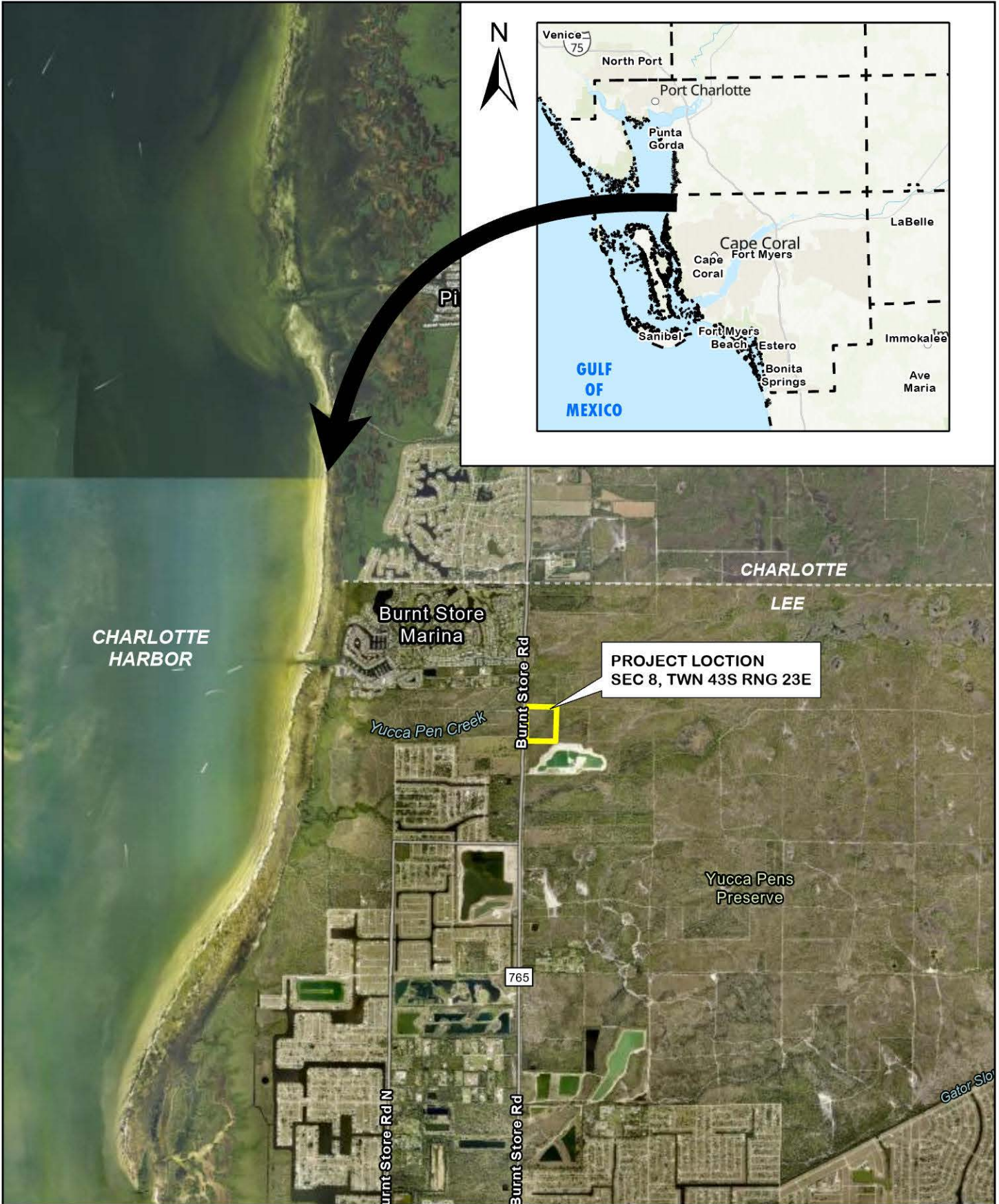
Four (4) potential Florida bonneted bat cavity snags were observed during a Protected Species Survey conducted June 2023. These trees consist of dead pine trees (snags) in advanced stages of decay. Many of the potential cavities are very shallow and do not penetrate the heartwood of the snag. No evidence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

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

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

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

Exhibit A
Location Map

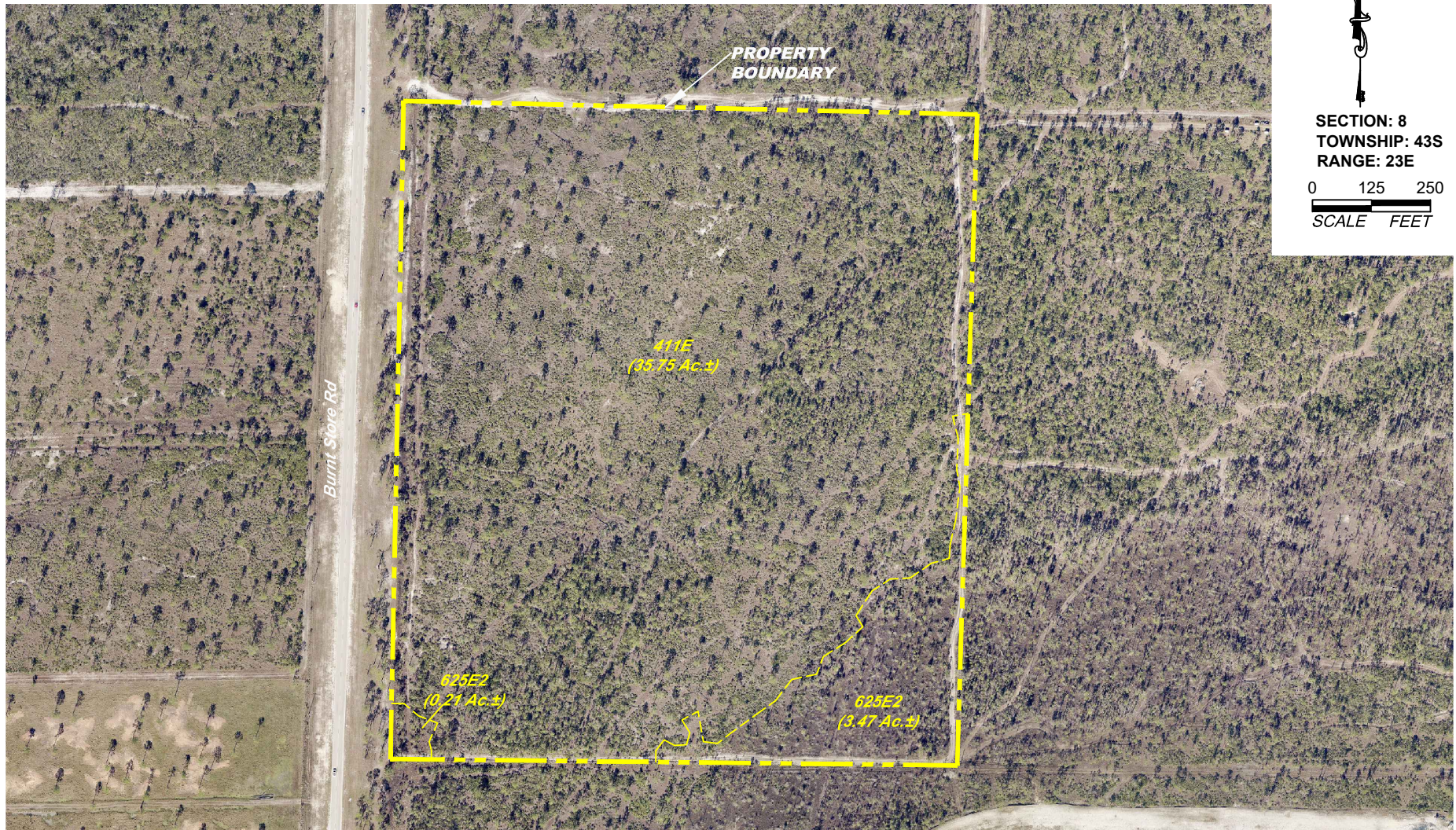


Project Location Map

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

Exhibit B
Vegetation Map

BSR 40

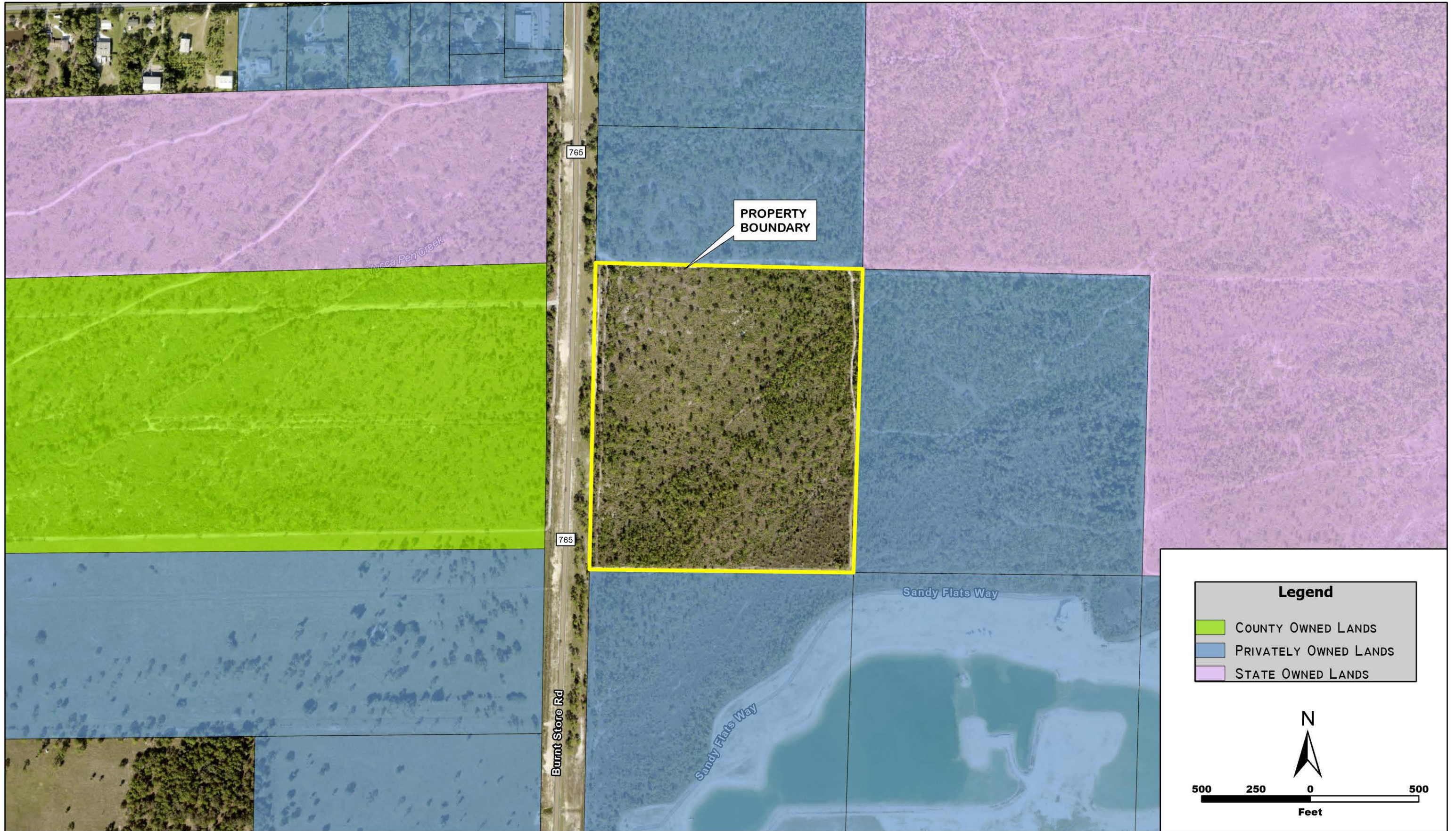


Notes:

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

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

Exhibit C
Surrounding Land Map

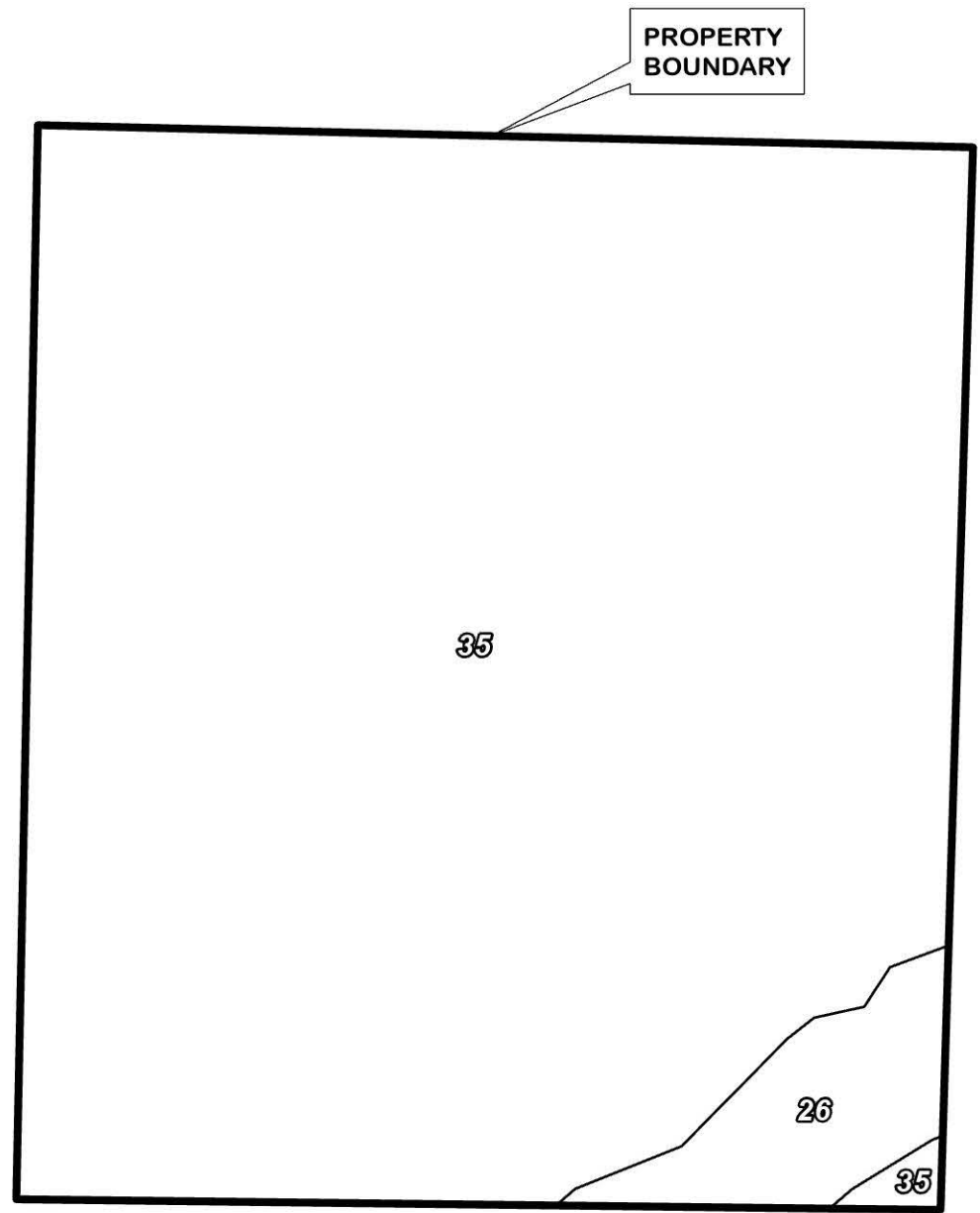


Surrounding Lands Map

BSR 40

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

Exhibit D
Soils Map



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

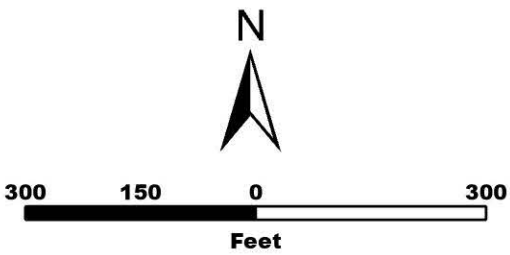


Exhibit E
FEMA Maps

National Flood Hazard Layer FIRMMette



82°2'40"W 26°43'27"N



Legend

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

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

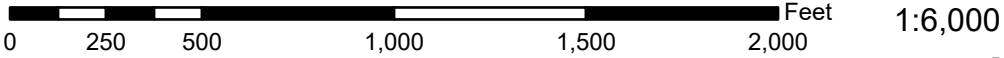


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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



82°2'2"W 26°42'55"N

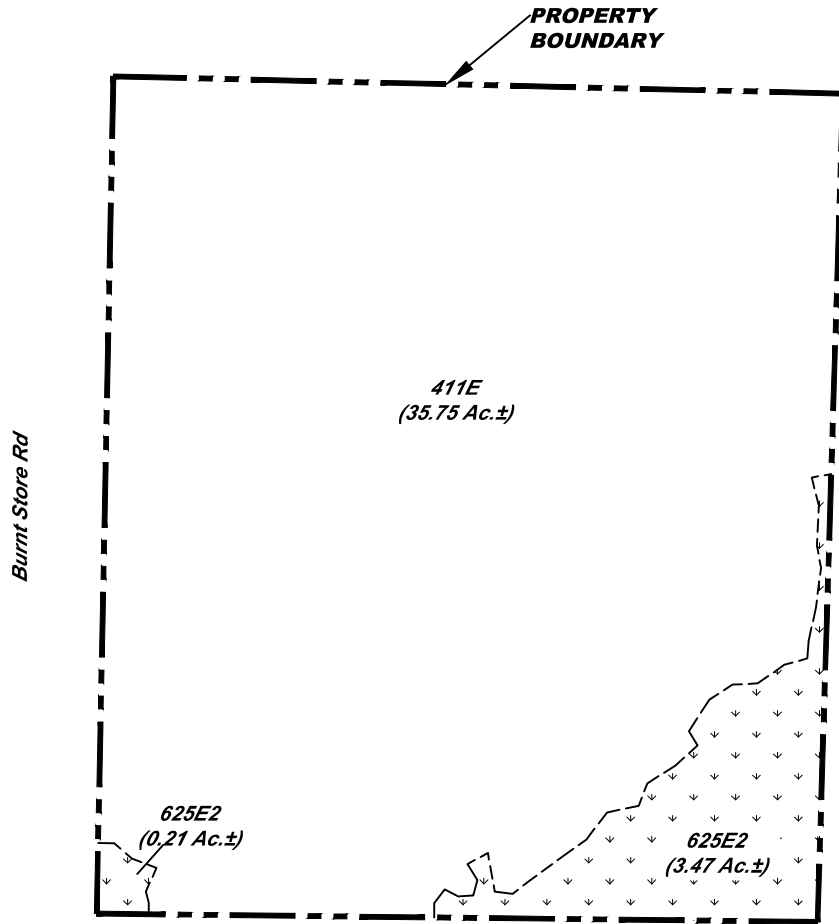
Basemap Imagery Source: USGS National Map 2023

Exhibit F
Wetland Map

BSR 40



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



Legend:



Potential Jurisdictional Wetlands
(3.68 Ac.±)

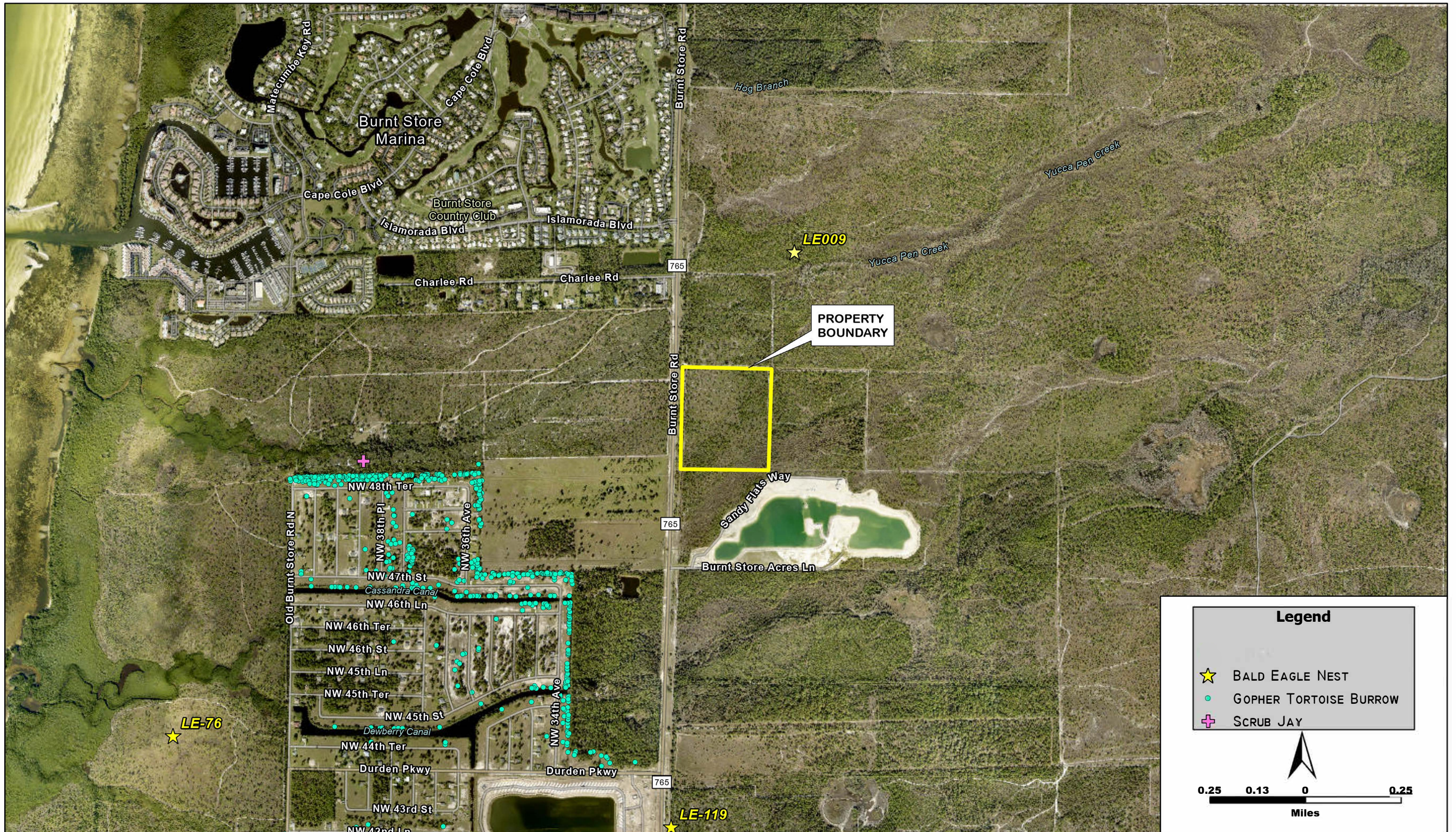
Notes:

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

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

23-033

Exhibit G
Protected Species
Database Map



Aerial with Listed Species Database Map

BSR 40

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

BSR 40

Application for a Comprehensive Plan Amendment-Map

Exhibit M7

Sketch and Legal Description of Subject Property

(C.R. BOOK 2815, PAGE 1488)

S.88°38'53"E.
132.01'

P.O.B.

NORTH LINE OF SECTION 8-43-23

S.88°38'53"E. 1191.82'

STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=880648.02
E=643729.63

P.O.C.
N.W. CORNER
SECTION 8-43-23

68.00' 132.00'

200' R/W PER FDOT R/W MAP SECTION No. 1263-150

BURNT STORE ROAD

EAST R/W LINE

N.01°57'12"E. 1411.99'

SUBJECT PARCEL
A PORTION OF
THE N.W. 1/4 SECTION 8-43-23

S.01°44'58"W. 1397.22'

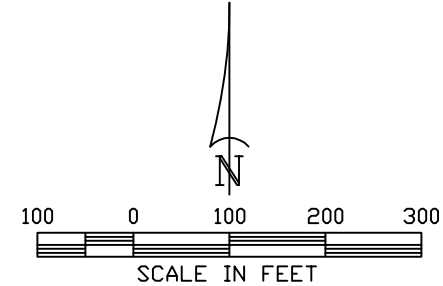
STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=879223.33
E=6444878.47

N.89°21'10"W. 1197.04'

(C.R. BOOK 3543, PAGE 4882)

SKETCH TO ACCOMPANY DESCRIPTION;
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 43 SOUTH,
RANGE 23 EAST, LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY



(C.R. BOOK 3603, PAGE 3206)

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE NORTH LINE OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°38'53"E.
2. FIELD NOTES IN 8-43-25 CAPE CORAL, BLOCK 305.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 200 SCALE DRAWING.

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

CERTIFICATE OF AUTHORIZATION: LB6921

DRAWN: PMM	CHECK: FBH	SCALE 1"=200'	PRD. # 8-43-23
SKETCH DATE 10/4/2023		FILE NO. 43-23-8	SHT.- 1 OF - 2

(SEE SHEET 2 OF 2 EXHIBIT A
FOR DESCRIPTION TO
ACCOMPANY THIS SKETCH)

EXHIBIT "A"

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

DESCRIPTION TO ACCOMPANY SKETCH

**A PORTION OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 43 SOUTH,
RANGE 23 EAST, LEE COUNTY, FLORIDA**

NOT A BOUNDARY SURVEY

DESCRIPTION:

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

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

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



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

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

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