



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING and COMPREHENSIVE PLAN AMENDMENT HEARING AGENDA

Wednesday, April 17, 2024
9:30AM

DCI2023-00026
Z-24-006

Laurel Lane CPD

CPA2021-00016

River Hall - Adoption

DCI2022-00026
Z-24-001

River Hall

CPA2021-00016

River Hall

SUMMARY SHEET
CPA2021-00016: RIVER HALL MAP AMENDMENT
ADOPTION HEARING

REQUEST:

The requested amendments originally included 391.85 acres within the River Hall subdivision. This request was transmitted by the BoCC on 1-18-2023. Following the transmittal hearing the applicant modified the proposed amendment to remove ~~±42.18~~ acres, changing the overall size of the proposed amendments to ~~±349.67~~. Specific changes to the request are shown below in strike-through and underline formatting, with the original request shown in strike-through where those values were modified, and the new values shown in underline formatting:

Area	Existing Future Land Use	Proposed Future Land Use
<u>11.94</u> acres	Sub-Outlying Suburban	Rural
<u>276.63</u> acres	Sub-Outlying Suburban	Outlying Suburban
<u>25.2</u> acres	Sub-Outlying Suburban	Suburban
45.68 <u>32.14</u> acres	Rural	Outlying Suburban
32.4 <u>3.76</u> acres	Rural	Sub-Outlying Suburban

The modified request removes approximately 55 units from the allowable density, bringing the density increase above existing conditions to 434 units.

PUBLIC COMMENT:

Eight members of the public addressed the BoCC concerning the proposed amendment. Members of the public expressed concerns about infrastructure capacity, capacity of private amenities, number of dwelling units anticipated in the unplatted areas, safety of adjacent roadways, school traffic, and lack of facilities such as hospitals in the immediate area. The applicant's representatives addressed concerns brought up by the public.

TRANSMITTAL HEARING:

A motion was made to transmit CPA2021-16 as recommended by staff and the LPA. The motion passed 3 to 0.

MIKE GREENWELL	<u>AYE</u>
BRIAN HAMMAN	<u>AYE</u>
CECIL L. PENDERGRASS	<u>ABSENT</u>
KEVIN RUANE	<u>ABSENT</u>
RAY SANDELLI	<u>AYE</u>

STATE REVIEW:

Lee County received responses from FloridaCommerce, the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Department of Environmental Protection, and the South Florida Water Management District (SFWMD). The state reviewing agencies had no comments, recommendations, or objections on the proposed amendments.

STAFF RECOMENDATION:

Staff recommends that the Board of County Commissioners **adopt** the amendments to the Lee Plan as requested by the applicant on April 13, 2023, and as provided in Attachment 1.

LEE COUNTY ORDINANCE NO. ____
(River Hall)
(CPA2021-00016)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO RIVER HALL (CPA2021-00016) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“Board”); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on October 24, 2022; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on January 18, 2023. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to River Hall (CPA2021-00016) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the January 18, 2023 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, the Florida Department of Commerce granted an extension to the 180-day adoption period on July 10, 2023, and again on November 20, 2023, extending the adoption deadline to July 11, 2024; and,

WHEREAS, on April 17, 2024, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "River Hall Ordinance (CPA2021-00016)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units. The subject property is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road.

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

Kevin Ruane	_____
Cecil L Pendergrass	_____
Raymond Sandelli	_____
Brian Hamman	_____
Mike Greenwell	_____

DONE AND ADOPTED this 17th day of April 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY FLORIDA

BY: _____
Deputy Clerk

BY: _____
Mike Greenwell, Chair

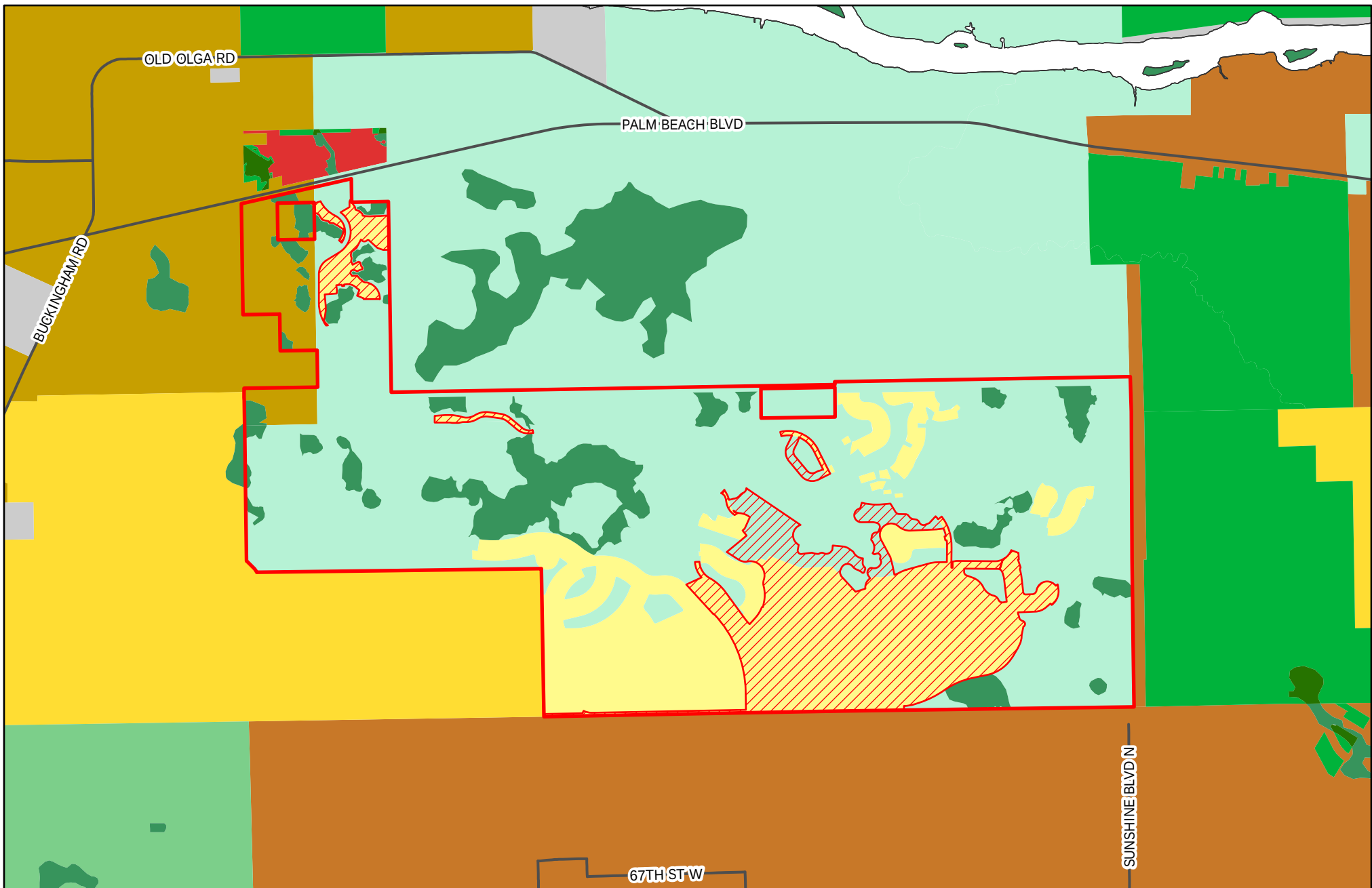
DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

Exhibit A (Adopted by BOCC April 17, 2024):
Adopted existing Future Land Use Map 1-A
Adopted revisions to Future Land Use Map 1-A

CAO Draft 3/27/2024 11:19:13 AM



CPA2021-00016



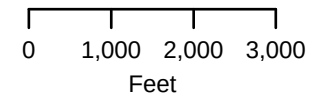
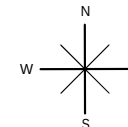
Map Generated: March 2024

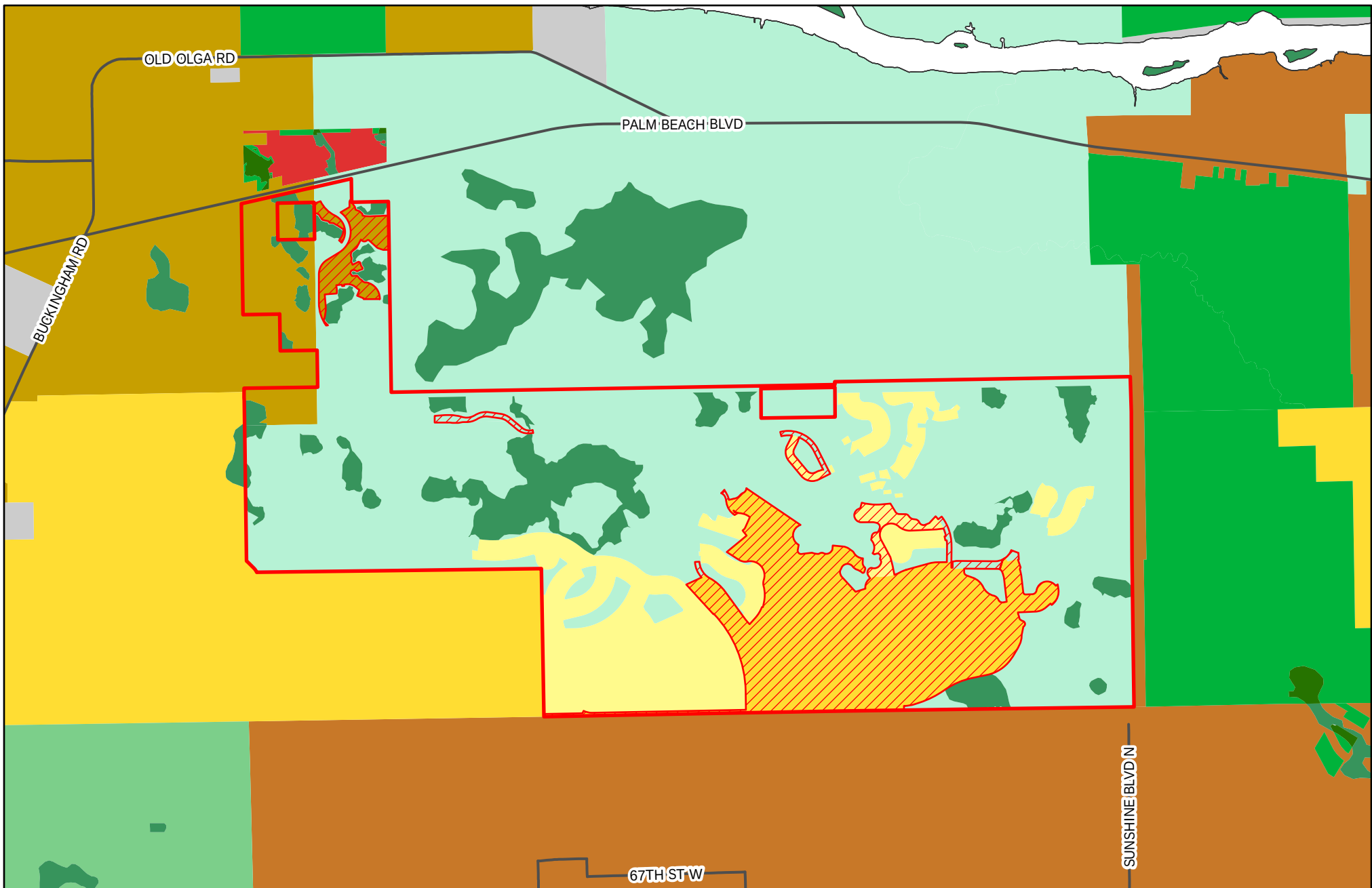
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial

- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands

- Conservation Lands - Wetland
- Proposed Map Change
- River Hall Boundary

Existing Future Land Use





CPA2021-00016



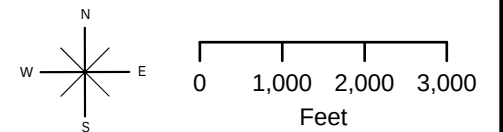
Map Generated: March 2024

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial

- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands

- Conservation Lands - Wetland
- Proposed Map Change
- River Hall Boundary

Proposed Future Land Use



STAFF REPORT FOR CPA2021-00016: River Hall

Privately Initiated Map Amendment



Recommendation:

Adopt

Applicant:

GreenPointe Holdings, LLC

Representative:

Barraco and Associates -
Jennifer Saper, AICP

Property Location:

Caloosahatchee Shores

Size:

±391.85 acres¹

Hearing Dates:

LPA: 10/24/2022

BoCC #1: 01/18/2023

BoCC #2: 04/17/2024

Attachment:

1.Existing and Proposed
Future Land Use Map

SUMMARY OF REQUEST¹

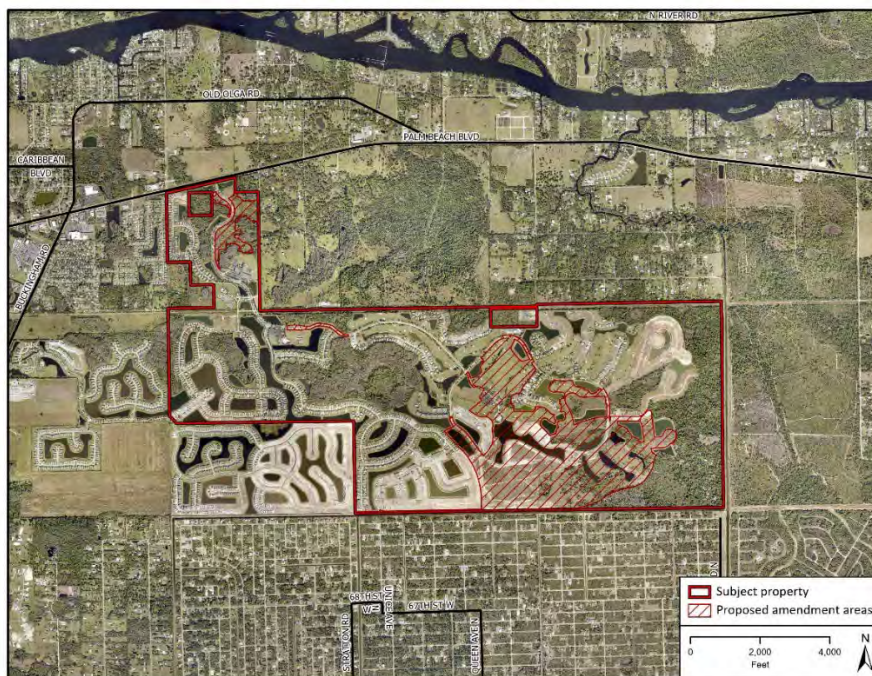
The proposed amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

With the proposed amendments, an additional 489 residential units are being requested through the concurrent rezoning of the property.

PROJECT LOCATION

River Hall is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road. The subject property, located within River Hall, includes 25.2 acres near the River Hall entrance, 3.87 acres at the entry gate for the country club, and 362.78 acres in the southeast portion of River Hall.



RECOMMENDATION

Staff recommends that the Board of County Commissioners **adopt** the requested amendments shown in Attachment 1 based on the analysis and findings provided in this staff report.

¹ On April 13, 2023, subsequent to the January 18, 2023 Transmittal Hearing, the applicant requested a reduction to their request. This is explained in further detail in Part 4 of this Staff Report.

PART 1

STAFF DISCUSSION AND ANALYSIS

Concurrent Rezoning Application

The applicant is requesting to change the Future Land Use Map designation of ±391.85 acres within River Hall. Through a concurrent rezoning, DCI2022-00026, the applicant is requesting to allow an additional 489 dwelling units on their property.

Florida Statutes Chapter 163.3184(12) provides that “At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection.” This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended transmittal of the proposed map amendments, the applicant must demonstrate consistency with the Lee Plan in order for the companion rezoning to receive a favorable recommendation.

Subject Property

The subject property is located within River Hall, a residential development comprised of 1,978 acres zoned both Residential Planned Development (RPD) and Commercial Planned Development (CPD). Currently, a maximum of 2,695 dwelling units are allowed within River Hall which equates to a density of 1.4 dwelling units per acre.

The subject property is comprised of ±391.85 acres encompassing sixty-nine parcels located near the River Hall entrance (±25.2 acres), the Country Club entry gate (±3.87 acres), and in the southeastern portion of River Hall adjacent to Lehigh Acres (±362.78 acres).

Surrounding Properties

The future land use category designations within River Hall consist of Suburban, Sub-Outlying Suburban, Rural, and Wetlands. Surrounding River Hall are properties designated Commercial, Urban Community, Suburban, Outlying Suburban, Rural, and Conservation Lands (Uplands and Wetlands).

The land south of River Hall and immediately adjacent to ±362.78 acres of the subject property is within Lehigh Acres and designated Urban Community. The Urban Community future land use category allows a maximum standard density of six dwelling units per acre (6 du/acre). In Lehigh Acres, the properties are typically subdivided into quarter-acre lots and primarily zoned RS-1 (single-family residential). There is a mixture of developed and vacant single-family lots in the area immediately adjacent to the proposed amendment.

The Suburban future land use category includes property within the northwest corner of River Hall developed of single-family homes and zoned RPD. West of the River Hall boundary, is also property in the Suburban future land use category zoned RS-1 and developed with single-family homes. The maximum standard density allowed in the Suburban future land use category is six dwelling units per acre (6 du/acre).

The land in the Outlying Suburban future land use category is located outside of River Hall, immediately adjacent to its southwestern boundary. There are two residential development (RPDs) currently under construction in this area, Buckingham 345 (Z-21-002) and Portico (Z-19-006). The maximum standard density allowed in the Outlying Suburban future land use category is three dwelling units per acre (3 du/acre).

The Commercial future land use category is located on the north side of State Road 80, directly across from the River Hall entrance. The property in the Commercial future land use category is currently vacant. The property is zoned CPD (Z-14-022), and approved for 371,240 square feet of commercial uses.

Also located to the north of River Hall, adjacent to its northern boundary and south of State Road 80, are lands within the Rural future land use category. These lands are zoned AG-2 and are currently vacant or developed with single-family homes. Land within River Hall designated Rural is developed with a golf course, single-family residences, and vacant subdivided lots.

Lands in the Conservation Lands future land use category are located to the east of River Hall. This area is known as Hickey's Creek Mitigation Park. It is anticipated that the Conservation Lands will remain substantially in their natural state.

Current and Proposed Future Land Use Categories

The ±391.85 acre subject property is currently within the Rural (78.08 acres) and Sub-Outlying Suburban (313.77 acres) future land use categories, which are described by Policy 1.4.1 and Policy 1.1.11 respectively.

POLICY 1.4.1: The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

POLICY 1.1.11: The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

As proposed, the future land categories of the subject property would be Rural (11.94 acres), Sub-Outlying Suburban (32.4 acres), Outlying Suburban (322.31 acres), and Suburban (25.2 acres). The Outlying Suburban future land use category is described in Policy 1.1.6, and the Suburban future land use category is described in Policy 1.1.5.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density

development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). Bonus densities are not allowed.

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

As shown in the table below, the proposed changes could allow for up to 489 dwelling units.

Future Land Use Category	Current Acreage	Proposed Acreage	Maximum Density	Max # of Units Current	Max # of Units Proposed	Max # of Units Difference
Suburban	-	25.2	6 du/ac	-	151 units	(+) 151
Outlying Suburban	-	322.31	3 du/ac	-	967 units	(+) 967
Sub-Outlying Suburban	313.77	32.4	2 du/ac	627 units	64 units	(-) 563
Rural	78.08	11.94	1 du/ac	78 units	12 units	(-) 66
TOTAL	391.85	391.85	-	705 units	1,194 units	(+) 489

The largest change in units is calculated off the area being proposed to change to the Outlying Suburban future land use category from the Sub-Outlying Suburban future land use category. The primary difference between the Sub-Outlying Suburban future land use designation of the property and the Outlying Suburban designation is the permissible residential density. The Sub-Outlying Suburban future land use category allows 2 dwelling units per acre whereas the Outlying Suburban future land use category allows 3 dwelling units per acre.

As previously stated future land use categories outside River Hall include Urban Community, Suburban, Outlying Suburban, Commercial, Rural, Conservation Lands (Uplands and Wetlands), and Wetlands. The allowable densities of these categories range from zero dwelling units per acre in the Conservation Lands future land use category to six dwelling units per acre in Urban Community future land use category (with the possibility of bonus density up to 10 dwelling units per acre). In addition, although the Commercial future land use category does not permit residential dwelling units, it does allow for commercial uses, which typically create substantially more traffic than the residential uses.

The future land use categories within River Hall include Suburban, Sub-Outlying Suburban, and Rural. The allowable densities of these categories range from one dwelling unit per acre in the Rural future land use

category up to six dwelling units per acre in the Suburban future land use category. The current overall total density within River Hall is 1.4 dwelling units per acre.

The proposed amendments to the Future Land Use Map are consistent and compatible with the mix of future land use categories immediately surrounding and within River Hall. The overall total density of River Hall only increase by 0.2 dwelling units per acre with the amendments. The resulting overall total density of 1.6 dwelling units per acre is well below the maximum standard density allowed in the immediately adjacent Urban Community designated areas and is in keeping with the low density suburban nature of River Hall.

Growth Management/Compatibility

Goal 2 of the Lee Plan discusses the need for appropriate growth management. **Objective 2.2** directs “*new growth to those portions of the future urban areas where adequate public facilities exist or are assured, and where compact contiguous development patterns can be created.*” The proposed development is located in an area with existing and planned development. Furthermore, public facilities and services are in existence, and have adequate levels of service in regards to the subject property. The proposed amendment is consistent with Lee Plan Goal 2: Growth Management; the proposed amendment would support future development in an area where infrastructure and services are available (see discussion below in Service Availability). The Lee Plan provides that in the Sub-Outlying Suburban future land use category “the infrastructure needed for higher density development is not planned or in place,” whereas in the Outlying Suburban future land use category “some of the requisite infrastructure needed for higher density development is planned or in place.”

Goal 5 of the Lee Plan addresses residential land uses. **Policy 5.1.2** prohibits residential uses where physical constraints or hazards exists such as flooding, unsuitable soils, hurricane hazards, geologic conditions, or other characteristics of environmental limitations. River Hall currently contains residential uses and has previously been found to be an appropriate location for residential uses. The proposed amendments to allow for future residential development, is consistent with Policy 5.1.2.

The request is also consistent with **Policy 5.1.5** which is to “protect residential areas from any encroachment of uses that would be destructive to the character and integrity of the area.” The proposed residential use in an existing residential area is not an encroachment of use. Regardless, the applicant will be required to demonstrate through the concurrent planned development that the proposed density is compatible with, and not destructive to, the surrounding land uses.

Community Plan Area

The request is consistent with **Goal 21**, the Caloosahatchee Shores Community Plan. Goal 21, in part, is to protect the existing character, natural resources, and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75.

To help protect the existing character, **Policy 21.1.3** provides that amendments to the Future Land Use Map that increase density or intensity be accompanied with a concurrent planned development rezoning. The proposed amendments increase the allowable density on the subject property from 1.8 dwelling units per acre to three dwelling units per acre; therefore, in order to comply with Policy 21.1.3 the applicant filed a concurrent planned development rezoning, DCI2022-00026. While amendments to the Future

Land Use Map cannot be conditioned, appropriate conditions may be imposed through the concurrent rezoning if needed to protect the character of the Caloosahatchee Shores Community Plan area.

Consistent with **Policies 17.3.2, 17.3.3, and 17.3.4**, the applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva (within the Caloosahatchee Shores Community Plan area) on February 9, 2022. The attendees expressed concerns about increased density, increased traffic, development pattern, access to Lehigh Acres, and capacity of infrastructure for water and sewer.

Transportation

Lee Plan amendment applications are required to provide a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Buckingham Rd from Orange River Blvd to SR 80 and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS “F” with and without the project in Year 2026.

The Long Range 2045 Horizon LOS analysis indicates Buckingham Rd from Gunnery Rd to Orange River Blvd, Cemetery Rd from Buckingham Rd to Higgins Ave, Orange River Blvd from Staley Rd to Buckingham Rd, and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS “F” with and without the project.

SR 80 is an arterial maintained by State. Buckingham Rd is an arterial, Orange River Blvd and Cemetery Rd are collectors maintained by county.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

Public Service Availability

There are adequate public facilities and infrastructure to serve future development based on the proposed changes to the Future Land Use Map.

- **Emergency Medical Services:** The subject site is currently served by Lee County Emergency Medical Services (EMS). Lee County EMS reviewed the proposed amendments and found that the service availability for the proposed development will be adequate contingent on the following remedies:
 1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02).
 2. Construction of the proposed southerly access point from 75th St. West.
- **Fire:** The subject property is within the boundaries of the Fort Myers Shores Fire Protection and Rescue Service District. The District determined the amendments “does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall.”
- **Police:** The Lee County Sheriff’s Office has indicated that they will be able to provide an adequate level of service to the subject property. Services will be provided from the Central District Offices in Fort Myers.
- **Public transit:** The subject property does not meet applicability standards for LeeTran. The property is not within one quarter mile of a fixed-route corridor, and there is no identified need for enhanced or additional transit services in the area.

- Schools: Analysis provided by the School District of Lee County provided that the proposed amendments will result in a total of 146 school-aged children. The analysis provides that capacity is not an issue within the project's Concurrency Service Area (CSA).
- Solid Waste: Lee County Solid Waste Department currently has the appropriate capacity to provide service to the subject property. Disposal of waste will be completed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.
- Water and Sewer: The subject property is located within the Lee County Utilities Future Service Areas. Potable water and sanitary sewer lines are in operation adjacent to the property. However, developer-funded system enhancements, such as line extensions, may be required. Potable water service will be provided through the Olga Water Treatment Plant, while sanitary sewer service will be provided by the City of Fort Myers South Water Reclamation Facility.

Conclusions

The proposed Future Land Use Map amendments are consistent with the Lee Plan:

- The additional development within the River Hall community will not change the overall character of Caloosahatchee Shores, consistent with Policy 21.1.3.
- The applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, within the Caloosahatchee Shores Community Plan area, on February 9, 2022, Consistent with Policies 17.3.2, 17.3.3, and 17.3.4.
- There is currently, and will continue to be, adequate public services facilities to meet all regulatory levels of service. Analysis shows the local transportation network will have both segments and intersections that fail with or without the proposed amendments, however this is a non-regulatory level of service.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***transmit*** the proposed small-scale amendment as recommended by staff in Attachment 1.

PART 2 LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: October 24, 2022

A. LOCAL PLANNING AGENCY REVIEW:

The applicant's representatives provided a presentation addressing the requested amendments, project/property history, surrounding uses, consistency with the Lee Plan, transportation analysis, environmental analysis, public facilities impacts, and concurrent rezoning.

During the applicant's presentation members of the LPA asked several questions which were addressed by the applicant during their presentation. These questions are summarized below.

- Would the additional density result in new product types or reduced lot sizes?
- Are there any additional impacts to wetlands or reduction in open space proposed based on the additional dwelling units?

- What is the status of the southern access to the property?
- Describe the stormwater management system design and capacity?
- What is the density of surrounding developments?
- Is there sufficient capacity in the potable water and sanitary sewer utility design and capacity?
- Will there be additional wildlife impacts?
- What is the level of service on adjacent roadways?

Please see the October 24, 2022 LPA minutes for additional details about the questions and applicant responses.

Following the applicant's presentation and questions from members of the LPA, staff made a presentation addressing the requested amendments, subject property, project density, consistency with the Lee Plan, and staff recommendation.

Members of the LPA asked about transportation concurrency and what impacts it had on the project. Staff clarified that transportation has a non-regulatory level of service but that levels of service were used to assist the county in prioritizing improvements to the transportation network. Staff also noted that Buckingham Road is on the priority list of transportation projects.

Fifteen members of the public addressed the LPA concerning the proposed amendments. Members of the public expressed concern about the character of the area, overall density, traffic congestion, potential flooding and stormwater management, previous representations by the developer, and capacity of public services and infrastructure.

Following this, the applicant's representatives responded to the comments made by the public.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners transmit CPA2021-00016. The motion passed 4 to 0.

RAYMOND BLACKSMITH	AYE
DUSTIN GARDNER	AYE
JAMES M. INK	AYE
ALICIA OLIVO	ABSENT
DON SCHROTENBOER	AYE
STAN STOUDE	ABSENT
HENRY ZUBA	ABSENT

**PART 3
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING**

DATE OF PUBLIC HEARING: January 18, 2023

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendments, location, character of the area, Lee Plan consistency, and LPA and Staff recommendations. Following staff's presentation, the applicant's consultants presented the proposed amendments in greater detail, including the proposed request, subject property, surrounding properties, transportation and other public infrastructure, identification of where additional units would be located within the River Hall Community, and stated agreement with the staff and LPA recommendations.

Eight members of the public addressed the Board of County Commissioners concerning the proposed amendment. The members of the public expressed concerns about internal and external infrastructure capacity, availability of residence amenities within River Hall, the number of dwelling units anticipated in the unplatted areas, safety of adjacent roadways, impact of additional households on school traffic during drop-off and pick-up times, and lack of facilities such as hospitals in the immediate area to serve existing and future River Hall residents. The applicant's representatives addressed concerns brought up by the public.

Following the public comment commissioners asked the applicant to verify that River Hall's internal infrastructure could handle the number of additional units that is being requested. A representative for the applicant, and licensed civil engineer, stated that the internal infrastructure was properly sized for the number of units being requested.

B. BOARD ACTION:

A motion was made to transmit CPA2021-00016 as recommended by staff and the LPA. The motion passed 3 to 0.

MIKE GREENWELL	AYE
BRIAN HAMMAN	AYE
CECIL L. PENDERGRASS	ABSENT
KEVIN RUANE	ABSENT
RAY SANDELLI	AYE

PART 4
STATE REVIEWING AGENCIES'
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by February 24, 2023.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

Lee County received responses from the following review agencies addressing the transmitted amendment:

- FloridaCommerce,
- Florida Department of Agriculture and Consumer Services (FDACS),
- South Florida Water Management District (SFWMD), and
- Florida Department of Environmental Protection (FDEP)

The responding state agencies had no objections, recommendations, or comments on the transmitted amendment.

B. REVISED REQUEST:

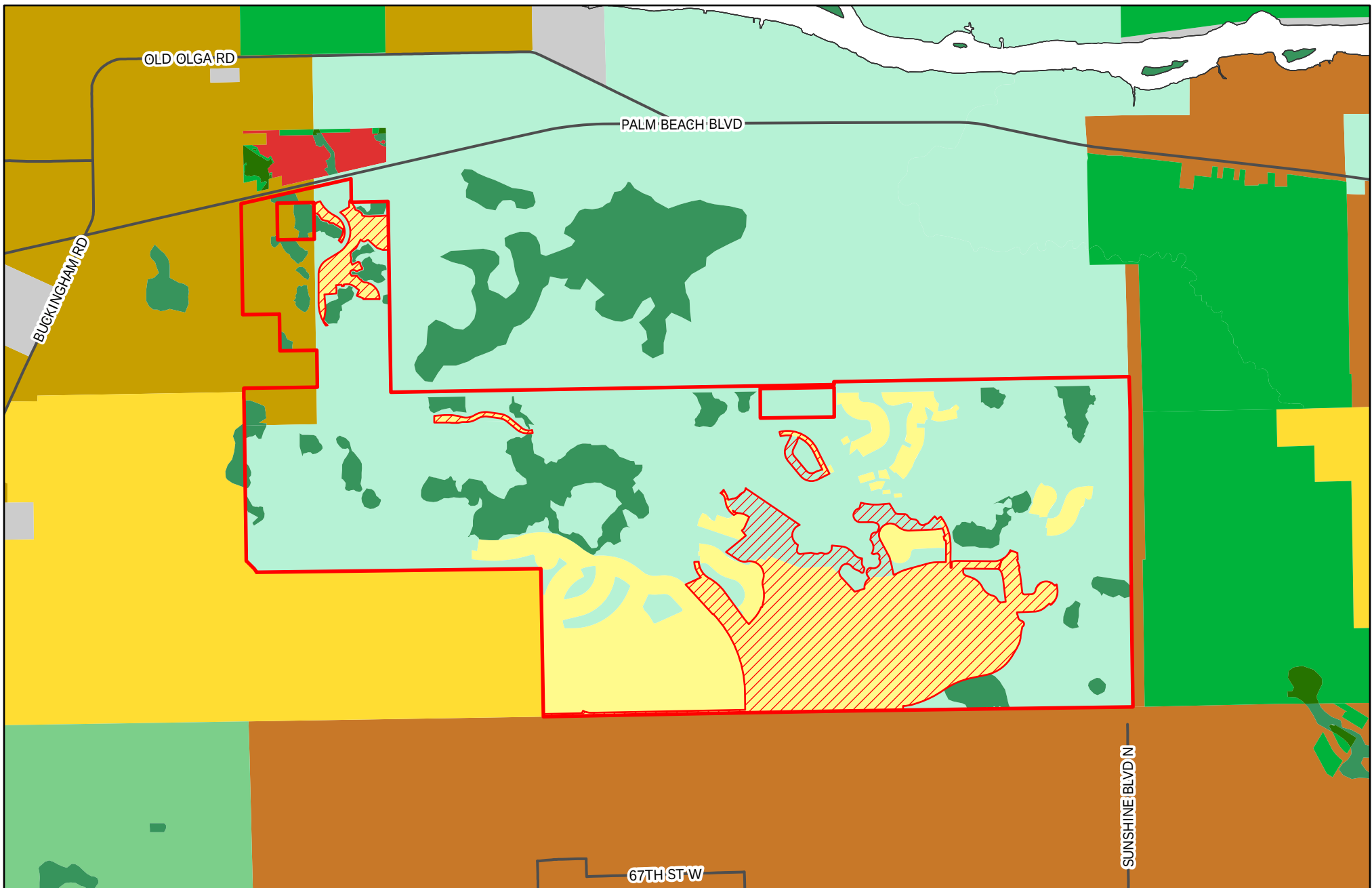
On April 13, 2023, after the BoCC Transmittal hearing and review by the state reviewing agencies, the applicant requested a revision to the proposed amendment. The revision removed ± 42.18 acres of land from the request. The ± 42.18 acres, currently in the Rural future land use category, was previously proposed to change to the Outlying Suburban future land use category (± 13.54 acres) and the Sub-Outlying Suburban future land use category (± 28.64 acres). The updated request changes the size of the amendment from ± 391.85 acres to ± 349.67 acres and changes the potential increase in dwelling units from +489 units to +434 units, a decrease of 55 units. No other changes were proposed. The revised acreages and requested future land use categories are as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
32.14 acres	Rural	Outlying Suburban
3.76 acres	Rural	Sub-Outlying Suburban

C. STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as requested by the applicant on April 13, 2023, and as provided in Attachment 1.

ATTACHMENT 1



CPA2021-00016



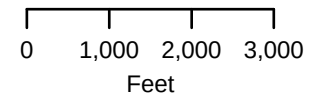
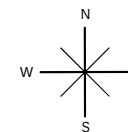
Map Generated: March 2024

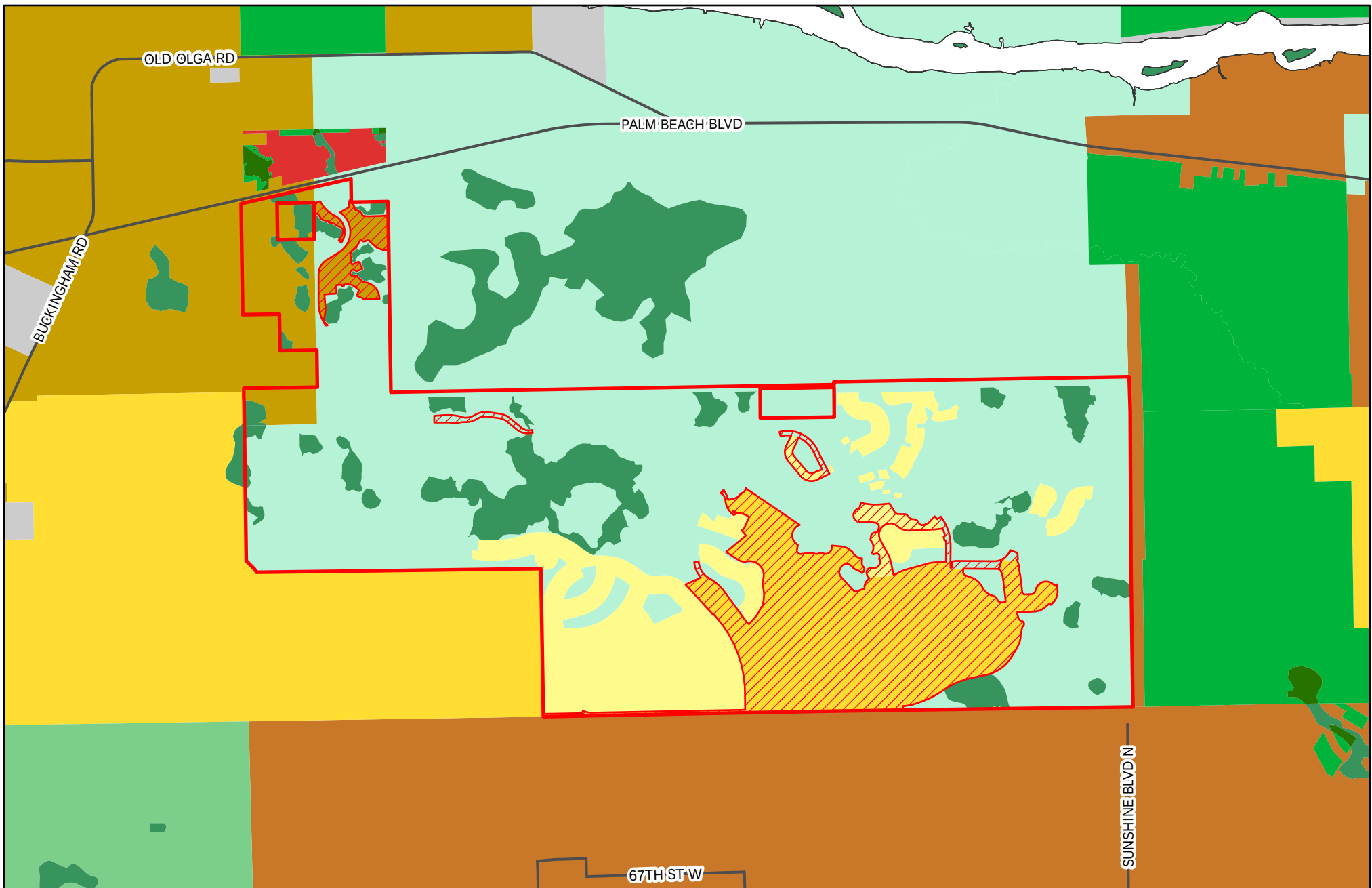
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial

- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands

- Conservation Lands - Wetland
- Proposed Map Change
- River Hall Boundary

Existing Future Land Use





CPA2021-00016



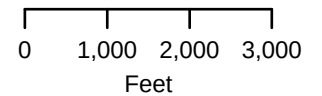
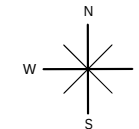
Map Generated: March 2024

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial

- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands

- Conservation Lands - Wetland
- Proposed Map Change
- River Hall Boundary

Proposed Future Land Use



April 13, 2023

Mr. Brandon Dunn
Principal Planner
Lee County DCD Planning Section
1825 Hendry Street, #101
Fort Myers, FL 33901

RE: River Hall Map Amendment
CPA2021-00016

Dear Mr. Dunn:

As discussed with staff, changes are needed to the proposed Comprehensive Plan Amendment for property within River Hall. As previously proposed, approval would have resulted in inadequate Rural property to support the existing platted lots residing within the Rural Future Land Use category, inconsistent with Policy 5.1.10. To correct this inconsistency, the proposed Comprehensive Plan Amendment has been revised to include less land, retaining more land within the Rural Future Land Use category than previously proposed.

As the maps below demonstrate, two areas which were previously seeking Outlying Suburban and Sub-Outlying Suburban are now proposed to remain within the Rural Future Land Use, keeping the land use designation as it exists today. This reduces the land included in the proposed amendment by 42.18 acres (from 391.85 ac to 349.67 ac), and reduces density change by 55 units (from an increase of 489 units to an increase of 434 units).

Previously Proposed FLUM



Revised Proposed FLUM



Outlined in greater detail within the Lee Plan Analysis narrative, the tables below outline existing and proposed densities, resulting in a density increase of 434 units.

Mr. Brandon Dunn – Lee County DCD
River Hall – CPA2021-00016
April 13, 2023

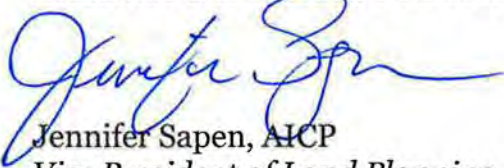
PREVIOUSLY REQUESTED AMENDMENT			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87
Amendment area: 391.85 ac			
Density increase above existing conditions: 489 units			

REVISED AMENDMENT REQUEST			
Proposed Land Use	AC	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	308.77	3	926.31
Sub-Outlying Suburban	3.76	2	7.52
Rural	11.94	1	11.94
TOTAL	349.67		1096.97
Amendment area: 349.67 ac			
Density increase above existing conditions: 434 units			
Density decrease from previous request: 55 units			

If you have any questions or need additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.


Jennifer Sapen, AICP
Vice President of Land Planning

JS/cmh
23898

Enclosure



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: RIVER HALL

Project Description: To amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units.

Map(s) to Be Amended: Lee Plan Map 1: Future Land Use Map

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

1. Name of Applicant: GREENPOINTE HOLDINGS, LLC

Address: 7807 Baymeadows Road East, Suite 205

City, State, Zip: Jacksonville, FL 32256

Phone Number: (352) 397-2922

E-mail: gmiares@greenpointellc.com

2. Name of Contact: BARRACO AND ASSOCIATES, INC. - Jennifer Sapen, AICP, VP of Land Planning

Address: 2271 McGregor Boulevard, Suite 100

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 461-3170

E-mail: JenniferS@Barraco.net

3. Owner(s) of Record: Please see page 6 of Application.

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. Site Address: Please see attached.

2. STRAP(s): Please see attached.

5. Property Information:

Total Acreage of Property: ±1,978.44

Total Acreage Included in Request: ±349.67

Total Uplands: ±349.67

Total Wetlands: ±0

Current Zoning: RPD/CPD

Current Future Land Use Category(ies): SOS, Rural

Area in Each Future Land Use Category: SOS 313.77 AC; Rural 35.90 AC

Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center

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

Residential Units/Density: 663

Commercial Intensity: 45,000 sf

Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 1,097

Commercial Intensity: 65,000 sf

Industrial Intensity: N/A

Public Facilities Impacts

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

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17. See enclosed TIS prepared by David Plummer and Associates
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer _____
 - b. Potable Water _____
 - c. Surface Water/Drainage Basins _____
 - d. Parks, Recreation, and Open Space _____
 - e. Public Schools _____

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

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

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

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

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

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

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

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella & Associates.

A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

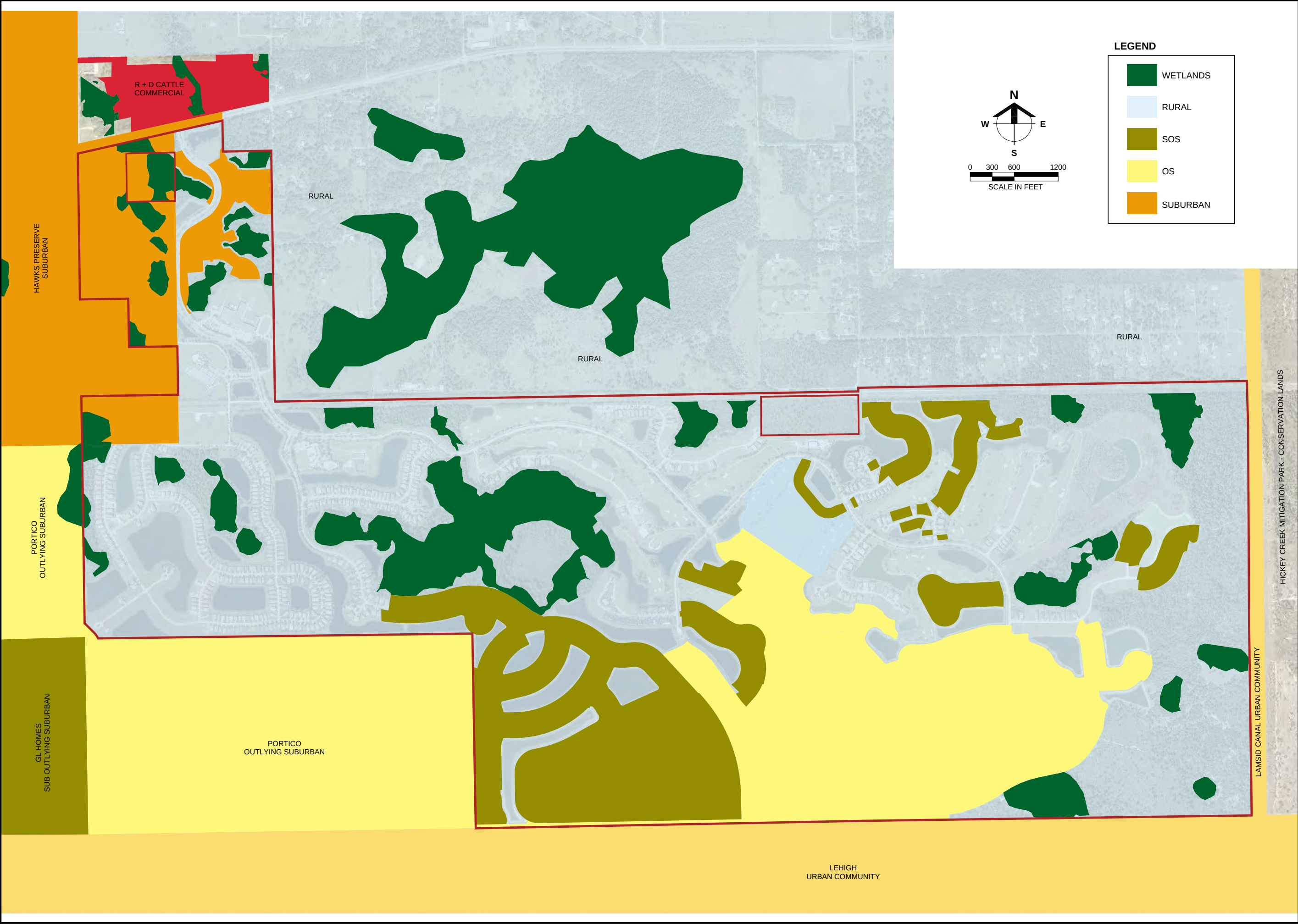
MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

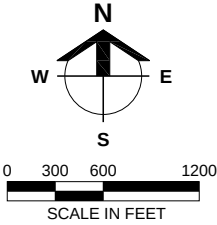
Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to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

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



LEGEND

- WETLANDS
- RURAL
- SOS
- OS
- SUBURBAN



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

**COMPREHENSIVE
PLAN
AMENDMENT**

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	J:\23898\DWG\CPAL
LOCATION	J:\23898\DWG\CPAL
PLOT DATE	MON. 3-27-2023 - 11:05 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS	
3-27-2023	INCREASE RURAL FLU

PLAN STATUS

**PROPOSED FUTURE
LAND USE MAP
EXHIBIT M5.2**

PROJECT / FILE NO.	SHEET NUMBER
23898	

**(RURAL TO SOS)
DESCRIPTION**

Parcel in
Section 35,
Township 43 South, Range 26 East,
Lee County, Florida

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being a portion of Tract "C-2" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, of the Public Records of Lee County, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Easterly Most corner of said Tract "C-2" run along the Southerly, Westerly and Northerly line of said Tract "C-2" the following six (6) courses: S63°21'11"W for 154.59 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 255.00 feet (delta 76°58'02") (chord bearing N78°09'48"W) (chord 317.37 feet) for 342.55 feet to a point of tangency; N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 255.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 277.95 feet) for 293.96 feet to a point of tangency; N26°22'15"E for 201.01 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the right of radius 510.00 feet (delta 13°41'17") (chord bearing S75°39'42"E) (chord 121.55 feet) for 121.84 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing S20°36'20"E) (chord 14.91 feet) for 16.83 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing S21°09'35"W) (chord 30.99 feet) for 31.05 feet to a point of tangency; thence run S14°42'48"W for 25.21 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing S20°32'31"W) (chord 22.75 feet) for 22.79 feet to a point of tangency; thence run S26°22'15"W for 137.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 115.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 125.35 feet) for 132.57 feet to a point of tangency; thence run S39°40'41"E for 346.92 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 115.00 feet (delta 76°58'08") (chord bearing S78°09'45"E) (chord 143.13 feet) for 154.49 feet to a point of tangency; thence run N63°21'11"E for 41.46 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 53.86 feet) for 54.06 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 30.28 feet) for 30.39 feet to a point of tangency;

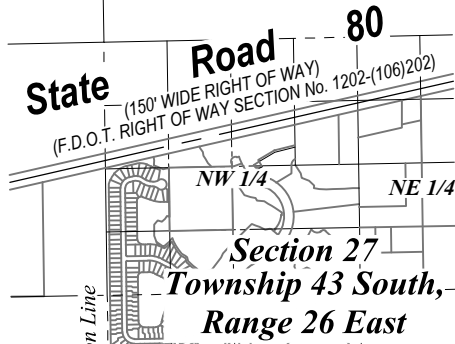
DESCRIPTION (CONTINUED)

thence run N63°21'11"E for 18.00 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S71°38'49"E) (chord 14.14 feet) for 15.71 feet to a point of tangency and an intersection with the Easterly line of said Tract "C-2"; thence run along said Easterly line the following two (2) courses: S26°38'49"E for 55.27 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 1,040.00 feet (delta 03°26'40") (chord bearing S28°22'09"E) (chord 62.51 feet) for 62.52 feet to the POINT OF BEGINNING.

Containing 3.76 acres, more or less.

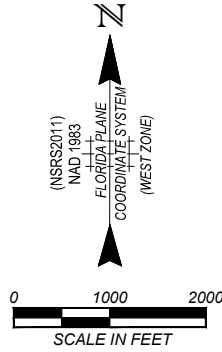
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

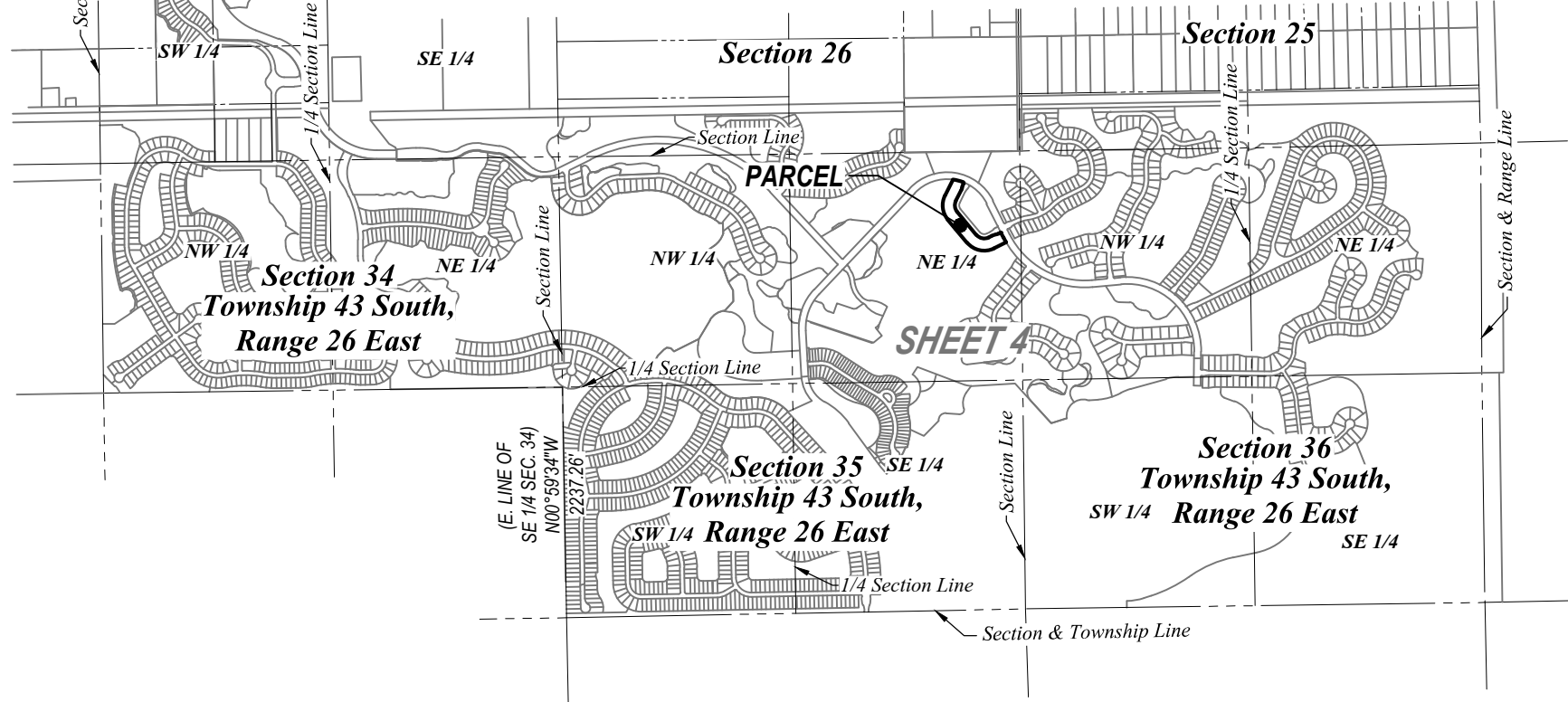


NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



KEY MAP SHEET



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

RURAL TO SOS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION
A PARCEL OF LAND IN SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23898S02.DWG
LAYOUT	3
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	TUE. 3-28-2023 - 9:08 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	
PLAN REVISIONS	
03-10-2023	ADD COORDINATES
02-23-2023	REMOVE PARCEL 2
03-28-2023	REVISE BOUNDARY
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	3 OF 4

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**A PARCEL OF
LAND IN
SECTION 35
TOWNSHIP 43 SOUTH,
RANGE 26 EAST,
LEE COUNTY,
FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

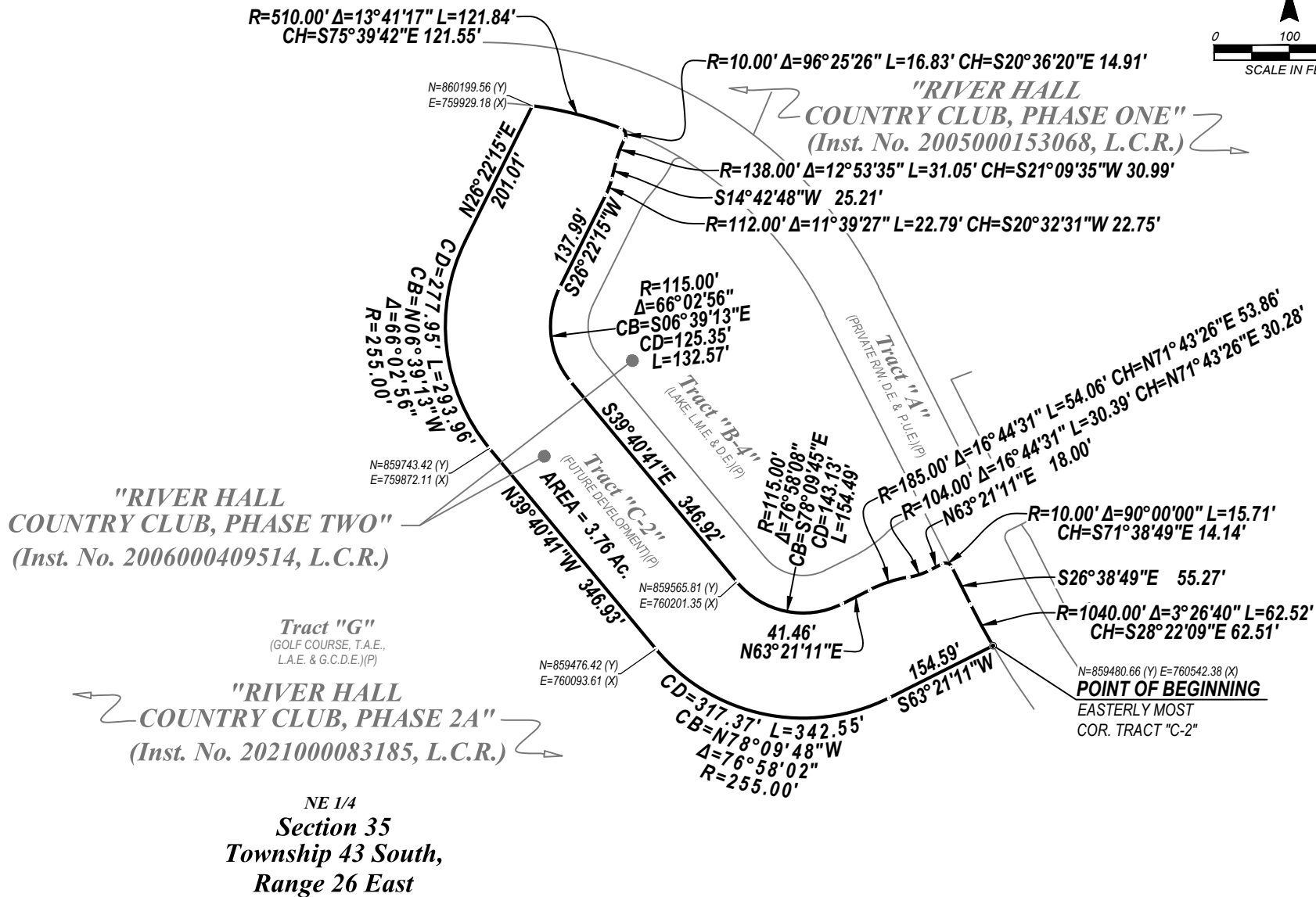
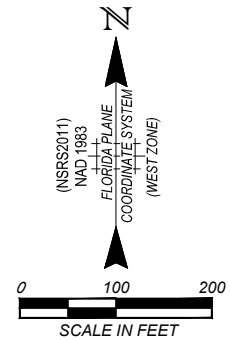
FILE NAME	2389802.DWG
LAYOUT	4
LOCATION	J:\2389802\DWGS\SURVEYING\SKETCH
PLOT DATE	TUE. 3-28-2023 - 9:09 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

**SKETCH TO
ACCOMPANY
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	4 OF 4



**(RURAL TO OS)
DESCRIPTION**

Parcel in
Sections 35 and 36,
Township 43 South, Range 26 East,
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being all Tract "F-2" and a portion of Tract "G" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185, Lee County Records, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Westerly Most corner of said Tract "F-2", run along the Westerly line of said record plat the following twelve (12) courses: Northeasterly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.24 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet; N77°44'05"E for 67.26 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 5.00 feet (delta 22°38'56") (chord bearing N74°38'30"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 94.00 feet (delta 64°31'17") (chord bearing N34°29'07"E) (chord 100.35 feet) for 105.85 feet; thence run S55°54'30"E along a non-tangent line for 1,173.13 feet to a point on a non-tangent curve and intersection with the Easterly line of said record plat; thence run along the Easterly, Northerly and Southerly line said record plat the following thirty-three (33) courses: Southerly along an arc of a curve to the left of radius 195.00 feet (delta 133°23'49") (chord bearing S05°19'03"W) (chord 358.19 feet) for 454.00 feet; S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E)

DESCRIPTION (CONTINUED)

(chord 96.30 feet) for 111.77 feet to a point of tangency; N83°41'31"E for 190.00 feet; S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°57'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet to a point of tangency; N05°11'26"E for 65.78 feet; S84°48'34"E for 187.44 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet to a point of tangency; S17°46'12"W for 50.65 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 41.69 feet) for 49.29 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 160.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'29"W) (chord 206.98 feet) for 254.00 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 80.00 feet (delta 13°48'27") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.72 feet) for 99.93 feet to a point of cusp; N42°30'21"W for 260.38 feet; S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for

DESCRIPTION (CONTINUED)

103.92 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta $73^{\circ}39'48''$) (chord bearing $S86^{\circ}22'25''W$) (chord 238.59 feet) for 255.85 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "G"; thence run along said Southerly line the following five (5) courses: Westerly along an arc of a curve to the left of radius 253.53 feet (delta $22^{\circ}06'18''$) (chord bearing $S89^{\circ}31'29''W$) (chord 97.21 feet) for 97.81 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 200.00 feet (delta $41^{\circ}24'23''$) (chord bearing $N80^{\circ}49'28''W$) (chord 141.41 feet) for 144.54 feet to a point of tangency; $N60^{\circ}07'17''W$ for 21.48 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 830.00 feet (delta $03^{\circ}00'19''$) (chord bearing $N58^{\circ}37'07''W$) (chord 43.53 feet) for 43.54 feet to a point of tangency and $N57^{\circ}06'57''W$ for 212.10 feet to an intersection with the Southerly prolongation of the Westerly line of said record plat; thence run $N50^{\circ}39'44''E$ along said prolongation and continuing along said Westerly line for 462.15 feet; thence continue along said Westerly line the following two (2) courses: $N39^{\circ}20'16''W$ for 98.57 feet and $N31^{\circ}21'00''W$ for 20.00 feet to the POINT OF BEGINNING.

Containing 32.14 acres, more or less.

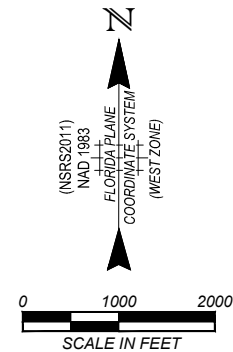
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear $N00^{\circ}59'34''W$.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

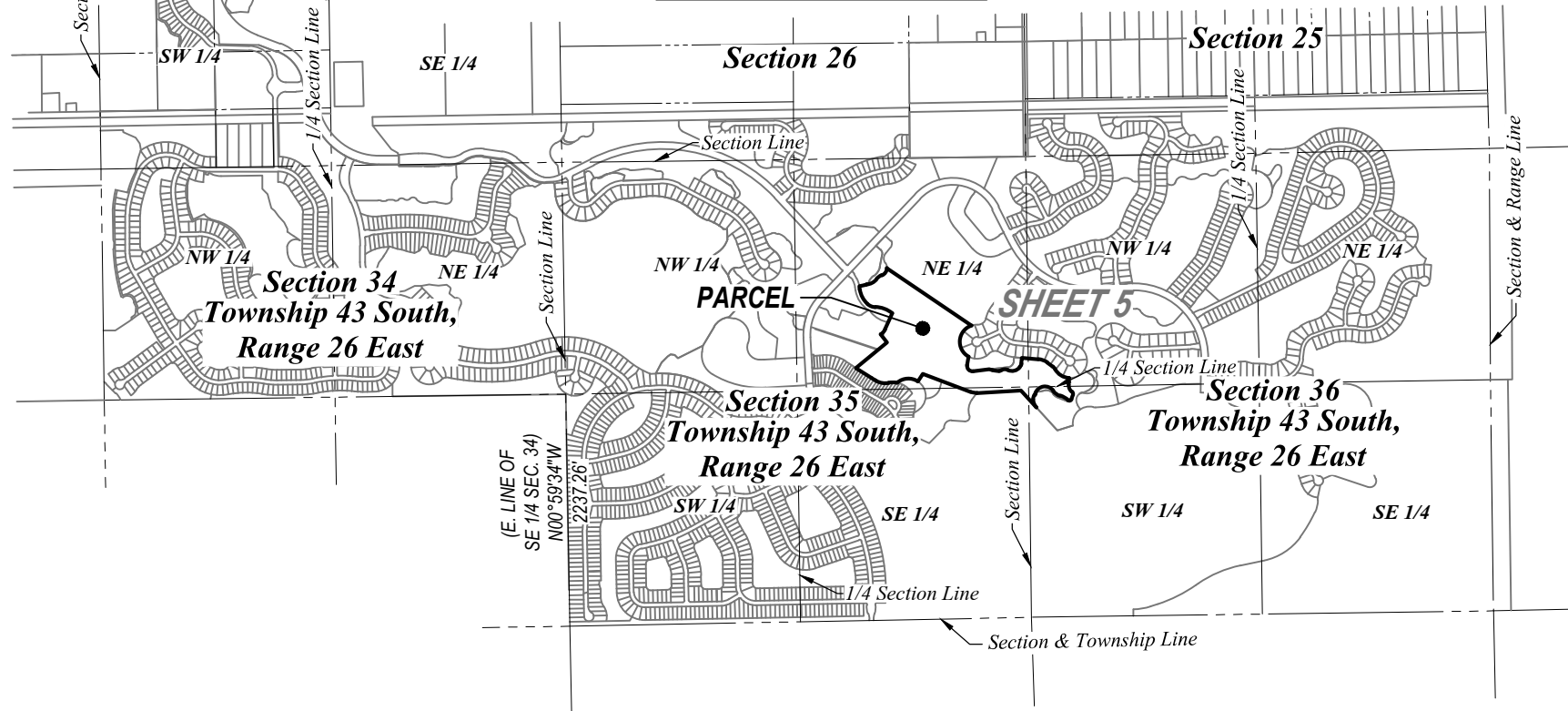
State Road 80
(150' WIDE RIGHT OF WAY)
(F.D.O.T. RIGHT OF WAY SECTION No. 1202-(106)202)
Section Line
NW 1/4 NE 1/4
Section 27
Township 43 South,
Range 26 East

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



KEY MAP SHEET



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

RURAL TO OS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

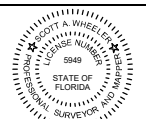
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**A PARCEL OF
LAND IN
SECTIONS 35 & 36,
TOWNSHIP 43
SOUTH, RANGE 26
EAST,
LEE COUNTY,
FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

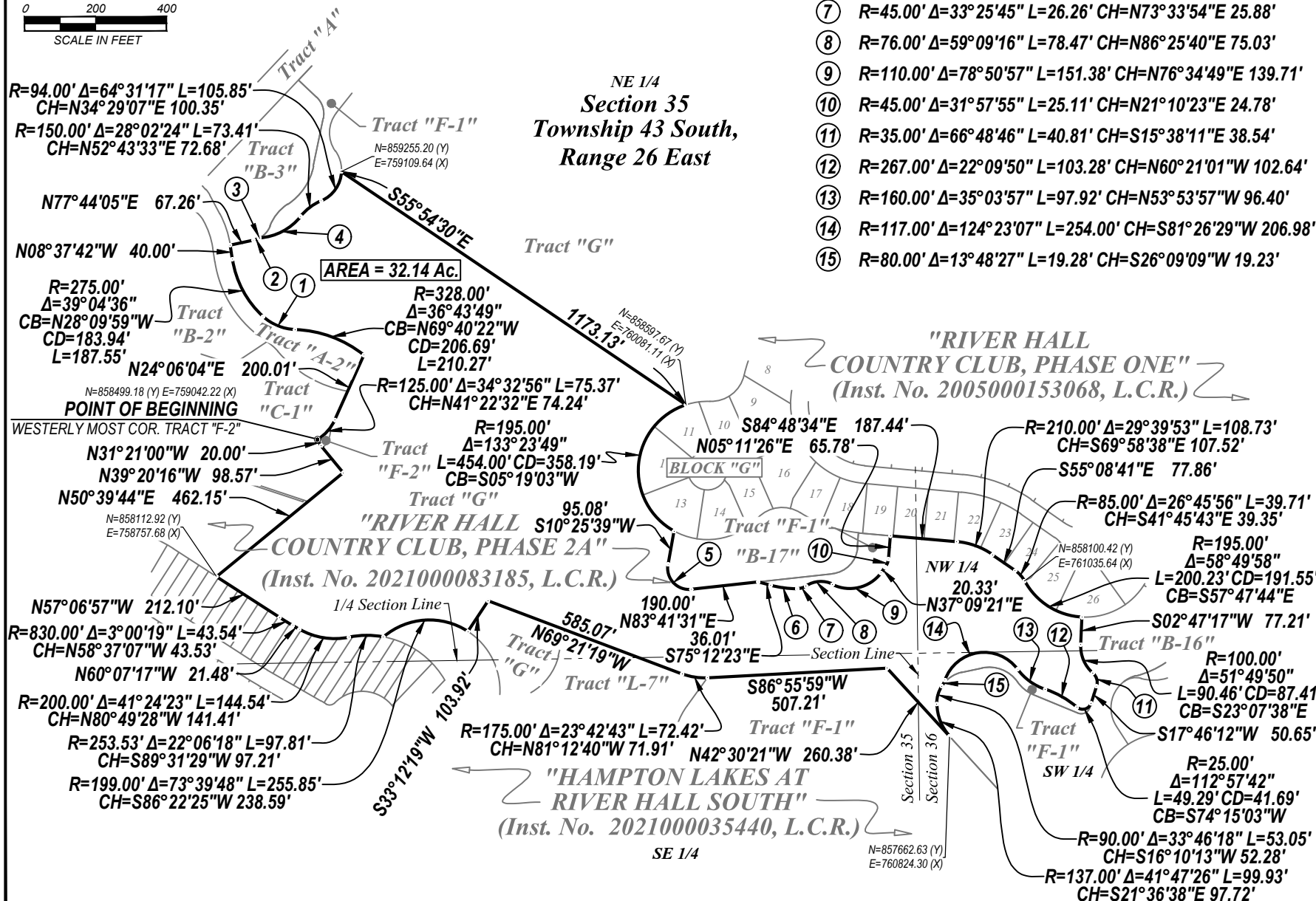
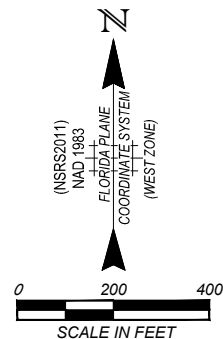
FILE NAME	23898SK04.DWG
LAYOUT	4
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	TUE. 3-28-2023 - 9:06 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-02-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	
03-10-2023	ADD COORDINATES
03-28-2023	REVISE BOUNDARY

STRAP NUMBERS	

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	4 OF 5



Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING www.barraco.net 2271 MCGREGOR BLVD., SUITE 100 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940											
PREPARED FOR											
GREENPOINTE COMMUNITIES, LLC 7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256 PHONE (904) 562-1358 FAX (904) 996-2481											
PROJECT DESCRIPTION											
A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA											
PROJECT SURVEYOR											
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.											
FILE NAME	23898S04.DWG										
LAYOUT	5										
LOCATION	J:\23898DOWNSURVEYING\SKETCH										
PLOT DATE	TUE, 3-28-2023, 9:06 AM										
PLOT BY	PETER OLSEN										
DRAWING DATA											
SURVEY DATE	09-02-2021										
DRAWN BY	P. OLSEN										
CHECKED BY	SAW										
SCALE	1"=400'										
FIELD BOOK											
PLAN REVISIONS											
<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION								
NO.	DESCRIPTION										
STRAP NUMBERS											
<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION								
NO.	DESCRIPTION										
SKETCH TO ACCOMPANY DESCRIPTION PROJECT / FILE NO. 23898 SHEET NUMBER 5 OF 5											

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M12

Lee Plan Analysis

BACKGROUND AND REQUEST

The Subject Property is located in Alva, FL (Unincorporated Lee County), southeast of the intersection of Buckingham Road and State Road 80 (See Figure 1.) and consists of ± 349.67 acres encompassing 68 parcels, further referenced as the Subject Property.

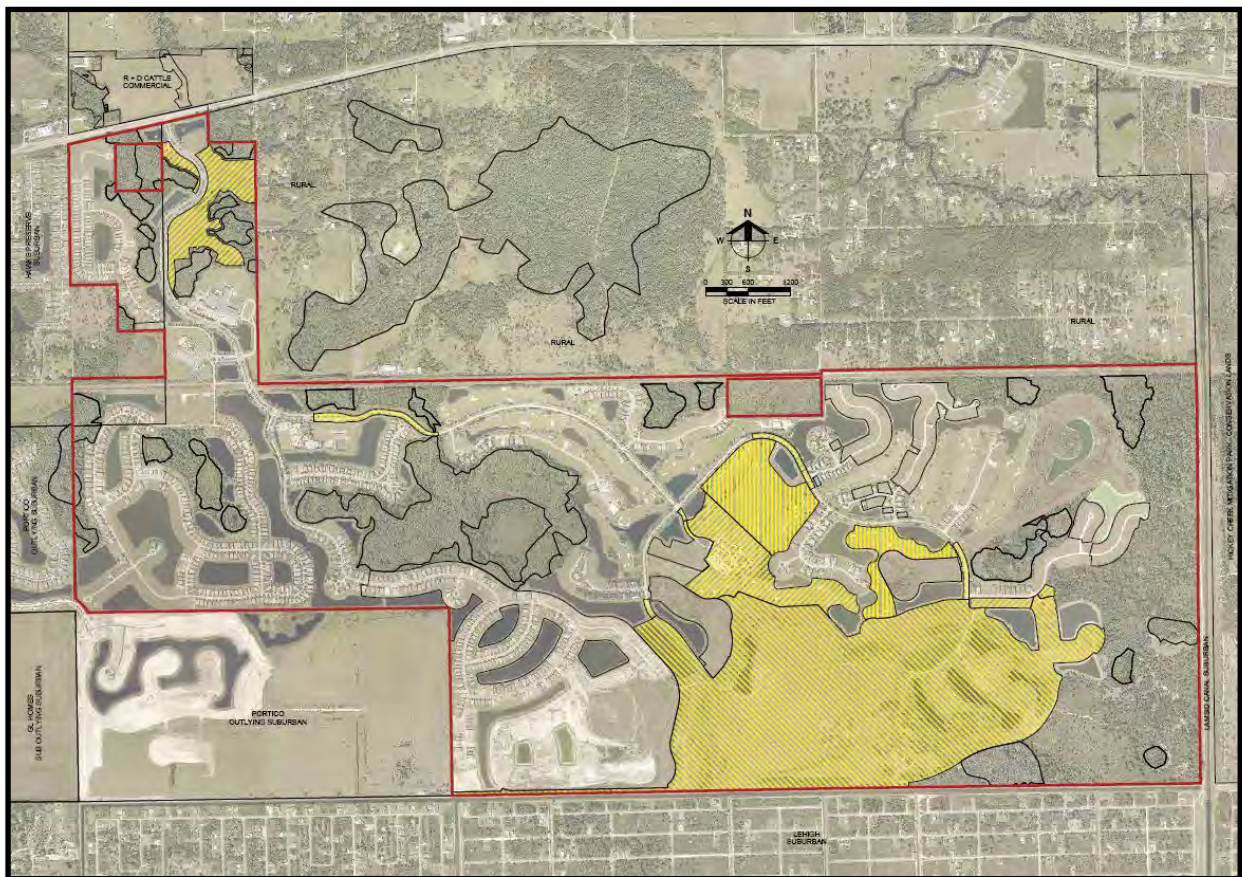


Figure 1. Subject Property Location Map

History of River Hall

The River Hall Project, which refers to the 1,798 acres that makes up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,797 acres
- All land Rural FLU

This was followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units, on 1,978 acres, through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 2,695 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

Proposed Amendment

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 349.67 acres, aka the Subject Property.

Amendment Area 1 – Near Entrance of River Hall Project – ±25.2 Acres

- Located on both sides of River Parkway, undeveloped on the east side, old sales center on the west side.
- Current FLU: SOS / Proposed FLU: Suburban
- Current zoning: CPD for all but the old sales building which is RPD
- Proposed density increase of 101 units
- Companion RPD/CPD will stipulate that all units will be allocated to only the Suburban area.

Amendment Area 2 – At the Country Club Entry Gate – ±3.9 acres

- Developed property within right of way
- Current FLU: SOS / Proposed FLU: Rural
- Proposed density decrease of 4 units
- Will eliminate an isolated SOS area

Amendment Area 3 – Southwestern portion of River Hall – ±320.6 acres

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
 - o Proposed density increase of 337 units.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 434 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing

USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

PROPOSED DENSITY

Five legal sketch and legal descriptions propose the following Future Land Use changes:

Area	Existing Future Land Use	Proposed Land Use
11.94	Sub-Outlying Suburban	Rural
276.63	Sub-Outlying Suburban	Outlying Suburban
25.2	Sub-Outlying Suburban	Suburban
32.14	Rural	Outlying Suburban
3.76	Rural	Sub-Outlying Suburban
349.67		

Existing densities within the amendment area are as follows:

Proposed Land Use	Size	Rate (du/ac)	Existing Maximum Allowable Density
Suburban	-	6	-
Outlying Suburban	-	3	-
Sub-Outlying Suburban	313.77 ac	2	627.54 units
Rural	35.90 ac	1	35.9 units
TOTAL	349.67 ac		663.44 units

Proposed densities within amendment area are shown in the table below, with an increase of 489 units on 349.67 acres.

Proposed Land Use	Size	Rate (du/ac)	Proposed Maximum Allowable Density
Suburban	25.2 ac	6	151.2 units
Outlying Suburban	308.77 ac	3	926.31 units
Sub-Outlying Suburban	3.76 ac	2	7.52 units
Rural	11.94 ac	1	11.94 units
TOTAL	349.67 ac		1096.97 units

LEE PLAN – VISION STATEMENT

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity

development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 1-B. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to “protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community’s intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed FLUM changes from the Sub-Outlying Suburban and Rural categories to the Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural categories are consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 434 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

FUTURE LAND USE ELEMENT

As shown in FLU Density Table 2 for the Subject Property above, the ±349.67 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to 35.90 acres of upland area, allowing up to 36 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling units (du) per acre, which would be applied to 313.77 acres, allowing up to 627 dwelling units. Thus, the Subject

Property's overall maximum dwelling units allowed under the existing FLUM categories totals 663 units.

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Wetlands FLUM categories, as shown on Tables 1.a, 1.b, and 1.c on Exhibit M6 & M7. The adjacent FLU designations listed below about the River Hall Project, which encompasses the Subject Property.

North

To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Blvd, at the entrance to the River Hall Community.

South

To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Amendment Area 3.

East

To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Amendment Area 1.

West

To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

Please see Exhibit M5 to see the proximity of the Outlying Suburban category in relation to the Subject Property. Both adjacent RPD projects underwent Future Land Use amendments back in 2020 and 2018 to change the FLU from Sub-Outlying Suburban to Outlying Suburban to increase density, as a result of the planned and anticipated growth in this area and the existence of urban infrastructure and services. These same growth elements carry over to the Subject Property east of these developments, influencing residential development patterns in the Fort Myers Shores Community and justifying the appropriateness of the proposed map amendment.

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 434 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Growth Management

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. While the acreage included in this request is within the Rural and Sub-Outlying Suburban FLU categories, adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.

The existing urban services support the appropriateness for densities allowed by the Sub-Outlying Suburban, Outlying Suburban and Suburban categories in this location, and indicate the residential development intensification in this region, supported by the approved CPAs to increase density on adjacent properties, as a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that recently went through a CPA, located to the west of the River Hall Project, were converted from the Sub-Outlying Suburban FLU designation to the Outlying Suburban designation.

The northern portion of the acreage included in this request (Amendment Area 1) abuts land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the Suburban category in this area. As such, both the existing Suburban and Outlying Suburban Future Land Uses that abut the River Hall Project's western boundary promote the increased density proposed by this request.

The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed amendment will help to prevent leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed amendment areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Impacts Analysis (Exhibit M15) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.5 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre through approval of the requested Amendment. However, the Subject Property is located within the LCU future water service area, according to Map 4-A of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 4-B of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent rezoning of the planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "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." According to the Bureau of Economic

and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a sub-section of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, River Hall will be developed as a planned development. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The Subject Property is outside of any Coastal High Hazard Area as delineated in Map 5-A of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the companion rezoning to increase density and development regulations will provide for sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

COMMUNITY PLANNING

The Subject Property is identified within Lee Plan Map 2-A as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to “Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” The requested comprehensive plan map

amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through “appropriate conditions of approval,” will implement protection from inconsistent and incompatible urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

TRANSPORTATION ELEMENT

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M16. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network, pursuant to the MPO 2045 (long range) Needs Plan;
- Warrant revisions to the County's five-year CIP of FDOT's five-year work program, based on the year 2026 (short-term) traffic analysis

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application, will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map 3-D and connection with the Pine Island – Hendry Trail per Map 4-E of the Lee Plan.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Future Water Service Areas Map 4-A, dated November of 2021. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested amendment based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Sanitary Sewer

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 4-B. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested amendment based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Surface Water Management

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 5-D shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

Policy 95.1.3.4: Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

A modified storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed

development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

PARKS, RECREATION & OPEN SPACE

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the MCP for the concurrent rezoning application allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring 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.” Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates “large, contiguous open space areas in the development design,” consistent with Policy 77.3.4.

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5-A.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the concurrent River Hall rezoning application's proposed clustered development, provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project abut a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting “connectivity between public and private conservation and preservation efforts,” outlined in Policy 123.1.5.

Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The

use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project's density without impacting the project's existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 434 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

HOUSING ELEMENT

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County's objective is to work with private and public housing providers to ensure the types, costs, and locations of housing are provided to meet the needs of the County's population, per Objective 135.1 of the Lee Plan. Southwest Florida is one of the state's leading in-migration areas with Fort Myers being among one of the fastest growing metro areas in the nation, based on data from the U.S. Census Bureau. The County's population is estimated to increase to approximately 900,000 by 2030 (8 years), pursuant to the University of Florida's BEBR Projections of Florida Population by County 2025-2045, and will need additional dwelling units to be provided in unincorporated Lee County to meet the needs of the County's existing and future residents. The proposed comprehensive plan amendment and companion rezoning will allow for up to 434 new housing units to help meet Goal 135 and the intent of Objective 135.1. The proposed amendment and companion rezoning is also consistent with Policy 135.1.9, which outlines the need to provide "a wide variety of allowable housing densities and types through the planned development process."

PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS & EFFECT ON POPULATION

Lee Plan Policy 1.6.5 outlines, by reference Lee Plan Map 1-B and Table 1(b), the "proposed distribution, extent, and location of generalized land uses through the Plan's horizon." As discussed with Staff on February 1, 2022, there is adequate acreage within Table 1(b) at this time for the proposed River Hall CPA, which will be re-evaluated prior to development.

Lee County's population projections will not be impacted negatively by the proposed Comprehensive Plan Amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau's Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 434 additional units, could accommodate approximately 1,146 additional persons (434 units x 2.64 persons per household).

Lee County's 2020 population estimate was 760,822 according to the United States Census Bureau QuickFacts. The County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections into consideration, more than 50,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.

SANDSTONE AQUIFER

The use of the Sandstone aquifer at the project site is permitted under South Florida Water Management District Irrigation Water Use Permit No. 36-04006-W. The irrigation system is permitted with the supply derived from the lake system with groundwater from the Sandstone and Lower Hawthorn aquifers discharged to the lakes as recharge. The permit has a source limitation on the Sandstone aquifer and allocates a maximum monthly usage of 16.76 million gallons (MG) and an annual use of 203.67 MG from the aquifer.

During the application and review process of the permit prior to development, computer impact analyses were conducted to determine the allowable allocation to be derived from each source. As the Sandstone aquifer is also a source for nearby domestic use, the allocation from the aquifer was limited to volumes that computer modeling showed did not create adverse impacts to adjacent users and that met the applicable SFWMD permitting criteria.

With respect to the Sandstone aquifer and the requirements of the Lee Plan policy 60.1.1 (POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater), the permitted use of the aquifer is as an irrigation source that discharges to the surface water system to recharge the water withdrawn from the lake system. The specific use of the Sandstone aquifer and the surface water system is balanced as there is no net change in the water levels in the lake system resulting from use of the Sandstone aquifer as the recharge from the aquifer is replacing an equal volume withdrawn for irrigation. The Sandstone aquifer on site is a confined aquifer that is separated from the water-table aquifer/surface water system by an approximately 40 foot thick confining unit (District Publication WS-35) which limits interaction between zones. Therefore, the interaction between the surface water management system and the Sandstone aquifer is negligible and has no net positive or negative effect. No changes to the allocation or use of the Sandstone aquifer are proposed.

The Lee Plan's Goal 126: Water Resources is to "Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability." The use of the Sandstone aquifer on site meets this goal and the requirements of policy 126.1.2 (POLICY 126.1.2: Recognize and encourage water and wastewater management practices that do not exceed the natural assimilative capacity of the environment or applicable health standards. Conservation and Coastal Management VII-16 November 2021 Water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reuse water, reverse osmosis, dual

water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques.).

As noted, the impacts of the use of the Sandstone aquifer had been evaluated during the SFWMD permitting process. Computer modeling conducted during the permitting process done in 2005 and 2006 (Application No. 050531-4) assessed the impacts of Sandstone aquifer withdrawals at the maximum monthly withdrawals of 16.76 MG. The District noted in the Staff Report prepared for the permit that modeling data were consistent with the criteria set forth in Subsection 3.1.2 of the SFWMD Applicant's Handbook. The aquifer parameters for the Sandstone aquifer modeling were obtained from onsite pump tests and aquifer parameters determined from the testing. Withdrawals of the recommended maximum monthly allocation were simulated for 90 days with no recharge. The purpose of the analysis was to simulate withdrawals of the maximum monthly allocations during a 1-in-10 year drought scenario. The modeling results showed that the maximum drawdown as a result of the maximum monthly withdrawals from the Sandstone aquifer was 5.77 feet at a well node.

To assess the impacts on the regional Sandstone aquifer, a determination of the effect of the modeled drawdown on the Maximum Developable Limit (MDL) was undertaken. The assessment assumed a land surface elevation at the project site of approximately 13 feet NGVD. The top of the Sandstone in the vicinity of the site is approximately -50 feet NGVD (District Publication WS-35). The MDL, which is defined as water levels 20 feet above the top of the aquifer, is -30 feet NGVD. The lowest recorded water level in the Sandstone aquifer, obtained from USGS Monitor Well L-1975, located approximately 1.5 miles north of the site was 4.10 feet NGVD. The modeling results submitted under Application 050531-4 show a drawdown of approximately 5.8 feet in the aquifer at the project's wells as a result of the withdrawal of the permitted allocation, leaving approximately 28 feet of head above the MDL. Therefore, the potential for harm to occur to water resource availability of the Sandstone aquifer as a result of the withdrawal of the recommended allocation was considered minimal.

To assess the water levels in the Sandstone aquifer on site, two monitor wells were constructed in June 2019 at the northern and southern property boundaries (Figure 1). Monitoring data have shown that the minimum level in the aquifer on site during the period of record occurred in April 2021 at the northern monitor well location. The minimum level recorded was -2.43 feet NAVD (approximately -1.23 feet NGVD). The minimum recorded level was greater than 28 feet above the MDL.

The site is currently utilizing onsite resources to supply the irrigation demands of the project. The use of reclaimed water as an irrigation source has been investigated with Lee County Utilities. A July 2021 letter (River Hall Reuse 07-16-21) from Nathan Beal, Utilities Planning Manager, indicates that the Utility does not have the capability to supply reuse water to the site. The use of reclaimed water as an irrigation source will be considered for use in the future as it becomes available.

The project uses best management practices to limit unnecessary irrigation including the use of xeriscaping principles, soil moisture sensors, rain gauges, monitoring of site

conditions by qualified onsite personnel, and employs the use of calibrated totalizing flow meters on all withdrawal sources. The project limits water usage to mandated irrigation schedules and watering restrictions. In addition, all irrigation measures comply with the mandatory year-round landscape measures for Lee, Charlotte, and Collier Counties, per Chapter 40E-24, F.A.C. A compliance monitoring program is currently in place to monitor water levels and water quality within the source aquifers and the lake system.

PREVIOUSLY REQUESTED AMENDMENT - AREA CHANGES			
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outlying Suburban	313.77	Rural
276.63	Sub-Outlying Suburban		Outlying Suburban
25.2	Sub-Outlying Suburban		Suburban
45.68	Rural	78.08	Outlying Suburban
32.4	Rural		Sub-Outlying Suburban
391.85			

PREVIOUSLY REQUESTED AMENDMENT - EXISTING DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	0	6	0
Outlying Suburban	0	3	0
Sub-Outlying Suburban	313.77	2	627.54
Rural	78.08	1	78.08
TOTAL	391.85		705.62

PREVIOUSLY REQUESTED AMENDMENT - PROPOSED DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87
Amendment area (acres): 391.85			
Density increase above existing conditions (units): 489.25			

REVISED AMENDMENT REQUEST - AREA CHANGES			
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outlying Suburban	313.77	Rural
276.63	Sub-Outlying Suburban		Outlying Suburban
25.2	Sub-Outlying Suburban		Suburban
32.14	Rural	35.9	Outlying Suburban
3.76	Rural		Sub-Outlying Suburban
349.67			

REVISED AMENDMENT REQUEST - EXISTING DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	0	6	0
Outlying Suburban	0	3	0
Sub-Outlying Suburban	313.77	2	627.54
Rural	35.9	1	35.9
TOTAL	349.67		663.44

REVISED AMENDMENT REQUEST - PROPOSED DENSITY			
Proposed Land Use	AC	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	308.77	3	926.31
Sub-Outlying Suburban	3.76	2	7.52
Rural	11.94	1	11.94
TOTAL	349.67		1096.97
Amendment area (acres): 349.67			
Density increase above existing conditions (units): 433.53			
Density decrease from previous request (units): 55.72			

River Hall Comprehensive Plan Map Amendment CPA2021-00016

Local Planning Agency
September 26, 2022

RECEIVED
SEP 09 2022

Table of Contents

COMMUNITY DEVELOPMENT

1. Application
2. List of STRAPs
3. Sunbiz Reports and Signature Sheets
4. Sketch and Legal Descriptions
5. Deeds
6. Maps
7. Reports and Analysis
8. Letters of Availability
9. Environmental Reports and Maps
10. Traffic Reports and Maps
11. Community Meeting Information

Application



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: RIVER HALL

Project Description: To amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 32.4 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 45.68 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +489 units.

Map(s) to Be Amended: Lee Plan Map 1: Future Land Use Map

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

1. Name of Applicant: GREENPOINTE HOLDINGS, LLC

Address: 7807 Baymeadows Road East, Suite 205

City, State, Zip: Jacksonville, FL 32256

Phone Number: (352) 397-2922

E-mail: gmiars@greenpointellc.com

2. Name of Contact: BARRACO AND ASSOCIATES, INC. - Jennifer Sapen, AICP, VP of Land Planning

Address: 2271 McGregor Blvd, Suite 100

City, State, Zip: Fort Myers, FL

Phone Number: (239) 461-3170

E-mail: JenniferS@Barraco.net

3. Owner(s) of Record: Please see page 6 of Application.

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. Site Address: Please see attached.

2. STRAP(s): Please see attached.

5. Property Information:

Total Acreage of Property: ±1,978.44

Total Acreage Included in Request: ±391.85

Total Uplands: ±391.85

Total Wetlands: ±0

Current Zoning: RPD/CPD

Current Future Land Use Category(ies): SOS, Rural

Area in Each Future Land Use Category: SOS 313.77 AC; Rural 78.08 AC

Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center

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

Residential Units/Density: 2,749

Commercial Intensity: 45,000 sf

Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 3,238

Commercial Intensity: 65,000 sf

Industrial Intensity: N/A

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella & Associates.

A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

List of STRAPs

RIVER HALL CPA TO FLUM

#	FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
1	10538588	36432603000A0700CE	RIVER HALL CC		RIGHT OF WAY	ALVA	33920	1600 W COLONIAL DR	ORLANDO	FL	32804
2	10538684	364326030000K0040	RH VENTURE III LLC	17262	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
3	10538685	364326030000K0050	RH VENTURE III LLC	17266	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
4	10538686	364326030000K0060	RH VENTURE III LLC	17270	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
5	10538687	364326030000K0070	RH VENTURE III LLC	17274	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
6	10538688	364326030000K0080	RH VENTURE III LLC	17278	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
7	10538689	364326030000K0090	RH VENTURE III LLC	17282	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
8	10538690	364326030000K0100	RH VENTURE III LLC	17286	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
9	10538691	364326030000K0110	RH VENTURE III LLC	17290	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10	10538692	364326030000K0120	RH VENTURE III LLC	17294	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
11	10538693	364326030000K0130	RH VENTURE III LLC	3501	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
12	10538694	364326030000K0140	RH VENTURE III LLC	3505	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
13	10538695	364326030000K0150	RH VENTURE III LLC	3509	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
14	10538696	364326030000K0160	RH VENTURE III LLC	3513	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
15	10538697	364326030000K0170	RH VENTURE III LLC	3517	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
16	10538698	364326030000K0180	RH VENTURE III LLC	3521	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
17	10538699	364326030000K0190	RH VENTURE III LLC	3525	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
18	10538700	364326030000K0200	RH VENTURE III LLC	3529	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
19	10538701	364326030000K0210	RH VENTURE III LLC	3533	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
20	10538702	364326030000K0300	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
21	10538703	364326030000K0310	RH VENTURE III LLC	17306	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
22	10538704	364326030000K0320	RH VENTURE III LLC	17310	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
23	10538705	364326030000K0330	RH VENTURE III LLC	17314	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
24	10538706	364326030000K0340	RH VENTURE III LLC	17318	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
25	10538707	364326030000K0350	RH VENTURE III LLC	17322	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
26	10538708	364326030000K0360	RH VENTURE III LLC	17326	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
27	10538709	364326030000K0400	RH VENTURE III LLC	17341	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
28	10538710	364326030000K0410	RH VENTURE III LLC	17337	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
29	10538711	364326030000K0420	RH VENTURE III LLC	17333	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
30	10538712	364326030000K0430	RH VENTURE III LLC	17321	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
31	10538713	364326030000K0440	RH VENTURE III LLC	17315	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
32	10538714	364326030000K0450	RH VENTURE III LLC	17311	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
33	10538715	364326030000K0460	RH VENTURE III LLC	17307	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
34	10538716	364326030000K0470	RH VENTURE III LLC	3532	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
35	10538717	364326030000K0480	RH VENTURE III LLC	3528	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
36	10538718	364326030000K0490	RH VENTURE III LLC	3524	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
37	10538719	364326030000K0500	RH VENTURE III LLC	3520	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
38	10538720	364326030000K0510	RH VENTURE III LLC	3516	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
39	10538721	364326030000K0520	RH VENTURE III LLC	3512	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
40	10538722	364326030000K0530	RH VENTURE III LLC	3508	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
41	10538898	364326030000K0010	RH VENTURE III LLC	17250	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
42	10538899	364326030000K0020	RH VENTURE III LLC	17254	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
43	10538900	364326030000K0030	RH VENTURE III LLC	17258	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
44	10538901	364326030000K0220	RH VENTURE III LLC	3537	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
45	10538902	364326030000K0230	RH VENTURE III LLC	3541	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
46	10538903	364326030000K0240	RH VENTURE III LLC	3545	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256

RIVER HALL CPA TO FLUM

#	FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
47	10538904	364326030000K0250	RH VENTURE III LLC	3549	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
48	10538905	364326030000K0260	RH VENTURE III LLC	3553	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
49	10538906	364326030000K0270	RH VENTURE III LLC	3557	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
50	10538907	364326030000K0280	RH VENTURE III LLC	3561	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
51	10538908	364326030000K0290	RH VENTURE III LLC	3565	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
52	10538909	364326030000K0370	RH VENTURE III LLC	17330	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
53	10538910	364326030000K0380	RH VENTURE III LLC	17334	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
54	10538911	364326030000K0390	RH VENTURE III LLC	17338	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
55	10538912	364326030000K0540	RH VENTURE III LLC	3506	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
56	10538913	364326030000K0550	RH VENTURE III LLC	3502	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
57	10538914	364326030000K0560	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
58	10538915	364326030000K0570	RH VENTURE III LLC	17304	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
59	10301438	36432600000010000	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
60	10601489	35432613080F10000	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
61	10601749	36432614U32395209	RH VENTURE II LLC	RIVER HALL COUNTRY CLUB C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
62	10601746	35432614080O500CE	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
63	10601747	35432614080R100CE	RH VENTURE II LLC	RIGHT OF WAY		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
64	10602556	3543260300F010000	RH GOLF LLC / RH VENTURE III, LLC	GOLF COURSE, ALVA				7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
65	10602590	354326120900G0000	RH GOLF LLC / RH VENTURE III, LLC					7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
66	10558649	27432600000030110	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
67	10558650	27432600000030120	RH VENTURE III LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
68	10480285	27432600000030020	RH VENTURE II LLC	2401	RIVER HALL PKWY	ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
69	10515546	354326020000A00CE	HAMPTON LAKES AT RIVER HALL					1600 W. COLONIAL DR	ORLANDO	FL	32804

Sunbiz Reports

Disclosure of Interest

**Affidavit of
Authorization**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GREENPOINTE HOLDINGS, LLC

Filing Information

Document Number	L08000020397
FEI/EIN Number	26-2179423
Date Filed	02/26/2008
Effective Date	02/26/2008
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 05/06/2009

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 05/06/2009

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title PRES

BURR, EDWARD E
7807 BAYMEADOWS ROAD EAST STE 205
JACKSONVILLE, FL 32256

Title Member

BURR, EDWARD E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title Manager

Burr, Edward E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2020	03/26/2020
2020	11/09/2020
2021	04/13/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
11/09/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- LC Name Change	View image in PDF format
05/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
08/14/2012 -- ANNUAL REPORT	View image in PDF format

[04/04/2012 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/08/2011 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/27/2010 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/06/2009 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/26/2008 -- Florida Limited Liability](#)

[View image in PDF format](#)

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Grady Miars, Vice President of GreenPointe Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

[Signature]
Property Owner
Christina E. Myers
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 8/16/21 (date) by Christina E. Myers (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

[Signature]
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

RH GOLF, LLC

Filing Information

Document Number	L11000050059
FEI/EIN Number	NONE
Date Filed	04/27/2011
Effective Date	04/27/2011
State	FL
Status	ACTIVE
Last Event	LC STMT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture 1, LLC
7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title PRES

BURR, EDWARD E
7807 BAYMEADOWS ROAD EAST, #205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2019	02/05/2019
2020	03/26/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
11/09/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- Florida Limited Liability	View image in PDF format

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Grady Miars, Vice President of RH Golf, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

[Signature]
Property Owner

Grady E. Moss
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 8/16/21 (date) by Grady E. Moss (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

[Signature]
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

RH VENTURE II, LLC

Filing Information

Document Number	L11000050031
FEI/EIN Number	NONE
Date Filed	04/27/2011
Effective Date	04/27/2011
State	FL
Status	ACTIVE
Last Event	LC STMT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

River Hall Investment Group, LLC
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title President

Burr, Edward E.
 7807 BAYMEADOWS ROAD EAST
 SUITE 205
 JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
 7807 BAYMEADOWS ROAD EAST
 SUITE 205
 JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2020	03/26/2020
2020	09/03/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
05/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- Florida Limited Liability	View image in PDF format

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Grady Miars, Vice President of RH Venture II, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

[Signature]
Property Owner
Graydon E. Adams
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 8/16/21 (date) by Graydon E. Adams (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

[Signature]
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RH VENTURE III, LLC

Filing Information

Document Number	L12000066889
FEI/EIN Number	N/A
Date Filed	05/17/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture I, LLC
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title PRES

BURR, EDWARD E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	03/26/2020
2021	04/15/2021

Document Images

05/24/2021 - CORLCRACHG	View image in PDF format
04/15/2021 - ANNUAL REPORT	View image in PDF format
03/26/2020 - ANNUAL REPORT	View image in PDF format
02/06/2019 - ANNUAL REPORT	View image in PDF format
04/20/2018 - ANNUAL REPORT	View image in PDF format
04/25/2017 - ANNUAL REPORT	View image in PDF format
04/17/2016 - ANNUAL REPORT	View image in PDF format
11/09/2015 - AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 - ANNUAL REPORT	View image in PDF format
04/22/2014 - ANNUAL REPORT	View image in PDF format
05/06/2013 - AMENDED ANNUAL REPORT	View image in PDF format
05/04/2013 - ANNUAL REPORT	View image in PDF format
05/17/2012 - Florida Limited Liability	View image in PDF format

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Grady Miars, Vice President of RH Venture III, LLC,
who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

[Signature]
Property Owner

[Signature]
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 5/16/21 (date) by Ms Graydon Mares (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

EVERGREEN LIFESTYLES MANAGEMENT, LLC

Filing Information

Document Number L10000117449
FEI/EIN Number 27-3965426
Date Filed 11/10/2010
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 11/29/2010
Event Effective Date NONE

Principal Address

2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Changed: 07/30/2018

Mailing Address

2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Changed: 07/30/2018

Registered Agent Name & Address

Carmickle, Kraig
2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Name Changed: 04/09/2020

Address Changed: 07/09/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

OILOFTROP, LLC
2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	04/09/2020
2021	06/03/2021

Document Images

06/03/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
11/29/2010 -- LC Amendment	View image in PDF format
11/10/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State - Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N05000008291
FEI/EIN Number	20-3815882
Date Filed	08/11/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/12/2006
Event Effective Date	NONE

Principal Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/05/2020

Mailing Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/05/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC
2100 S Hiawassee Rd
Orlando, FL 32835

Name Changed: 10/05/2020

Address Changed: 10/05/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

DURAND, CARLA
2100 S Hiawassee Rd
Orlando, FL 32835

Title Treasurer

NELSON, ROBERT
2100 S Hiawasse Rd
Orlando, FL 32835

Title Secretary

JOHNSON, ELLEN
2100 S Hiawasse Rd
Orlando, FL 32835

Title Director

Block, Dan
2100 S Hiawasse Rd
Orlando, FL 32835

Title Director

Massocco, Tiffany
2100 S Hiawasse Rd
Orlando, FL 32835

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	03/09/2021
2021	06/02/2021

Document Images

06/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
10/05/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
03/13/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/30/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format

8/11/2021

Detail by Entity Name

[09/12/2006 -- Amendment](#)

[View image in PDF format](#)

[04/28/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/12/2005 -- Domestic Non-Profit](#)

[View image in PDF format](#)

Florida Department of State - Division of Corporations

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Carla Durand, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Carla Durand, President
Property Owner

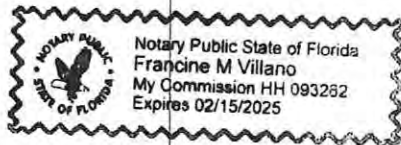
Carla Durand
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 08/16/2021 (date) by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Francine M. Villano
Signature of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N05000008293
FEI/EIN Number	20-3815888
Date Filed	08/11/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/12/2006
Event Effective Date	NONE

Principal Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/06/2020

Mailing Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/06/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC
2100 S Hiawassee Rd
Orlando, FL 32835

Name Changed: 10/06/2020

Address Changed: 10/06/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

DURAND, CARLA
2100 S Hiawassee Rd
Orlando, FL 32835

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Carla Durand, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Carla Durand, President
Property Owner

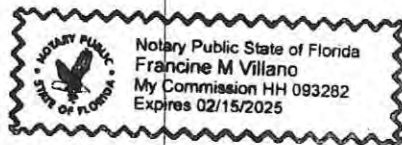
Carla Durand
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 08/16/2021 (date) by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Francine M. Villano
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Grady Miars (name), as Vice-President (owner/title) of GreenPointe Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

11/12/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2021 by Grady E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Grady Miars (name), as Vice-President (owner/title) of RH Golf, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

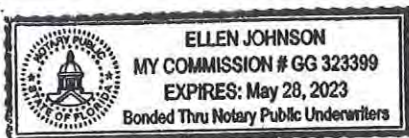
8/18/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2021, by Grady E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Grady Miars (name), as Vice-President (owner/title) of RH Venture II, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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

[Signature]
Signature

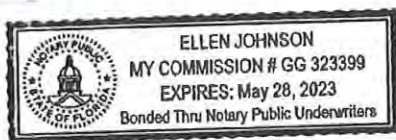
5/16/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Grady Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Grady Miars (name), as Vice-President (owner/title) of RH Venture III, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

8/16/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Grady Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Carla Durand (name), as President (owner/title) of Hampton Lakes at River Hall Homeowners Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Carla Durand
Signature

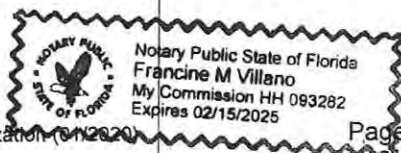
8/16/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Francine M Villano
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Carla Durand (name), as President (owner/title) of River Hall Country Club Homeowners Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Carla Durand
Signature

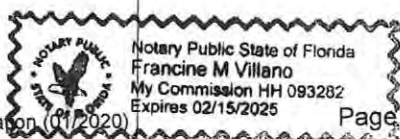
8/16/21
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Francine M. Villano
Signature of Notary Public

Sketch and Legal Descriptions

**(SOS TO RURAL)
DESCRIPTION**

Parcel in
Sections 27, 34, 35 and 36,
Township 43 South, Range 26 East,
Lee County, Florida

A tract or parcel of land lying in Section 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

PARCEL 1:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Sections 27 and 34, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northwest Corner of said Tract "A" run along the Northerly line of said Tract "A" the following eleven (11) courses: N85°02'56"E for 136.40 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 1,026.00 feet (delta 04°58'05") (chord bearing N87°31'59"E) (chord 88.94 feet) for 88.96 feet to a point of tangency; S89°58'59"E for 44.15 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 726.00 feet (delta 17°17'43") (chord bearing S81°20'07"E) (chord 218.32 feet) for 219.15 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 284.00 feet (delta 49°14'39") (chord bearing N82°41'25"E) (chord 236.65 feet) for 244.09 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 380.00 feet (delta 40°00'56") (chord bearing N78°04'34"E) (chord 260.03 feet) for 265.39 feet to a point of tangency; S81°54'58"E for 212.22 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 340.00 feet (delta 31°27'37") (chord bearing S66°11'10"E) (chord 184.35 feet) for 186.69 feet to a point of tangency; S50°27'22"E for 284.60 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 175.00 feet (delta 31°06'17") (chord bearing S66°00'30"E) (chord 93.84 feet) for 95.00 feet to a point of compound curvature and Easterly along an arc of a curve to the left of radius 300.00 feet (delta 18°53'32") (chord bearing N88°59'36"E) (chord 98.47 feet) for 98.92 feet; thence run S10°27'10"E for 52.61 feet to an intersection with the Southerly line of said Tract "A"; thence run along the Southerly and Westerly line of said Tract "A" the following sixteen (16) courses: S86°31'29"W for 80.17 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 300.00 feet (delta 43°01'09") (chord bearing N71°57'56"W) (chord 219.99 feet) for 225.25 feet to a point of tangency; N50°27'22"W for 226.84 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 260.00 feet (delta 31°27'37") (chord bearing N66°11'10"W) (chord 140.98 feet) for 142.76 feet to a point of tangency; N81°54'58"W for 212.22 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 300.00 feet (delta 40°00'56") (chord bearing S78°04'34"W) (chord 205.29 feet) for 209.52 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 364.00 feet (delta 31°56'56") (chord bearing S74°02'33"W) (chord 200.35 feet) for 202.97 feet to a point of tangency; N89°58'59"W for 41.35 feet to a point of curvature; Westerly along an arc of a

DESCRIPTION (CONTINUED)

curve to the left of radius 287.00 feet (delta 12°33'46") (chord bearing S83°44'09"W) (chord 62.80 feet) for 62.93 feet to a point of tangency; S77°27'16"W for 12.39 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 213.00 feet (delta 12°33'45") (chord bearing S83°44'09"W) (chord 46.61 feet) for 46.70 feet; N89°58'59"W for 79.52 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 188.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 32.13 feet) for 32.17 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 200.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 34.18 feet) for 34.22 feet to a point of tangency; N89°58'59"W for 261.37 feet and N00°01'01"E for 119.00 feet to the POINT OF BEGINNING.

Containing 3.87 acres, more or less.

PARCEL 2:

A tract or parcel of land being a portion of Tract "F-1" of the record plat of "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Tract "F-1", run Southeasterly along the Easterly line of said Tract "F-1" along an arc of a curve to the left of radius 360.00 feet (delta 40°02'00") (chord bearing S23°18'48"E) (chord 246.45 feet) for 251.54 feet; thence run S46°40'12"W along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Westerly line of said Tract "F-1"; thence run along the Westerly and Northerly line of said Tract "F-1" the following two (2) courses: Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E along a radial line for 80.00 feet to the POINT OF BEGINNING. Containing 0.51 acres, more or less.

PARCEL 3:

A tract or parcel of land being a portion of Tract "A-2" of the record plat of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Tract "A-2", run along the Easterly line of said Tract "A-2" the following five (5) courses: Southerly along an arc of a curve to the left of radius 10.00 feet (delta 85°35'21") (chord bearing S00°39'22"W) (chord 13.59 feet) for 14.94 feet to a point of tangency; S42°08'18"E for 13.15 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 82.00 feet (delta 14°00'46") (chord bearing S35°07'55"E) (chord 20.00 feet) for 20.05 feet to a point of tangency; S28°07'32"E for 59.35 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 275.00 feet (delta 19°29'51") (chord bearing S18°22'37"E) (chord 93.13 feet) for 93.58 feet to the Southerly Most

DESCRIPTION (CONTINUED)

corner of Tract "B-3" of said record plat; thence run $S77^{\circ}44'05''W$ for 50.10 feet to an intersection with the Westerly line of said Tract "A-2"; thence run along the Westerly and Northerly line of said Tract "A-2" the following seven (7) courses: $N08^{\circ}37'42''W$ for 3.18 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 225.00 feet (delta $21^{\circ}01'46''$) (chord bearing $N19^{\circ}08'35''W$) (chord 82.12 feet) for 82.58 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 77.00 feet (delta $28^{\circ}06'16''$) (chord bearing $N43^{\circ}42'36''W$) (chord 37.39 feet) for 37.77 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 82.00 feet (delta $15^{\circ}37'25''$) (chord bearing $N49^{\circ}57'01''W$) (chord 22.29 feet) for 22.36 feet to a point of tangency; $N42^{\circ}08'18''W$ for 6.37 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 10.00 feet (delta $94^{\circ}24'39''$) (chord bearing $N89^{\circ}20'38''W$) (chord 14.68 feet) for 16.48 feet to a point of cusp and $N43^{\circ}27'03''E$ for 88.26 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

PARCEL 4:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southwest corner of Tract "C-2" of said record plat, run along the Northerly line of said Tract "A" the following three (3) courses: Southeasterly along an arc of a curve to the right of radius 590.00 feet (delta $77^{\circ}41'27''$) (chord bearing $S65^{\circ}29'33''E$) (chord 740.12 feet) for 800.02 feet to a point of tangency; $S26^{\circ}38'49''E$ for 433.02 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 960.00 feet (delta $03^{\circ}43'55''$) (chord bearing $S28^{\circ}30'47''E$) (chord 62.52 feet) for 62.53 feet; thence run $S63^{\circ}21'11''W$ along a non-tangent line for 80.16 feet to a point on a non-tangent curve and an intersection with the Southerly line of said Tract "A"; thence run along said Southerly line the following three (3) courses: Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta $03^{\circ}26'40''$) (chord bearing $N28^{\circ}22'09''W$) (chord 62.51 feet) for 62.52 feet to a point of tangency; $N26^{\circ}38'49''W$ for 433.02 feet to a point of curvature and Northwesterly along an arc of a curve to the left of radius 510.00 feet (delta $77^{\circ}41'27''$) (chord bearing $N65^{\circ}29'33''W$) (chord 639.76 feet) for 691.54 feet; thence run $N14^{\circ}20'16''W$ along a radial line for 80.00 feet to the POINT OF BEGINNING.

Containing 2.28 acres, more or less.

PARCEL 5:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068 and being a portion of Tracts "A-7" and "A-8" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 both

DESCRIPTION (CONTINUED)

of the Public Records of Lee County, Florida, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most corner of Tract "D-11" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO", run along the Northerly line of said Tract "A-8" the following two (2) courses: Easterly along an arc of a curve to the right of radius 215.00 feet (delta 04°14'04") (chord bearing N83°33'30"E) (chord 15.89 feet) for 15.89 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 10.00 feet (delta 98°59'46") (chord bearing N36°10'39"E) (chord 15.21 feet) for 17.28 feet to a point of compound curvature and an intersection with the Westerly line of said Tract "A"; thence run Northwesterly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 24°14'07") (chord bearing N25°26'18"W) (chord 323.27 feet) for 325.70 feet; thence run N52°26'39"E along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Easterly line of said Tract "A"; thence run along said Easterly line Southerly along an arc of a curve to the right of radius 850.00 feet (delta 38°01'30") (chord bearing S18°32'36"E) (chord 553.82 feet) for 564.11 feet to a point of tangency; thence run S00°28'09"W along said Easterly line and continuing along the Easterly line of said Tract "A-7" for 292.49 feet; thence run N89°31'51"W for 80.00 feet to an intersection with the Westerly line of said Tract "A-7"; thence run N00°28'09"E along said Westerly line and continuing along the Westerly line of said Tract "A" for 292.49 feet to a point of curvature; thence run Northerly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 06°48'29") (chord bearing N02°56'05"W) (chord 91.44 feet) for 91.49 feet to a point of compound curvature and an intersection with the Southerly line of said Tract "A-8"; thence run along said Southerly line the following two (2) courses: Northwesterly along an arc of a curve to the left of radius 10.00 feet (delta 87°49'13") (chord bearing N50°14'56"W) (chord 13.87 feet) for 15.33 feet to a point of reverse curvature and Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°07'59") (chord bearing S87°54'27"W) (chord 15.51 feet) for 15.51 feet; thence run N11°47'05"W along a non-tangent for 71.54 feet to the POINT OF BEGINNING. Containing 1.57 acres, more or less.

PARCEL 6:

A tract or parcel of land being all of Lots 1 through 12, Block "K" and a portion of Tract "A-7" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most Corner of said Lot 12, Block "K" run along the Southerly, Westerly and Northerly line of said Lots 1 through 12, Block "K", the following eight (8) courses: Westerly along an arc of a curve to the left of radius 78.00 feet (delta 23°31'31") (chord bearing N77°46'05"W) (chord 31.80 feet) for 32.03 feet to a point of tangency; N89°31'51"W for 674.04 feet; S82°57'31"W for

DESCRIPTION (CONTINUED)

70.81 feet; N89°31'51"W for 70.20 feet; N00°28'09"E for 135.51 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 215.00 feet (delta 10°39'19") (chord bearing N82°19'44"E) (chord 39.93 feet) for 39.98 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 185.00 feet (delta 13°28'05") (chord bearing N83°44'07"E) (chord 43.39 feet) for 43.49 feet to a point of tangency and S89°31'51"E for 684.37 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 307.36 feet (delta 25°13'30") (chord bearing N76°38'20"E) (chord 134.23 feet) for 135.32 feet to an intersection with the Northerly prolongation of the Easterly line of said Lot 12; thence run S16°53'30"W along said prolongation and continuing along said Easterly line for 183.04 feet to the POINT OF BEGINNING.

Containing 2.77 acres, more or less.

PARCEL 7:

A tract or parcel of land being all of Lots 56 and 57, Block "K" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Lot 57, Block "K" run along the Northerly, Easterly, Southerly and Westerly line of said Lots 56 and 57, Block "K", the following eight (8) courses: S69°21'00"E for 140.00 feet; S01°16'06"W for 12.46 feet; S02°11'01"E for 103.61 feet; S71°47'24"W for 15.08 feet; N85°32'00"W for 30.82 feet; S76°13'30"W for 158.97 feet; N31°43'22"W for 60.88 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 20.00 feet (delta 82°49'09") (chord bearing N09°41'13"E) (chord 26.46 feet) for 28.91 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 300.00 feet (delta 30°26'47") (chord bearing N35°52'24"E) (chord 157.55 feet) for 159.42 feet to the POINT OF BEGINNING.

Containing 0.71 acres, more or less.

PARCELS 1 THRU 7 together contain 11.94 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

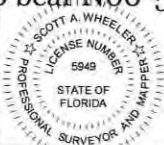
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2022.03.10

'14:34:08 -05'00



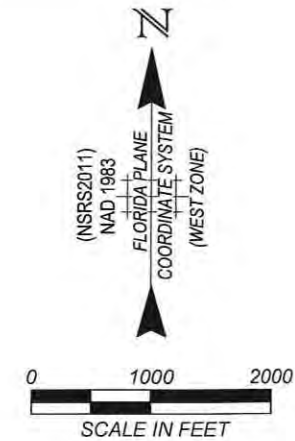
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

State Road 80
(150' WIDE RIGHT OF WAY)
(F.D.O.T. RIGHT OF WAY SECTION No. 1202-(106)202)

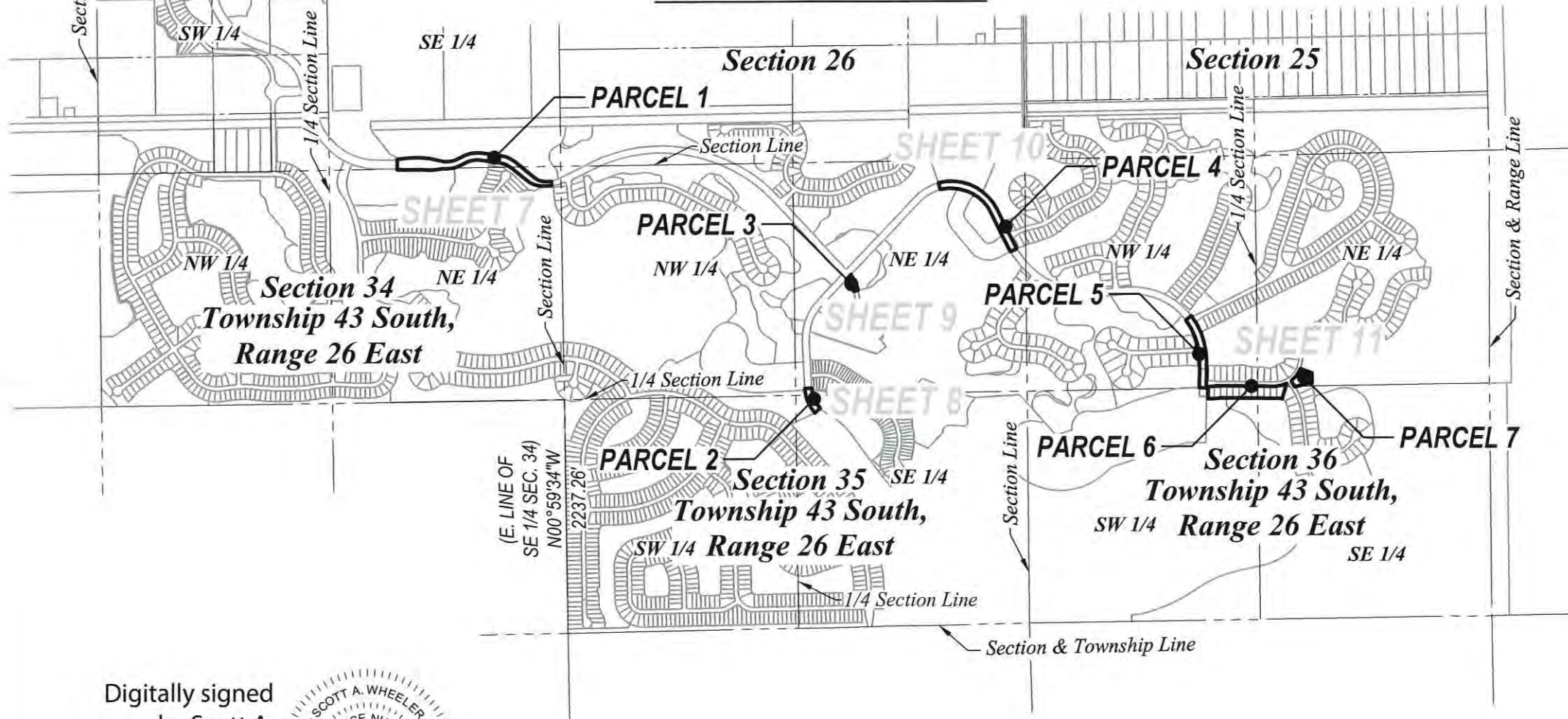
Section 27
Township 43 South,
Range 26 East

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



KEY MAP SHEET



Digitally signed
by Scott A.
Wheeler, PSM
Date: 2022.03.10
'14:34:26 -05'00



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

SOS TO RURAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE
COMMUNITIES,
LLC

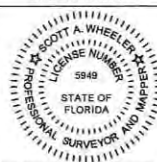
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 998-2481

PROJECT DESCRIPTION

A Parcel of Land in
Sections 27, 34,
35 & 36
Township 43 South,
Range 26 East
Lee County,
Florida

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME	238985K01.DWG
LAYOUT	6
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU, 3-10-2022 - 2:28 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

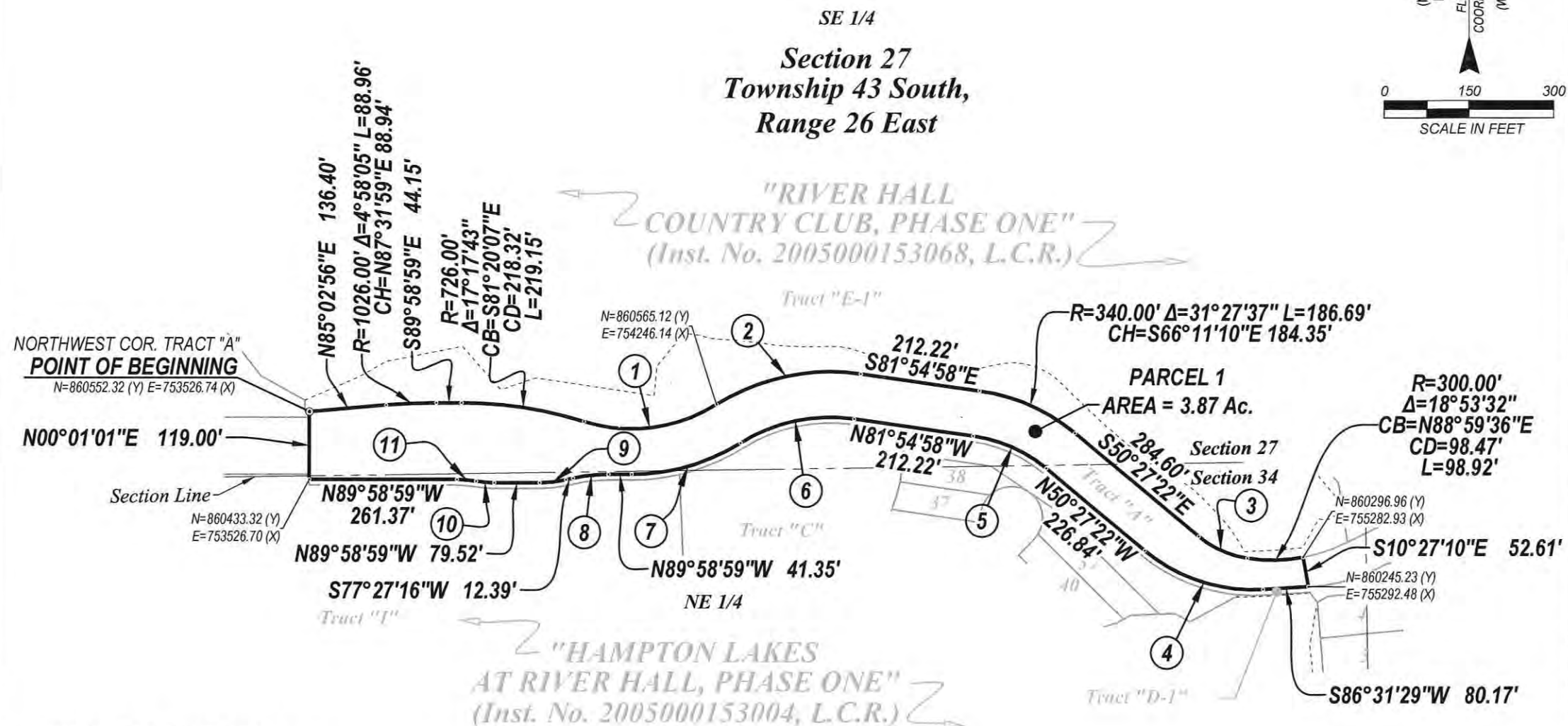
PLAN REVISIONS

03-10-2022	ADD COORDINATES

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	6 OF 11



COURSE INFORMATION

- ① R=284.00' Δ=49°14'39" L=244.09' CH=N82°41'25"E 236.65'
- ② R=380.00' Δ=40°00'56" L=265.39' CH=N78°04'34"E 260.03'
- ③ R=175.00' Δ=31°06'17" L=95.00' CH=S66°00'30"E 93.84'
- ④ R=300.00' Δ=43°01'09" L=225.25' CH=N71°57'56"W 219.99'
- ⑤ R=260.00' Δ=31°27'37" L=142.76' CH=N66°11'10"W 140.98'
- ⑥ R=300.00' Δ=40°00'56" L=209.52' CH=S78°04'34"W 205.29'
- ⑦ R=364.00' Δ=31°56'56" L=202.97' CH=S74°02'33"W 200.35'
- ⑧ R=287.00' Δ=12°33'46" L=62.93' CH=S83°44'09"W 62.80'
- ⑨ R=213.00' Δ=12°33'45" L=46.70' CH=S83°44'09"W 46.61'
- ⑩ R=188.00' Δ=9°48'12" L=32.17' CH=N85°04'53"W 32.13'
- ⑪ R=200.00' Δ=9°48'12" L=34.22' CH=N85°04'53"W 34.18'

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION
**A Parcel of Land in
Sections 27, 34,
35 & 36
Township 43 South,
Range 26 East
Lee County,
Florida**

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME	23898SK01.DWG
LAYOUT	7
LOCATION	J:\23898\DWG\SURVEYING\SKETCH1
PLOT DATE	THU 3-10-2022 2:27 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=300'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO. 23898 27-43-26	SHEET NUMBER 7 OF 11

"RIVER HALL
COUNTRY CLUB, PHASE ONE"
(Inst. No. 2005000153068, L.C.R.)

Tract "C-1"
(FUTURE DEVELOPMENT)(P)

N=857933.14 (Y)
E=758189.00 (X)

Tract "A"
(PRIVATE R.W. D.E. & P.U.E.)(P)

N86°42'12"E
80.00'

NE 1/4

1/4 Section Line

R=440.00' Δ=40°02'00" L=307.43' CH=N23°18'48"W 301.22'

Tract "B-11"
(LAKE L.M.E. & D.E.)(P)

SE 1/4
Section 35
Township 43 South,
Range 26 East

NORTHERLY MOST
COR. TRACT "F-1"
POINT OF
BEGINNING

N=857937.74 (Y)
E=758268.86 (X)

Tract "D-3"
(COMMON AREA
D.E. L.E. L.A.E.)(P)

R=360.00' Δ=40°02'00" L=251.54' CH=S23°18'48"E 246.45'

PARCEL 2
AREA = 0.51 Ac.

N=857711.42 (Y)
E=758366.39 (X)

S46°40'12"W
80.00'

Tract "F-1"
(FUTURE DEVELOPMENT & T.A.E.)(P)



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**A Parcel of Land in
Sections 27, 34,
35 & 36
Township 43 South,
Range 26 East
Lee County,
Florida**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME	23898SK01.DWG
LAYOUT	8
LOCATION	J:\23898\DWG\SURVEYING\SKETCH1
PLOT DATE	THU 3-10-2022 2:28 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

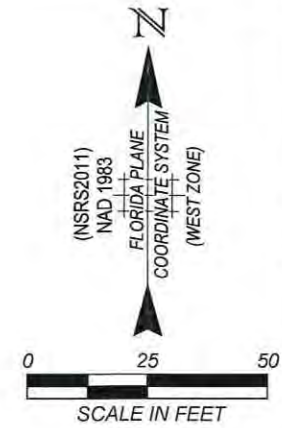
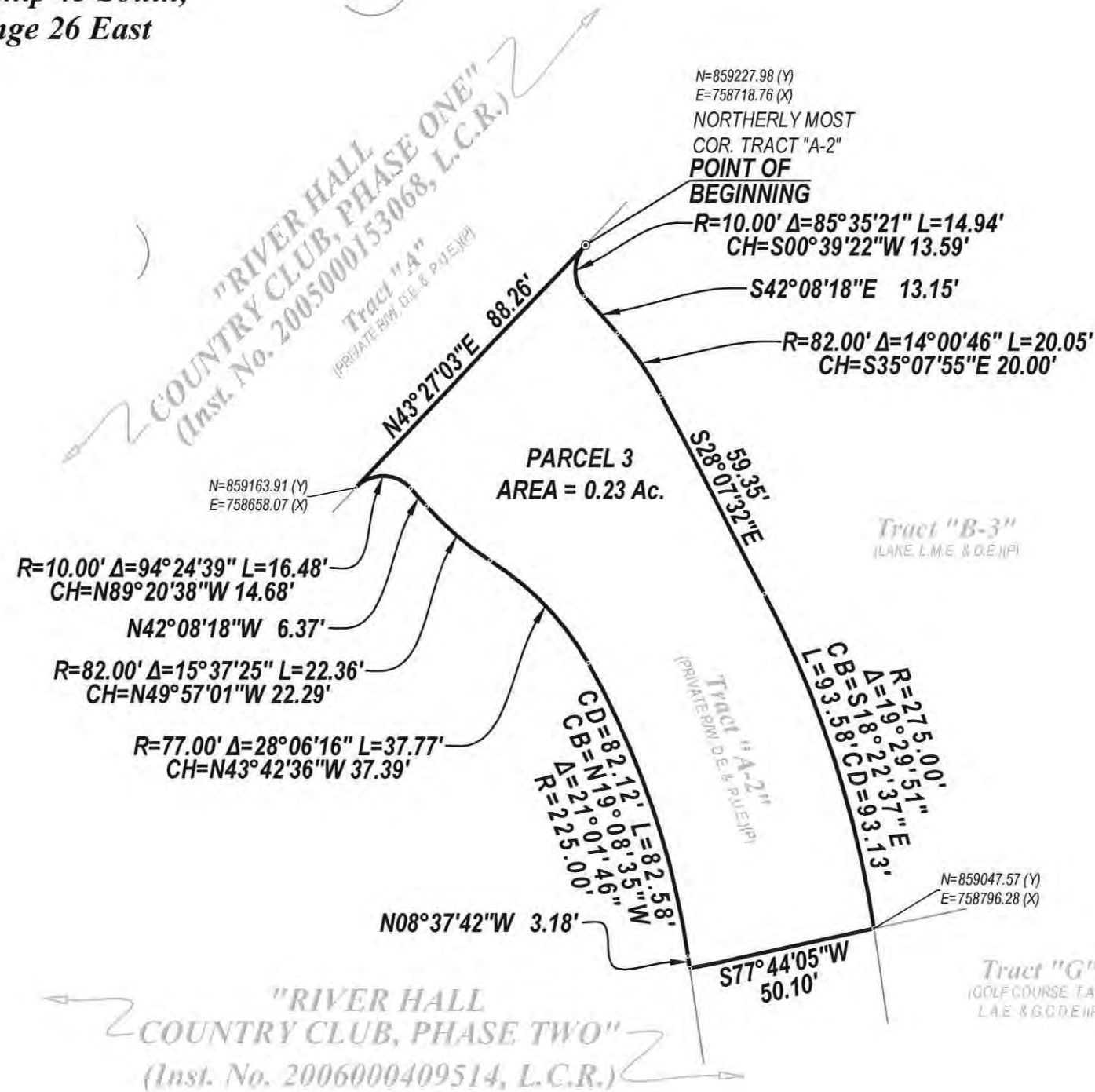
PLAN REVISIONS

STRAP NUMBERS

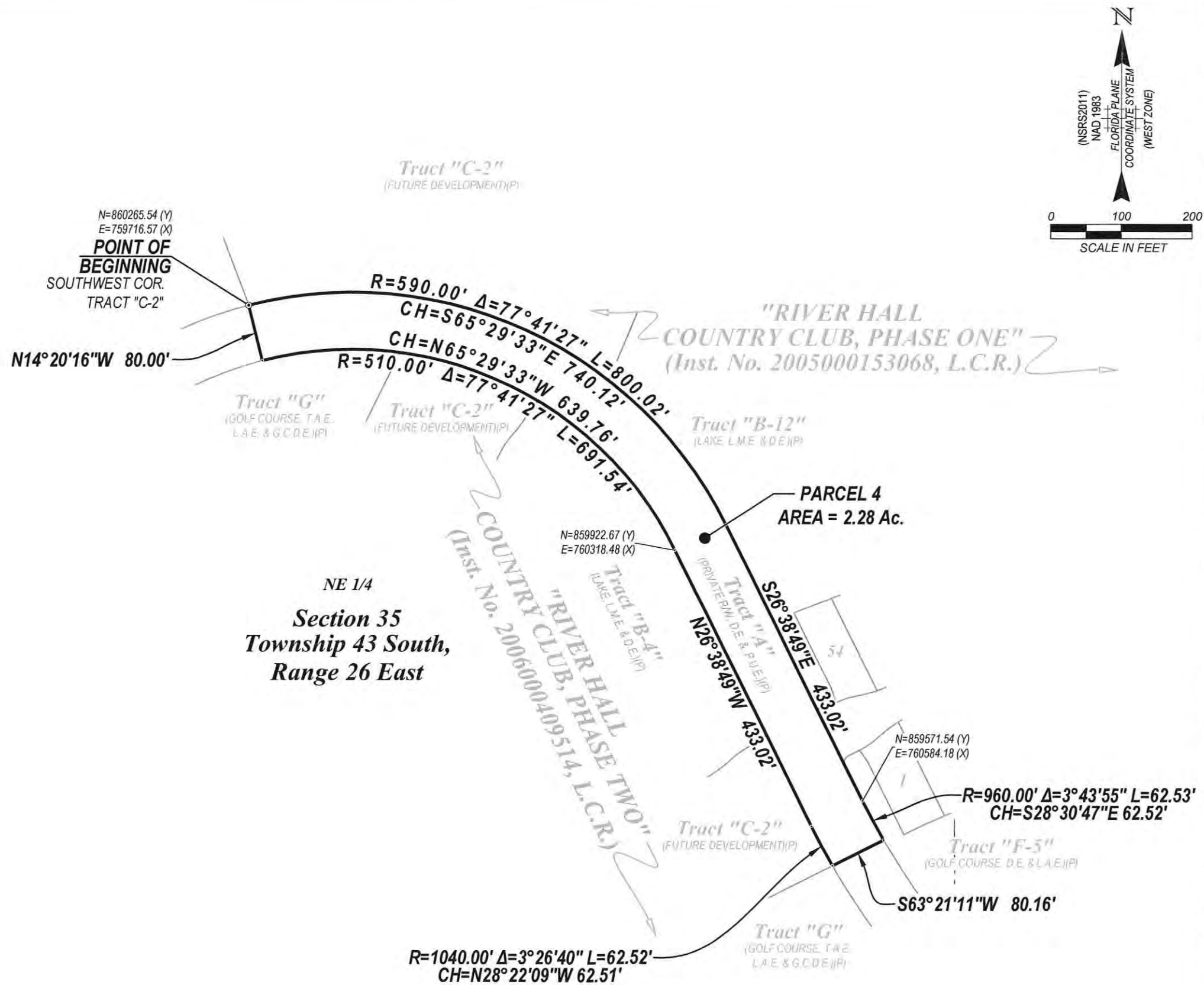
SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	8 OF 11

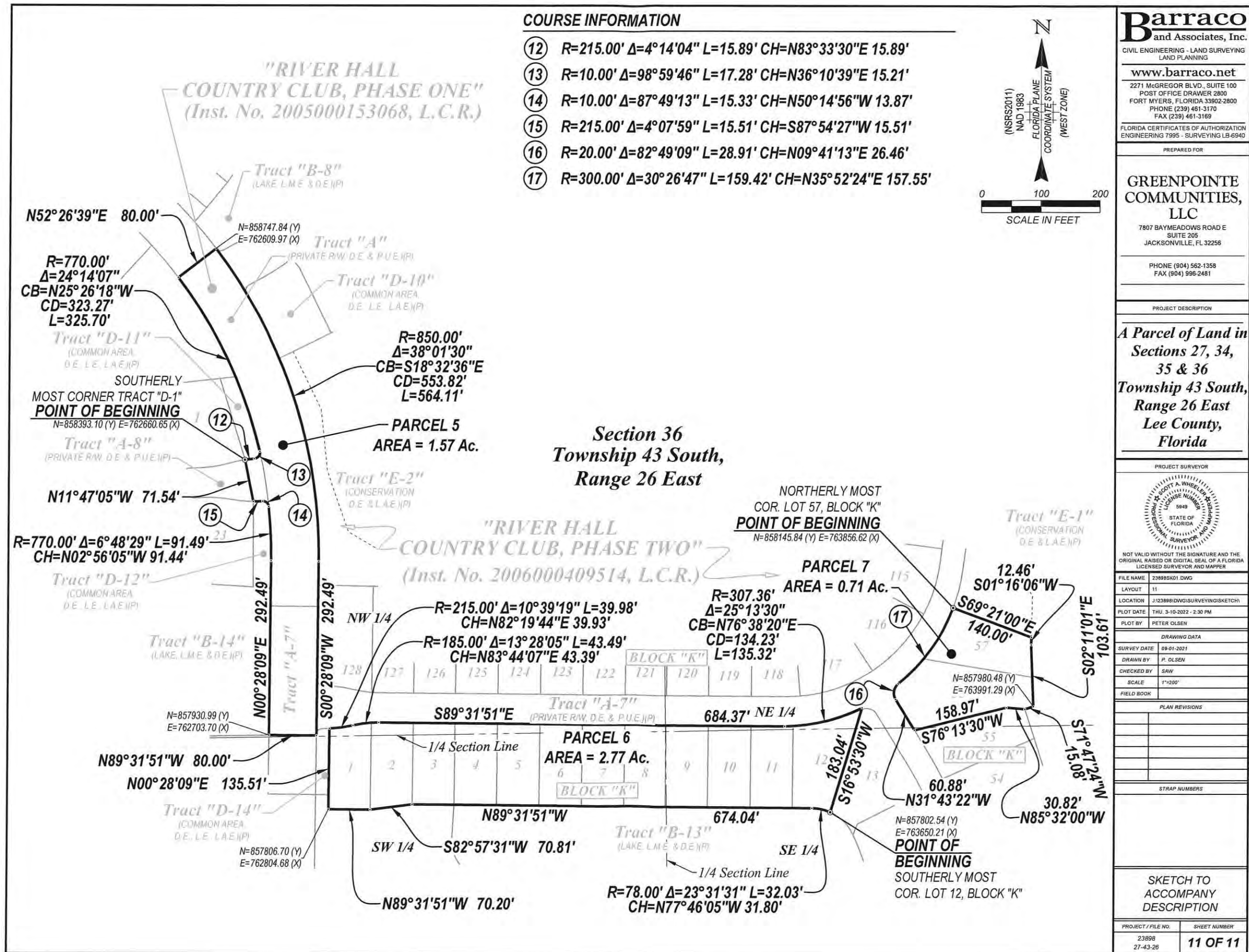
NE 1/4
Section 35
Township 43 South,
Range 26 East



Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING www.barraco.net 2271 MCGREGOR BLVD., SUITE 100 POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940	
PREPARED FOR	
GREENPOINTE COMMUNITIES, LLC 7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256 PHONE (904) 562-1358 FAX (904) 996-2481	
PROJECT DESCRIPTION	
A Parcel of Land in Sections 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida	
PROJECT SURVEYOR	
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	23898SK01.DWG
LAYOUT	8
LOCATION	J:\23898\DWG\SURVEYING\SKETCH1
PLOT DATE	THU. 3-10-2022 - 2:28 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	9 OF 11



Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING www.barraco.net 2271 MCGREGOR BLVD., SUITE 100 POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940	
PREPARED FOR	
GREENPOINTE COMMUNITIES, LLC 7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256 PHONE (904) 562-1358 FAX (904) 996-2481	
PROJECT DESCRIPTION	
A Parcel of Land in Sections 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida	
PROJECT SURVEYOR	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	23898SK01.DWG
LAYOUT	10
LOCATION	J:\23898\DWG\SURVEYING\SKETCH1
PLOT DATE	THU: 3-10-2022 - 2:29 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	10 OF 11



Deeds

44 70
Consideration: \$10.00
Doc Stamps: \$.70

Prepared by and after
recording return to:

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of May, 2011, by
RH VENTURE I, LLC, a Florida limited liability company ("**Grantor**"), whose address is 7807
Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RIVER HALL**
COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation
("**Grantee**"), whose address is 1600 W. Colonial Drive, Orlando, Florida 32804.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars,
and other valuable considerations, lawful money of the United States of America, to it in hand paid
by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed
to Grantee, its successors and assigns forever, all of the following described land in Lee County,
Florida ("**Property**");

That certain real property which is more particularly described in
Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its
successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and
encumbrances, except taxes for the year 2011 and subsequent years, and easements, covenants,
conditions, restrictions, reservations and other matters of record.

And Grantor does hereby fully warrant the title to the Property, and will defend the same
against the lawful claims of all persons claiming by, through or under it, but against none other.

**THIS IS A CONVEYANCE BY GRANTOR, AS THE DEVELOPER, OF
COMMON AREA PROPERTIES TO GRANTEE, AS THE HOMEOWNERS
ASSOCIATION. ONLY NOMINAL CONSIDERATION HAS BEEN
DELIVERED FOR THIS TRANSFER, AND ONLY NOMINAL
DOCUMENTARY TRANSFER TAXES ARE DUE.**

Grantee does hereby take title to the Property subject to the following covenants, agreements, obligations and restrictions, which shall be binding upon Grantee and all successors and assigns of Grantee:

The Property is being conveyed to Grantee as Common Area (as defined in the Declaration (as defined below)) within the River Hall County Club, Phase One and River Hall Country Club, Phase Two residential communities (collectively the "**Community**"), for the benefit of Grantee's members, and shall be maintained by Grantee and used for ingress, egress, utility and drainage purposes, and/or for such other use as has been designated on the applicable plats of the Property referred to on Exhibit "A" of this Special Warranty Deed.

This conveyance is subject to the covenants, conditions, restrictions and easements as set forth in the Declaration of Covenants and Restrictions for River Hall Country Club, recorded as Instrument # 2005000153067, of the Public Records of Lee County, Florida, as thereafter and hereafter amended and supplemented from time to time (collectively, the "**Declaration**"), and subject to the applicable plats.

Grantee, as the Association (as defined in the Declaration) for the Community and owner of the Property, agrees to fully cooperate with Grantor in Grantor's development efforts and needs, including, but not limited to, (a) executing any instruments, applications, petitions or plats that may be needed for the development of the Community; (b) executing any and all deeds, easements or other legal documents necessary to effect a change in the peripheral boundaries of any portion of the Property in connection with development of the Community; and (c) granting temporary or permanent easements appurtenant to the land constituting the Community over, across and through the Property in favor of Grantor, Lee County, the City, or other governmental agencies, for ingress, egress, drainage, mitigation, utilities or any other purposes not inconsistent with the use of such portion of the Property as specified herein, in the Declaration and/or on the applicable plats. In that regard, Grantor hereby reserves such easement and licenses as Grantor may deem reasonably necessary, from time to time, in connection with the development of the Community to enter upon the Property, and to construct, install, modify, or expand any improvements located within portions of the Property for purposes of completing development in the Community, and not otherwise inconsistent with the use of the Property as designated herein, in the Declaration and/or on the plats.

[Signatures on following page.]

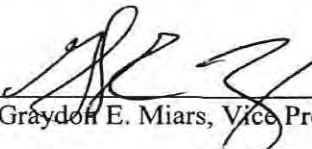
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

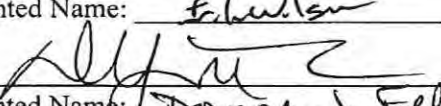
GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company


Printed Name: Graydon E. Miars

By: 
Graydon E. Miars, Vice President


Printed Name: Donna J. Feldman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, (check one) ☒ / who is personally known to me or / ☐ / who has produced a _____ as identification.




NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

Witnesses:

[Signature]
Printed Name: E. H. Wilson

[Signature]
Printed Name: Donna J. Feldman

GRANTEE:

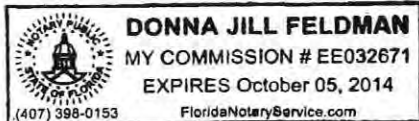
**RIVER HALL COUNTRY CLUB
HOMEOWNERS ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: [Signature]
Graydon E. Miars, President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, President of River Hall Country Club Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, (check one) ☒ who is personally known to me or ☐ who has produced a _____ as identification.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT "A"

Tract "A," of RIVER HALL COUNTRY CLUB, PHASE ONE, according to the plat thereof, recorded as Instrument Number 2005000153068, of the Public Records of Lee County, Florida; and

Tracts "A-1," "A-2," "A-3," "A-4," "A-5," "A-6," "A-7," "A-8," of RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat thereof, recorded as Instrument Number 2006000409514, of the Public Records of Lee County, Florida.

61.70
Consideration: \$-0-
Doc Stamps: \$.70

Prepared by and after
recording return to:

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of May, 2011, by
RH VENTURE I, LLC, a Florida limited liability company ("Grantor"), whose address is 7807
Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RH VENTURE II,**
LLC, a Florida limited liability company ("Grantee"), whose address is 7807 Baymeadows Road
East, Suite 205, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars,
and other valuable considerations, lawful money of the United States of America, to it in hand paid
by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed
to Grantee, its successors and assigns forever, all of the following described land in Lee County,
Florida ("Property"):

That certain real property which is more particularly described in
Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its
successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and
encumbrances, except taxes for the years 2008 and subsequent years, and easements, covenants,
conditions, restrictions, reservations and other matters of record.

And Grantor does hereby fully warrant the title to the Property, and will defend the same
against the lawful claims of all persons claiming by, through or under it, but against none other.

**This conveyance is a transfer of unencumbered property from one limited liability company to another
limited liability company, where both companies are wholly owned in equal shares by the same
member(s). Therefore, the beneficial ownership in the property remains identical after this conveyance,
and on the basis of Crescent Miami Center v. Department of Revenue, 903 So. 2d 913 (Fla. 2005) and
Department of Revenue Technical Assistance Advisory No. 05B4-004 (June 23, 2005), only minimum
documentary stamp taxes under Section 201.02, Florida Statutes (\$.70) are due on this conveyance.**

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

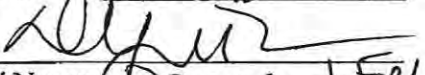
GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company


Printed Name: Graydon E. Miars

By: 
Graydon E. Miars, Vice President


Printed Name: Donna J. Feldman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, (check one) / ☒ / who is personally known to me or / ☐ / who has produced a _____ as identification.



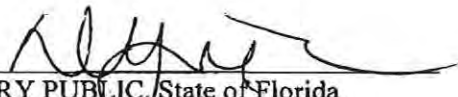

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT "A"

TRACT "C-2," OF RIVER HALL COUNTRY CLUB, PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2005000153068, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

AND

TRACT "C-2," OF RIVER HALL COUNTRY CLUB, PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2006000409514, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows

Beginning at the Southeast corner of said Section 35 run S88°54'06"W along the South line of said Section 35 for 2,569.55 feet to an intersection with Easterly line of lands described in deed recorded in Official Record Book 4429, at Page 2959, Lee County Records, thence run the following eleven courses along said Easterly line N01°05'54"W for 37.91 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 260.00 feet (delta 91°01'29") (chord bearing N43°23'21"E) (chord 370.97 feet) for 413.06 feet to a point of tangency, N02°07'23"W for 78.82 feet to a point of curvature, northerly along an arc of curve to the left of radius 260.00 feet (delta 31°56'27") (chord bearing N18°05'37"W) (chord 143.07 feet) for 144.94 feet to a point of tangency, N34°03'50"W for 230.14 feet to a point of curvature, northerly along an arc of curve to the right of radius 340.00 feet (delta 31°31'00") (chord bearing N18°18'20"W) (chord 184.67 feet) for 187.02 feet to a point of tangency, N02°32'50"W for 159.42 feet to a point of curvature, northerly along an arc of curve to the left of radius 660.00 feet (delta 22°22'21") (chord bearing N13°44'00"W) (chord 256.08 feet) for 257.71 feet to a point of tangency, N24°55'11"W for 289.32 feet to a point of curvature, northerly along an arc of curve to the right of radius 540.00 feet (delta 24°55'08") (chord bearing N12°27'37"W) (chord 233.01 feet) for 234.86 feet to a point of tangency and N00°00'03"W for 71.26 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eleven courses along the Southerly, Easterly and Northerly line of said record plat S80°33'58"E for 35.84 feet, S32°18'12"E for 193.40 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 425.00 feet (delta 03°51'06") (chord bearing N55°46'15"E) (chord 28.56 feet) for 28.57 feet, S24°20'50"E for 153.39 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 576.00 feet (delta 01°29'33") (chord bearing N56°13'22"E) (chord 15.00 feet) for 15.00 feet to a point of reverse curvature; easterly along an arc of curve to the right of radius 35.00 feet (delta 81°53'39") (chord bearing S83°34'35"E) (chord 45.88 feet) for 50.03 feet to a point of tangency, S42°37'45"E for 15.70 feet, N47°22'15"E for 151.00 feet, N45°49'31"E for 50.02 feet, N47°22'15"E for 136.00 feet and N42°37'45"W for 722.03 feet to an intersection with the Southerly line of the record plat of River Hall Country Club, Phase One, as recorded in Instrument Number 2005000153068, Lee County Records, thence run the following three courses along the Southerly line of said record plat N65°12'55"E for 304.89 feet to a point on a non-tangent curve, northwesterly along an arc of curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E along a non-tangent line for 80.00 feet to a point on a non-tangent curve and an intersection with the Southerly line of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, thence run the following twelve courses along the Southerly line of said record plat southeasterly along an arc of curve to the left of radius 360.00 feet (delta 58°01'05") (chord bearing S32°18'21"E) (chord 349.16 feet) for 364.54 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 840.00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367.47 feet) for 370.46 feet to a point of tangency, S36°02'45"E for 587.54 feet to a point of curvature, southeasterly along an arc of curve to the left of radius 910.00 feet (delta 08°53'51") (chord bearing S40°29'40"E) (chord 141.17 feet) for 141.31 feet, N41°50'37"E for 153.51 feet to a point of curvature, northerly along an arc of curve to the left of radius 617.00 feet (delta 58°16'05") (chord bearing N12°42'35"E) (chord 600.78 feet) for 627.47 feet to a point of reverse curvature, northeasterly along an arc of curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing N23°45'09"E) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 199.00 feet (delta 120°43'26") (chord bearing N03°34'02"E) (chord 345.93 feet) for 419.30 feet, N33°12'19"E along a non-tangent line for 103.92 feet, S69°21'19"E for 585.07 feet to a point of curvature, easterly along an arc of curve to the left of radius 175.00 feet (delta 23°42'43") (chord bearing S81°12'40"E) (chord 71.91 feet) for 72.42 feet to a point of tangency, N86°55'59"E for 507.21 feet and S42°30'21"E for 130.55 feet to an intersection with the East line of said Section 35, thence run S00°43'38"E along said East line for 2,497.08 feet to the POINT OF BEGINNING

TOGETHER WITH

All of Section 36, Township 43 South, Range 26 East, Lee County, Florida

Less and Except the portion of the following described record plats which lie in said Section 36:

RIVER HALL COUNTRY CLUB, PHASE ONE as recorded in Instrument Number 2005000153068, Lee County Records

RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 20060000409514, Lee County Records

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 1,214.92 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records, thence run the following two courses along said Easterly right of way line: S12°49'46"E for 146.41 feet to a point of curvature and southeasterly along an arc of curve to the left of radius 450.00 feet (delta 21°53'05") (chord bearing S23°46'19"E) (chord 170.84 feet) for 171.88 feet to the POINT OF BEGINNING.

From said Point of Beginning run N59°14'31"E along the Southerly line of lands described in Instrument No. 2005000189275, Lee County Records for 66.98 feet to an intersection with the Westerly line of lands described in Instrument No. 2007000309267, Lee County Records, thence run S30°45'29"E along said Westerly line for 53.42 feet to an intersection with the Northerly line of lands described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run Northwesterly along said right of way line and along an arc of a curve to the right of radius 450.00 feet (delta 02°20'31") (chord bearing N35°53'06"W) (chord 18.39 feet) for 18.39 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 35, Township 43 South Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows

Beginning at the Southwest corner of said Section 35 run N00°59'34"W along the West line of said Section 35 for 318.68 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase One, as recorded in Instrument Number 2005000153004, Lee County Records thence run the following fourteen courses along the Southerly line of said record plat: N89°00'26"E for 30.00 feet, N68°29'16"E for 216.50 feet to a point on a non-tangent curve, southeasterly along an arc of curve to the left of radius 275.00 feet (delta 04°58'32") (chord bearing S24°00'00"E) (chord 23.87 feet) for 23.88 feet, N63°30'44"E for 154.69 feet to a point on a non-tangent curve, northerly along an arc of curve to the right of radius 124.00 feet (delta 28°51'11") (chord bearing N15°25'47"W) (chord 61.79 feet) for 62.44 feet to a point of tangency, N01°00'12"W for 599.64 feet to a point of curvature, northerly along an arc of curve to the right of radius 224.00 feet (delta 23°18'53") (chord bearing N10°39'15"E) (chord 90.52 feet) for 91.15 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 576.00 feet (delta 03°35'29") (chord bearing N20°30'57"E) (chord 36.10 feet) for 36.11 feet, N88°59'48"E for 176.06 feet to a point of curvature, northeasterly along an arc of curve to the left of radius 1,426.00 feet (delta 43°35'06") (chord bearing N67°12'15"E) (chord 1,058.79 feet) for 1,084.76 feet, N89°44'44"E along a non-tangent line for 25.94 feet, N01°59'18"E for 49.74 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 1,411.00 feet (delta 12°25'24") (chord bearing N36°58'46"E) (chord 305.34 feet) for 305.94 feet and N83°24'51"E along a non-tangent line for 56.16 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eight courses along the Southerly line of said record plat: S24°38'18"E for 30.24 feet to a point of curvature, southeasterly along an arc of curve to the left of radius 35.00 feet (delta 22°30'46") (chord bearing S35°53'41"E) (chord 13.66 feet) for 13.75 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 576.00 feet (delta 15°36'40") (chord bearing S39°20'43"E) (chord 156.45 feet) for 156.94 feet to a point of compound curvature, southeasterly along an arc of curve to the right of radius 2,500.00 feet (delta 02°25'05") (chord bearing S30°19'51"E) (chord 105.50 feet) for 105.51 feet to a point of reverse curvature, easterly along an arc of curve to the left of radius 35.00 feet (delta 85°13'32") (chord bearing S71°44'04"E) (chord 47.39 feet) for 52.06 feet to a point of tangency, N65°39'10"E for 505.30 feet to a point of curvature, northeasterly along an arc of curve to the left of radius 35.00 feet (delta 56°13'08") (chord bearing N37°32'36"E) (chord 32.98 feet) for 34.34 feet and S80°33'58"E along a non-tangent line for 1.77 feet to an intersection with Westerly line of lands as described in Official Record Book 4429, at Page 3000 Lee County Records, thence run the following ten courses along said Westerly line: S00°00'03"E for 71.26 feet to a point of curvature, southerly along an arc of curve to the left of radius 540.00 feet (delta 24°55'08") (chord bearing S12°27'37"E) (chord 233.01 feet) for 234.86 feet to a point of tangency, S24°55'11"E for 289.32 feet to a point of curvature, southerly along an arc of curve to the right of radius 660.00 feet (delta 22°22'21") (chord bearing S13°44'00"E) (chord 256.08 feet) for 257.71 feet to a point of tangency, S02°32'50"E for 159.42 feet to a point of curvature, southerly along an arc of curve to the left of radius 340.00 feet (delta 31°31'00") (chord bearing S18°18'20"E) (chord 184.67 feet) for 187.02 feet to a point of tangency, S34°03'50"E for 230.14 feet to a point of curvature, southerly along an arc of curve to the right of radius 260.00 feet (delta 31°56'27") (chord bearing S18°05'37"E) (chord 143.07 feet) for 144.94 feet to a point of tangency, S02°07'23"E for 78.82 feet to a point of curvature, southwesterly along an arc of curve to the right of radius 260.00 feet (delta 91°01'29") (chord bearing S43°23'21"W) (chord 370.97 feet) for 413.06 feet and S01°05'54"E along a non-tangent line for 37.91 feet to an intersection with the South line of the Southeast Quarter (SE 1/4) of said Section 35, thence run S88°54'06"W along said South line for 74.07 feet to the South Quarter corner of said Section 35, thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 2,065.72 feet to an intersection with the Northerly line of a lands as described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following Eighteen courses along said Northerly line. S89°09'06"W for 37.27 feet to a point on a non-tangent curve; northwesterly along an arc of curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet to a point on a non-tangent curve; northerly along an arc of curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet to a point on a non-tangent curve; northerly along an arc of curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet to a point on a non-tangent curve; southerly along an arc of curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet to a point on a non-tangent curve; southwesterly along an arc of curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W along a non-tangent line for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following five courses along said Easterly right of way line: northerly along an arc of curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; northeasterly along an arc of curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E) (chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature and northerly along an arc of curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45"E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency; and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 60.93 feet to the Southwest corner of said Fraction, thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 2,580.03 feet, thence run S89°08'43"W for 1,364.44 feet to an intersection with the Westerly right of way line of River Hall Parkway described in deed recorded in Official Record Book 4326, at Page 1851, Lee County Records and the POINT OF BEGINNING

From said Point of Beginning run the following three courses along said Westerly right of way line: southerly along an arc of curve to the left of radius 400.00 feet (delta 03°41'48") (chord bearing S01°50'51"W) (chord 25.80 feet) for 25.81 feet to a point of tangency; S00°00'03"E for 514.62 feet to a point of curvature and southerly along an arc of curve to the left of radius 800.00 feet (delta 03°27'36") (chord bearing S01°43'50"E) (chord 48.30 feet) for 48.31 feet to an intersection with the Northerly line of lands as described in deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following two courses along said Northerly line: S41°23'45"W for 167.94 feet, and S71°02'11"W for 56.33 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records, thence run following twenty-six courses along the easterly line of said record plat: N56°03'31"W for 81.29 feet; N51°58'34"W for 88.69 feet; N35°55'44"W for 50.30 feet; N19°01'12"W for 51.03 feet; N28°08'50"E for 15.14 feet; N67°28'24"W for 54.60 feet; N40°22'45"E for 83.42 feet; N13°51'45"W for 39.43 feet; N29°24'12"E for 61.07 feet; N00°11'58"E for 26.46 feet; N06°44'11"W for 44.73 feet; N19°51'05"E for 35.96 feet; N42°02'59"E for 44.50 feet; N14°41'15"W for 44.20 feet; N66°31'38"W for 15.06 feet; N51°22'28"W for 24.25 feet; N39°19'27"W for 25.82 feet; N26°06'11"W for 29.75 feet; N17°07'21"W for 29.53 feet; N09°24'11"W for 27.08 feet; N12°12'54"E for 24.53 feet; N20°13'01"E for 42.51 feet; N05°02'49"E for 24.02 feet; N50°59'07"W for 13.24 feet; N42°25'54"E for 89.53 feet and N59°10'43"E for 44.71 feet to intersection with the Southerly line of said lands described in deed recorded in Instrument No. 2005000189275, thence run the following four courses along said Southerly line: S84°49'10"E for 85.03 feet; S51°46'24"E for 67.69 feet; S27°02'59"E for 62.44 feet and S72°11'11"E for 93.22 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F D O T right of way map, Section 1202-(106)202) (150 feet wide), thence run S77°10'14"W along said Southerly right of way line for 2020.02 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27, thence run S00°48'16"E along said West line for 659.70 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records and the POINT OF BEGINNING

From said Point of Beginning continue S00°48'16"E along said West line for 147.35 feet to the Southwest corner of said Fraction, thence run N88°57'38"E along the South line of said Fraction for 658.93 feet to the Southeast corner of said Fraction, thence run N00°49'17"W along the East line of said Fraction and the Northerly extension thereof for 679.50 feet to a point on a non-tangent curve and an intersection with the Southerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records, thence run the following two courses along said Southerly line: northeasterly along an arc of curve to the right of radius 47.00 feet (delta 143°38'22") (chord bearing N33°01'46"E) (chord 89.31 feet) for 117.83 feet and N72°06'29"E for 25.00 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following two courses along said Westerly right of way line: southeasterly along an arc of curve to the left of radius 550.00 feet (delta 46°09'15") (chord bearing S40°58'08"E) (chord 431.17 feet) for 443.05 feet to a point of reverse curvature and southerly along an arc of curve to the right of radius 330.00 feet (delta 99°34'05") (chord bearing S14°15'43"E) (chord 503.99 feet) for 573.47 feet and an intersection with the Northerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following twelve courses along the Northerly and Westerly line of said lands: N49°27'03"W for 93.53 feet; N83°01'34"W for 15.43 feet; S77°21'37"W for 47.94 feet; N64°29'31"W for 68.07 feet; N70°34'42"W for 40.50 feet; N64°18'36"W for 43.29 feet; S45°39'05"W for 257.65 feet; S42°31'12"W for 170.94 feet; S24°22'19"W for 49.62 feet; S37°17'31"W for 158.88 feet; S74°16'38"W for 39.78 feet and S27°57'15"W for 32.62 feet, thence run N83°55'02"W still along said Westerly line of lands and continuing along the Easterly line of said record plat of Cascades at River Hall, Phase 1, for 66.93 feet; thence run the following twenty-one courses along the Easterly line of said record plat: N40°22'37"W for 56.04 feet; N51°29'37"W for 50.40 feet; N48°01'27"W for 70.47 feet; N12°39'03"W for 43.78 feet; N53°32'22"W for 22.35 feet; N61°10'41"W for 46.11 feet; N37°43'45"W for 52.46 feet; N31°01'59"W for 50.46 feet; N29°34'38"W for 54.97 feet; N19°52'21"W for 32.97 feet; S37°25'01"W for 17.76 feet; S39°40'24"W for 30.36 feet; S50°35'06"W for 81.49 feet; N56°29'59"W for 86.75 feet; N20°36'58"W for 68.28 feet; N00°41'08"E for 118.61 feet; N41°34'25"E for 55.37 feet; S72°15'21"E for 45.73 feet; N46°06'54"E for 45.04 feet; N34°19'51"E for 37.84 feet and S67°22'42"E for 26.56 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 1,692.38 feet to an intersection with the Westerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records, and the POINT OF BEGINNING.

From said Point of Beginning run the following seven courses along said Westerly line: S25°55'14"E for 21.99 feet; S35°40'54"E for 44.57 feet; S13°04'44"E for 41.68 feet; S31°03'55"E for 35.91 feet; S29°40'13"E for 54.49 feet; S45°54'17"E for 41.59 feet and S29°08'34"E for 9.36 feet with the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along said North line for 442.44 feet to the Northwest corner of said Fraction; thence run S00°48'16"E along the West line of said Fraction for 8.21 feet to an intersection with the Northerly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records; thence run the following eight courses along said Northerly line: S88°34'22"W for 6.40 feet; S84°59'50"W for 22.15 feet; S82°42'24"W for 16.75 feet; S75°41'35"W for 14.76 feet; N68°16'17"W for 58.31 feet; N67°46'48"W for 44.69 feet; N02°45'57"E for 54.10 feet and N13°08'59"W for 35.88 feet to an intersection with said Southerly right of way line of State Road 80; thence run N77°10'14"E along said right of way line for 489.98 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

LESS AND EXCEPT:

A tract or parcel of land lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southerly Most corner of Tract "B-16" of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, run the following eleven (11) courses along the Southerly line of said record plat: N72°42'51" E for 186.40 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10" E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143.23 feet) for 143.63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89°31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884.51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755.00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" E) (chord 244.42 feet) for 254.91 feet; thence run N25°15'11" E along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along the South line of said Fraction for 658.74 feet to the Southwest corner of said fraction and the POINT OF BEGINNING.

From said Point of Beginning run the following eleven (11) courses along the Southerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records: S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to an intersection with said East line of the West Half (W 1/2) of Section 27; thence run S00°51'17"E along said East line for 166.25 feet; thence run S83°26'57"W for 690.32 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run Northwesterly along said Easterly right of way line and along an arc of a curve to the left of radius 430.00 feet (delta 48°18'15") (chord bearing N30°42'11"W) (chord 351.88 feet) for 362.52 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 60.93 feet to the POINT OF BEGINNING.

Consideration: \$10.00

Doc Stamps: \$.70

*Prepared by and when
recorded mail to:*

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

CORRECTIVE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made this 17th day of October, 2012, by **RH VENTURE I, LLC**, a Florida limited liability company ("Grantor"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RH VENTURE III, LLC**, a Florida limited liability company ("Grantee"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida ("Property"):

That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining;

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 29, 2012 AS INSTRUMENT NUMBER 2012000117987, WHICH DUE TO A TYPOGRAPHICAL ERROR INCORRECTLY INCLUDED THE CONVEYANCE OF LOT 78, BLOCK 4, RIVER HALL COUNTRY CLUB PHASE TWO.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

This conveyance is a transfer of unencumbered property from one limited liability company to another limited liability company, where the Grantee is wholly owned by the Grantor. Therefore, the beneficial ownership in the Property remains identical after this conveyance, and on the basis of Crescent Miami Center v. Department of Revenue, 903 So. 2d 913 (Fla. 2005) and Department of Revenue Technical Assistance Advisory No. 05B4-004 (June 23, 2005), only minimum documentary stamp taxes under Section 201.02, Florida Statutes (\$.70) are due on this conveyance.

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances, except taxes for the years 2008, 2009, 2011 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record;

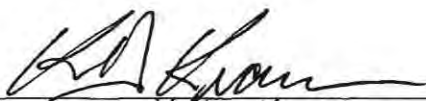
And Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

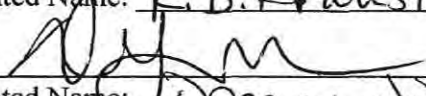
GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company


Printed Name: K.D. Krausman

By: 
Graydon E. Miars, Vice President


Printed Name: Donna Jill Feldman

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of ^{November}~~October~~, 2012, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, (check one) / ☒ / who is personally known to me or / ☐ / who has produced a _____ as identification.



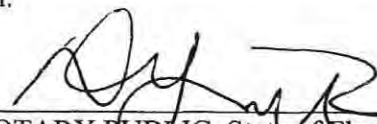

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT A

Legal Description of the Land

Lots 1 through 4, inclusive; Lots 125 through 222, inclusive; Lots 250, 251, 252, 300, and Lots 315 through 402, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE ONE, according to the plat thereof recorded as Clerk's Instrument No. 2005000153004, of the public records of Lee County, Florida.

TOGETHER WITH:

Lot 1 and Lots 23 through 32, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 2 through 12, inclusive, and Lots 33 through 36, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 52 through 68, inclusive, Lots 70 and 72 through 77, inclusive, in Block E; Lots 1 through 23, inclusive, in Block H; Lots 1 through 163, inclusive, in Block J; Lots 1 through 57, inclusive, Lots 65 through 90, inclusive, and Lots 92 through 104, inclusive, in Block K; Lots 1 through 39, in Block S; and Tract "C-1," all of RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2006000409514, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 13 through 22, inclusive, and Lots 37 through 41, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

A tract or parcel of land lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southerly Most corner of Tract "B-16" of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, run the following eleven (11) courses along the Southerly line of said record plat: N72°42'51" E for 186.40 feet to a point

on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10" E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143.23 feet) for 143.63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89°31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884.51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755.00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" E) (chord 244.42 feet) for 254.91 feet; thence run N25°15'11" E along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along the South line of said Fraction for 658.74 feet to the Southwest corner of said fraction and the POINT OF BEGINNING.

From said Point of Beginning run the following eleven (11) courses along the Southerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records: S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to an intersection with said East line of the West Half (W 1/2) of Section 27; thence run S00°51'17"E along said East line for 166.25 feet; thence run S83°26'57"W for 690.32 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in

Official Record Book 4326, at Page 1851, Lee County Records; thence run Northwesterly along said Easterly right of way line and along an arc of a curve to the left of radius 430.00 feet (delta 48°18'15") (chord bearing N30°42'11"W) (chord 351.88 feet) for 362.52 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 60.93 feet to the POINT OF BEGINNING.

Page 3 of 3

202100003185 PLAT 2A 202100003185 DOWNS - THIS 2A 2021-03-24 488
THIS INSTRUMENT PREPARED BY
SCOTT W. WATLER P.E.

Barraco
and Associates, Inc.
SURVEYING AND CONVEYING LAND PLANNING
3271 W. BARRACCO BLVD. SUITE 100 P.O. BOX 1568
FORT MYERS, FLORIDA 33902-1568
PHONE (813) 416-3773 FAX (813) 416-3168
WWW.BARRACCO.SURVEYING.COM
ENGINEERING REG. SURVEYING 13420

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOT'S 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202100003185

SHEET 2 OF 12

DESCRIPTION

A tract or parcel of land being all of Tract "A-1", Lots 1 through 39, Block "S", and portion of Tract "F-1" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 and all of Tract "F-2" of the record plat "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440 both of the Public Records of Lee County, Florida, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows

BEGINNING at the Southerly most corner of said Tract "F-1" run along the Southerly line of said Tract "F-1" the following five (5) courses: N42°30'21"W for 260.38 feet, S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for 103.92 feet to a point on a non-tangent curve and being the Northerly most corner of Lot 29 of said Block "S"; thence run along the Easterly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" the following two (2) courses: Southerly along an arc of a curve to the right of radius 199.00 feet (delta 120°43'26") (chord bearing S03°34'02"W) (chord 345.93 feet) for 419.30 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the left of radius 80.00 feet (delta 26°59'13") (chord bearing S50°26'09"W) (chord 37.33 feet) for 37.68 feet to a point on a non-tangent curve and being the Northerly most corner of Tract "F-2" of said record plat of "HAMPTON LAKES AT RIVER HALL SOUTH"; thence run along the Easterly line of said Tract "F-2" the following four (4) courses: Southerly along an arc of a curve to the left of radius 200.00 feet (delta 25°06'10") (chord bearing S02°02'51"E) (chord 86.93 feet) for 87.62 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 628.00 feet (delta 26°58'19") (chord bearing S01°06'47"E) (chord 292.91 feet) for 295.63 feet to a point of tangency; S12°22'23"W for 87.78 feet and S80°28'09"W for 18.47 feet to a point on a non-tangent curve to an intersection with said Easterly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO"; thence run along said Easterly line the following two (2) courses: Southwestwardly along an arc of a curve to the right of radius 617.00 feet (delta 20°52'31") (chord bearing S31°24'22"W) (chord 223.56 feet) for 224.80 feet to a point of tangency and S41°50'37"W for 95.00 feet to the Southerly most corner of Lot 39 of said Block "S"; thence run N48°09'23"W along the Southwestwardly line of said Lot 39 for 141.84 feet to a point on a non-tangent curve and an intersection with the Southeastwardly line of said Tract "A-1"; thence run along the Southeastwardly, Southwestwardly and Northwestwardly line of said Tract "A-1" the following five (5) courses: Southwestwardly along an arc of a curve to the right of radius 215.00 feet (delta 07°34'00") (chord bearing S50°59'33"W) (chord 28.37 feet) for 28.39 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 10.00 feet (delta 82°38'42") (chord bearing S12°57'12"W) (chord 13.34 feet) for 14.60 feet to a point of cusp; N36°02'45"W for 90.71 feet to a point of cusp; Easterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S81°26'48"E) (chord 14.24 feet) for 15.85 feet to a point of reverse curvature and Northwestwardly along an arc of a curve to the right of radius 215.00 feet (delta 10°35'32") (chord bearing N58°26'55"E) (chord 39.69 feet) for 39.75 feet to the Southerly most corner of Lot 1 of said Block "S"; thence run N45°56'00"W along the Southwestwardly line of said Lot 1 for 148.18 feet to a point on a non-tangent curve

and an intersection with the Northeastwardly line of Tract "B-1" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO"; thence run along said Northeastwardly line the following seven (7) courses: Northeastwardly along an arc of a curve to the left of radius 250.00 feet (delta 52°44'51") (chord bearing N24°41'14"E) (chord 222.11 feet) for 230.15 feet to a point of compound curvature; Northwestwardly along an arc of a curve to the left of radius 283.90 feet (delta 82°40'54") (chord bearing N33°01'39"W) (chord 373.86 feet) for 408.39 feet to a point of tangency; N14°22'05"W for 69.19 feet to a point of curvature; Northwestwardly along an arc of a curve to the right of radius 657.00 feet (delta 28°18'26") (chord bearing N60°12'53"W) (chord 326.19 feet) for 320.63 feet to a point of tangency; N46°03'40"W for 110.97 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 135.00 feet (delta 50°07'46") (chord bearing N71°07'33"W) (chord 114.38 feet) for 118.11 feet to a point of tangency and S83°48'35"W for 52.76 feet to the Southerly most corner of Lot 15 of said Block "S"; thence run N03°17'48"W along the Westerly line of said Lot 15 for 142.20 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "A-1"; thence run along the Southerly, Westerly and Northerly line of said Tract "A-1" the following five (5) courses: Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°25'47") (chord bearing S85°17'24"W) (chord 16.62 feet) for 16.62 feet to a point of reverse curvature; Southwestwardly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S42°06'15"W) (chord 14.24 feet) for 15.85 feet to a point of cusp; N03°17'48"W for 91.96 feet to a point of cusp; Southeastwardly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S48°41'51"E) (chord 14.24 feet) for 15.85 feet to a point of reverse curvature and Easterly along an arc of a curve to the right of radius 215.00 feet (delta 03°57'42") (chord bearing N87°52'57"E) (chord 14.86 feet) for 14.87 feet to the Southwest corner of Lot 16 of said Block "S"; thence run N03°17'48"W along the Westerly line of said Lot 16 for 149.09 feet to the Northerly most corner of said Lot 16; thence run along the Westerly line of said Tract "F-1" the following fifteen (15) courses: S86°42'12"W for 25.00 feet, N03°17'48"W for 199.59 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 560.00 feet (delta 11°56'58") (chord bearing N02°40'41"E) (chord 116.58 feet) for 116.79 feet, S71°35'45"E for 813.37 feet, N50°39'44"E for 128.55 feet, N39°20'16"W for 98.57 feet, N31°21'00"W for 20.00 feet to a point on a non-tangent curve; Northeastwardly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.21 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwestwardly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet, N77°44'05"E for 67.26 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'32"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature to aid an intersection with the Easterly line of lands described in a deed recorded in Instrument Number 2008000299220, Lee County Records; thence run along said Easterly line the following nine (9) courses: Easterly along an

arc of a curve to the right of radius 5.60 feet (delta 22°38'56") (chord bearing N74°38'28"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeastwardly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeastwardly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 94.00 feet (delta 101°50'45") (chord bearing N15°49'22"E) (chord 145.94 feet) for 187.08 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 90.00 feet (delta 73°43'25") (chord bearing N01°45'43"E) (chord 107.98 feet) for 115.80 feet to a point of tangency; N38°37'25"E for 87.96 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 75.00 feet (delta 48°17'47") (chord bearing N14°28'32"E) (chord 61.36 feet) for 63.22 feet to a point of compound curvature; Northwestwardly along an arc of a curve to the left of radius 30.00 feet (delta 36°52'35") (chord bearing N28°06'40"W) (chord 18.98 feet) for 19.31 feet to a point of tangency and N46°32'57"W for 86.07 feet to an intersection with said Westerly line of said Tract "F-1"; thence run along the Westerly, Northerly and Easterly line of said Tract "F-1" the following seventeen (17) courses: N43°27'05"E for 578.28 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 510.00 feet (delta 54°02'37") (chord bearing N70°28'21"E) (chord 463.42 feet) for 481.05 feet, S26°22'15"W along a non-tangent line for 201.01 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 255.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 271.95 feet) for 292.96 feet to a point of tangency; S39°40'41"E for 346.93 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 255.00 feet (delta 76°58'02") (chord bearing S78°09'48"E) (chord 317.37 feet) for 342.55 feet to a point of tangency; N63°21'11"E for 154.59 feet to a point on a non-tangent curve; Southeastwardly along an arc of a curve to the left of radius 1,040.00 feet (delta 12°06'04") (chord bearing S36°08'31"E) (chord 219.24 feet) for 219.65 feet; S35°43'44"W along a non-tangent line for 42.40 feet to a point of curvature; Southwestwardly along an arc of a curve to the left of radius 355.00 feet (delta 12°02'35") (chord bearing S29°42'27"W) (chord 74.48 feet) for 74.62 feet; S37°59'11"W along a non-tangent line for 482.37 feet to a point of curvature; Southwestwardly along an arc of a curve to the left of radius 365.00 feet (delta 25°08'17") (chord bearing S25°25'02"W) (chord 158.86 feet) for 160.14 feet to a point of reverse curvature; Southwestwardly along an arc of a curve to the right of radius 95.00 feet (delta 79°19'52") (chord bearing S52°30'50"W) (chord 121.28 feet) for 121.54 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 195.00 feet (delta 163°33'37") (chord bearing S15°23'57"W) (chord 379.66 feet) for 522.63 feet, S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeastwardly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E) (chord 96.30 feet) for 111.77 feet to a point of tangency and N83°44'131"E for 190.00 feet to an intersection with the Southerly line of lands described in said deed recorded in Instrument Number 2008000299220, Lee County Records; thence run along said Southerly line the following eight (8) courses: S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing

N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°57'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet and N05°11'26"E for 65.78 feet to an intersection with the Northerly line of said Tract "F-1"; thence run along the Northerly and Easterly line of said Tract "F-1" the following nine (9) courses: S84°48'34"E for 187.44 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeastwardly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeastwardly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeastwardly along an arc of a curve to the left of radius 160.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet and S17°46'12"W for 50.65 feet to a point of curvature and an intersection with the Northerly line of lands described in said deed recorded in Instrument Number 2008000299222, Lee County Records; thence run along said Northerly line the following five (5) courses: Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 11.69 feet) for 49.29 feet to a point of reverse curvature; Northwestwardly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwestwardly along an arc of a curve to the right of radius 150.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'29"W) (chord 208.98 feet) for 254.00 feet to a point of reverse curvature and Southwestwardly along an arc of a curve to the right of radius 80.00 feet (delta 13°48'21") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature and an intersection with the Easterly line of said Tract "F-1"; thence run along said Easterly line of said Tract "F-1" the following two (2) courses: Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature and Southeastwardly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.72 feet) for 99.93 feet to the POINT OF BEGINNING.

Containing 81.69 acres, more or less.

DOWNS-202100003185 / PLT 2020-000036

2312-0000 SURVEY NO. 2312-0000 01/01/2021 10:23 AM
THIS INSTRUMENT WAS PREPARED BY
SCOTT A. JAMESON P.E.
Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
2771 WOODBRIDGE BLVD., SUITE 100 P.O. BOX 1706
FORT WORTH, TEXAS 76116-1706
PHONE (817) 481-1112 WWW.BARRACOA.COM FAX (817) 481-1102
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING REG. NO. 15184-0001

INSTRUMENT NUMBER 2021000035440
SHEET 3 OF 12

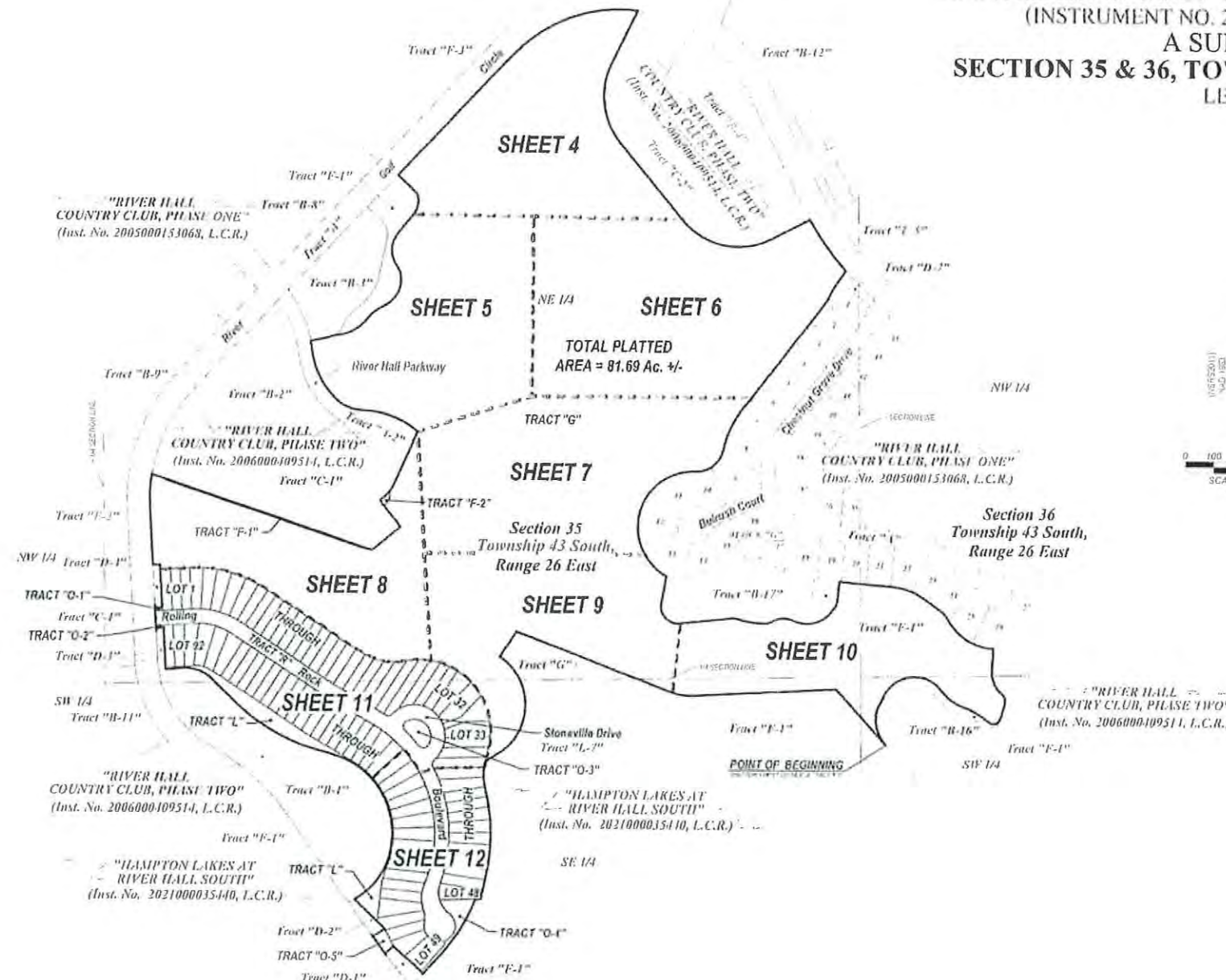
RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

KEY MAP

"RIVER HALL
COUNTRY CLUB, PHASE ONE"
(Inst. No. 2005000153068, L.C.R.)
Tract "C-1"



RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES

- | | |
|---|---|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 24. NUT - NUT |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 25. FR - FRONT |
| 3. FOR DA WEST ZONE (NAD 83) AND ARE BASED ON | 26. L - LENGTH |
| 4. THE "SOUTH PL" LINE OF TRACT "F-1" TO BEAR N10°00'00"W | 27. LAC - LAC ACCESS EASEMENT |
| 5. ALL LINES ARE SHOWN UNLESS OTHERWISE NOTED. | 28. LIR - LIR ACCESS EASEMENT |
| 6. WHEN IN LOT AND TRACT CORNERS SHALL BE SET IN | 29. LCR - LEE COUNTY RECORDS |
| 7. ACCORDANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES | 30. LCU - LEE COUNTY UNIT EASEMENT |
| 8. 1. SET PERMANENT REFERENCE MONUMENT (R.M.) | 31. LLE - LEE COUNTY EASEMENT |
| 9. 2. STAMPED BY THE LEE COUNTY ENGINEER | 32. LMT - LEE COUNTY MAINTENANCE EASEMENT |
| 10. 3. SET PERMANENT CONTROL POINT (C.P.) AT EACH CORNER | 33. LUT - LEE COUNTY UNIT EASEMENT |
| 11. 4. 1/4" = 100' SCALE | 34. NUT - NUT |
| 12. 1/4" = 100' SCALE | 35. NUT - NUT |
| 13. 1/4" = 100' SCALE | 36. NUT - NUT |
| 14. 1/4" = 100' SCALE | 37. NUT - NUT |
| 15. 1/4" = 100' SCALE | 38. NUT - NUT |
| 16. 1/4" = 100' SCALE | 39. NUT - NUT |
| 17. 1/4" = 100' SCALE | 40. NUT - NUT |
| 18. 1/4" = 100' SCALE | 41. NUT - NUT |
| 19. 1/4" = 100' SCALE | 42. NUT - NUT |
| 20. 1/4" = 100' SCALE | 43. NUT - NUT |
| 21. 1/4" = 100' SCALE | 44. NUT - NUT |
| 22. 1/4" = 100' SCALE | 45. NUT - NUT |
| 23. 1/4" = 100' SCALE | 46. NUT - NUT |
| 24. 1/4" = 100' SCALE | 47. NUT - NUT |
| 25. 1/4" = 100' SCALE | 48. NUT - NUT |
| 26. 1/4" = 100' SCALE | 49. NUT - NUT |
| 27. 1/4" = 100' SCALE | 50. NUT - NUT |
| 28. 1/4" = 100' SCALE | 51. NUT - NUT |
| 29. 1/4" = 100' SCALE | 52. NUT - NUT |
| 30. 1/4" = 100' SCALE | 53. NUT - NUT |
| 31. 1/4" = 100' SCALE | 54. NUT - NUT |
| 32. 1/4" = 100' SCALE | 55. NUT - NUT |
| 33. 1/4" = 100' SCALE | 56. NUT - NUT |
| 34. 1/4" = 100' SCALE | 57. NUT - NUT |
| 35. 1/4" = 100' SCALE | 58. NUT - NUT |
| 36. 1/4" = 100' SCALE | 59. NUT - NUT |
| 37. 1/4" = 100' SCALE | 60. NUT - NUT |
| 38. 1/4" = 100' SCALE | 61. NUT - NUT |
| 39. 1/4" = 100' SCALE | 62. NUT - NUT |
| 40. 1/4" = 100' SCALE | 63. NUT - NUT |
| 41. 1/4" = 100' SCALE | 64. NUT - NUT |
| 42. 1/4" = 100' SCALE | 65. NUT - NUT |
| 43. 1/4" = 100' SCALE | 66. NUT - NUT |
| 44. 1/4" = 100' SCALE | 67. NUT - NUT |
| 45. 1/4" = 100' SCALE | 68. NUT - NUT |
| 46. 1/4" = 100' SCALE | 69. NUT - NUT |
| 47. 1/4" = 100' SCALE | 70. NUT - NUT |
| 48. 1/4" = 100' SCALE | 71. NUT - NUT |
| 49. 1/4" = 100' SCALE | 72. NUT - NUT |
| 50. 1/4" = 100' SCALE | 73. NUT - NUT |
| 51. 1/4" = 100' SCALE | 74. NUT - NUT |
| 52. 1/4" = 100' SCALE | 75. NUT - NUT |
| 53. 1/4" = 100' SCALE | 76. NUT - NUT |
| 54. 1/4" = 100' SCALE | 77. NUT - NUT |
| 55. 1/4" = 100' SCALE | 78. NUT - NUT |
| 56. 1/4" = 100' SCALE | 79. NUT - NUT |
| 57. 1/4" = 100' SCALE | 80. NUT - NUT |
| 58. 1/4" = 100' SCALE | 81. NUT - NUT |
| 59. 1/4" = 100' SCALE | 82. NUT - NUT |
| 60. 1/4" = 100' SCALE | 83. NUT - NUT |
| 61. 1/4" = 100' SCALE | 84. NUT - NUT |
| 62. 1/4" = 100' SCALE | 85. NUT - NUT |
| 63. 1/4" = 100' SCALE | 86. NUT - NUT |
| 64. 1/4" = 100' SCALE | 87. NUT - NUT |
| 65. 1/4" = 100' SCALE | 88. NUT - NUT |
| 66. 1/4" = 100' SCALE | 89. NUT - NUT |
| 67. 1/4" = 100' SCALE | 90. NUT - NUT |
| 68. 1/4" = 100' SCALE | 91. NUT - NUT |
| 69. 1/4" = 100' SCALE | 92. NUT - NUT |
| 70. 1/4" = 100' SCALE | 93. NUT - NUT |
| 71. 1/4" = 100' SCALE | 94. NUT - NUT |
| 72. 1/4" = 100' SCALE | 95. NUT - NUT |
| 73. 1/4" = 100' SCALE | 96. NUT - NUT |
| 74. 1/4" = 100' SCALE | 97. NUT - NUT |
| 75. 1/4" = 100' SCALE | 98. NUT - NUT |
| 76. 1/4" = 100' SCALE | 99. NUT - NUT |
| 77. 1/4" = 100' SCALE | 100. NUT - NUT |



R=30.00' Δ=18°52'35" L=19.31'
CH=N28°08'40"W 18.98'
"RIVER HALL
COUNTRY CLUB, PHASE TWO"
(Inst. No. 2006000409514, L.C.R.)
Tract "F-1"
(Inst. No. 2006000409514, L.C.R.)
R=75.00' Δ=49°17'47" L=62.22'
CH=N14°28'32"E 61.16'

Match Line See Sheet 5 of 12

Match Line See Sheet 6 of 12

Tract "C-1"
(Inst. No. 2006000409514, L.C.R.)

INSTRUMENT NUMBER 2021000035440

SHEET 4 OF 12

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.E.
Barraco
and Associates, Inc.
CIVIL ENGINEER - LAND SURVEYING - LAND PLANNING
7711 ALABAMA BLVD. SUITE 100, P.O. BOX 700
FORT WORTH, TEXAS 76103-0700
PHONE (817) 551-3100 - WWW.BARRACO.COM - FAX (817) 551-3100
FLORIDA CERTIFICATE OF AUTHORIZATION
590 LEE VG 755 - 50451 (03-04)

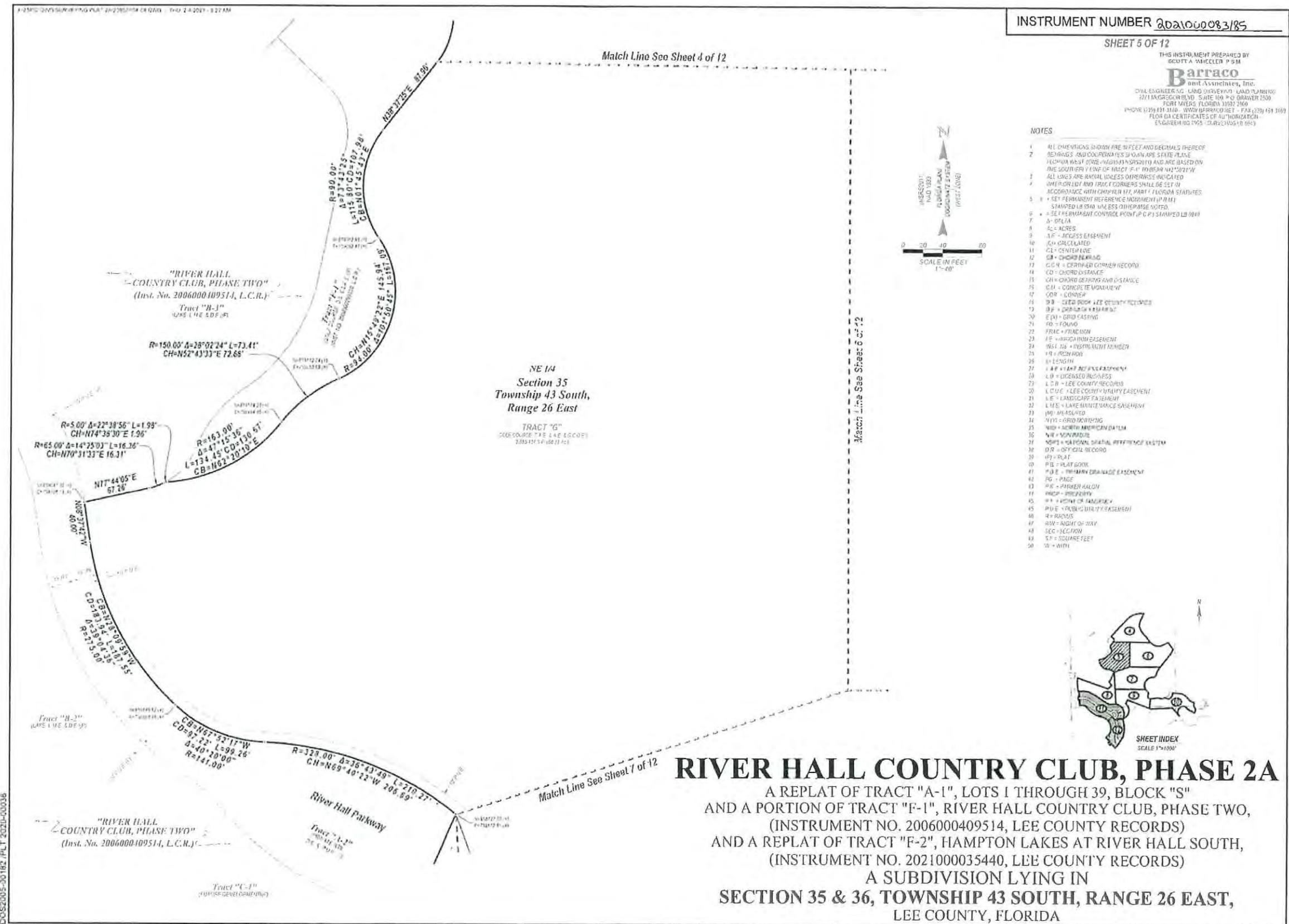


"RIVER HALL
COUNTRY CLUB, PHASE TWO"
(Inst. No. 2006000409514, L.C.R.)

Tract "C-1"
(Inst. No. 2006000409514, L.C.R.)

NE 1/4
Section 35
Township 43 South,
Range 26 East

TRACT "G"
LOCAL COURSE 145 L.A.S. 1000.01
2.155 127 S.E. 36.21 A.S.I.



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2011 MCCORD BLVD SUITE 100 P.O. DRAWER 1000
FORT WYLER, FLORIDA 32605-2800
PHONE (239) 431-1100 WWW.BARRACO.NET FAX (239) 431-1105
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1595 - SURVEYING 18-000

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000083/85

SHEET 7 OF 12



NOTES

- | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|-----|
| ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL FEET DIMENSIONS AND COORDINATES SHOWN ARE STATE PLANE COORDINATES. ALL DIMENSIONS AND COORDINATES SHOWN ARE BASED ON THE SOUTHERLY LINE OF TRACT 7-1-1 TO BEIN NAD 83/17W | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| ALL LINES ARE NAD 83 UNLESS OTHERWISE INDICATED | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| INTERIOR LOT AND TRACT BOUNDARIES SHALL BE SET IN ACCORDANCE WITH CHAPTER 174, PART 1, FLORIDA STATUTES | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

Match Line See Sheet 6 of 12

Match Line See Sheet 5 of 12

NE 1/4
Section 35
Township 43 South,
Range 26 East

TRACT "G"
100X-COURSE 1/4E 1/4E 1/4E 1/4E
2845 137 S 7 1/4E 1/4E

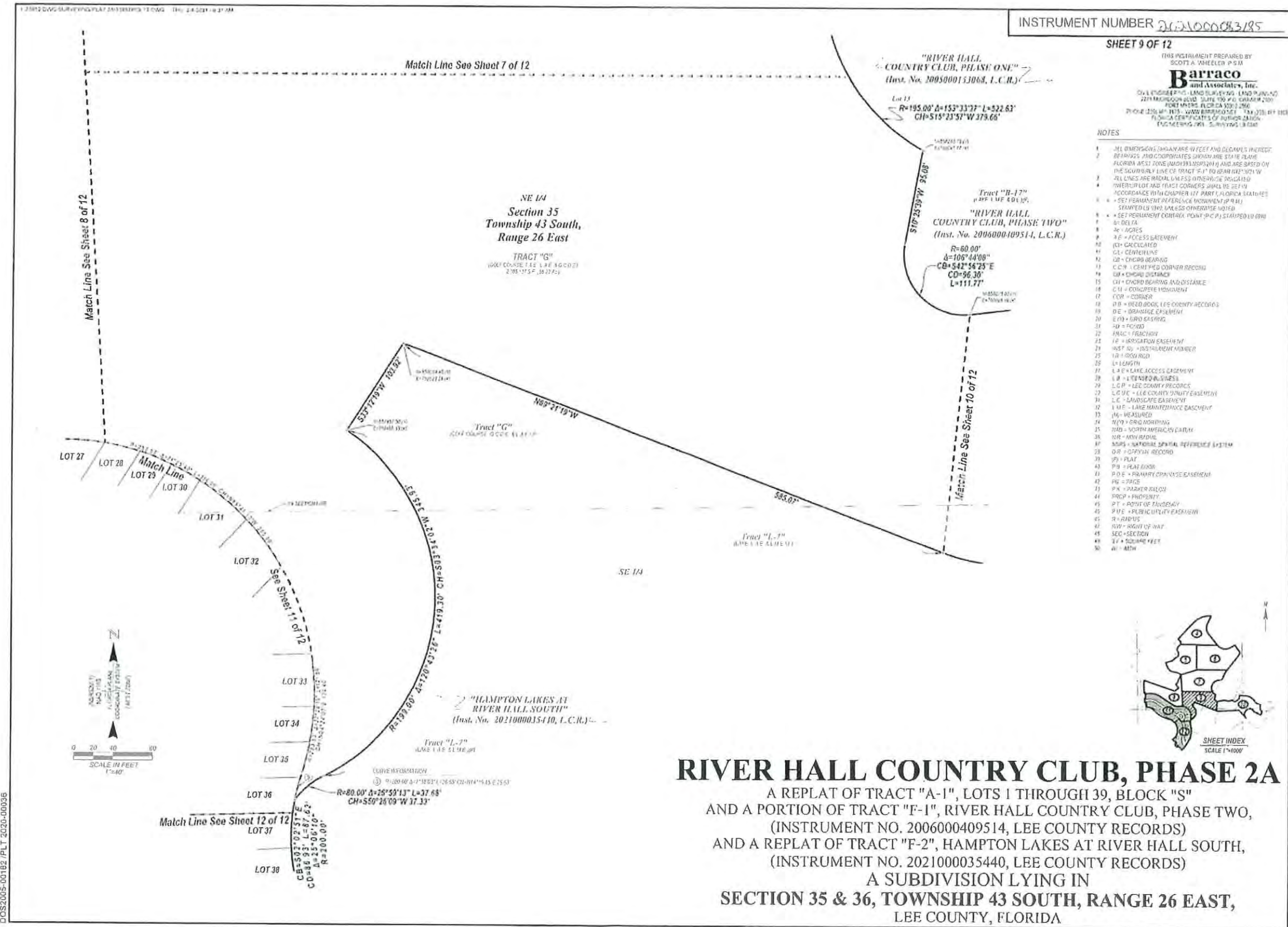
Match Line See Sheet 8 of 12

Match Line See Sheet 9 of 12

"RIVER HALL
-COUNTRY CLUB, PHASE ONE"
(Inst. No. 2005000153068, I.C.R.)

"RIVER HALL
COUNTRY CLUB, PHASE ONE" --
(Inst. No. 200500015, 1069, L.C.R.)

2020-00036 / PLT 2020-00182



INSTRUMENT NUMBER 2021000035440
SHEET 11 OF 12

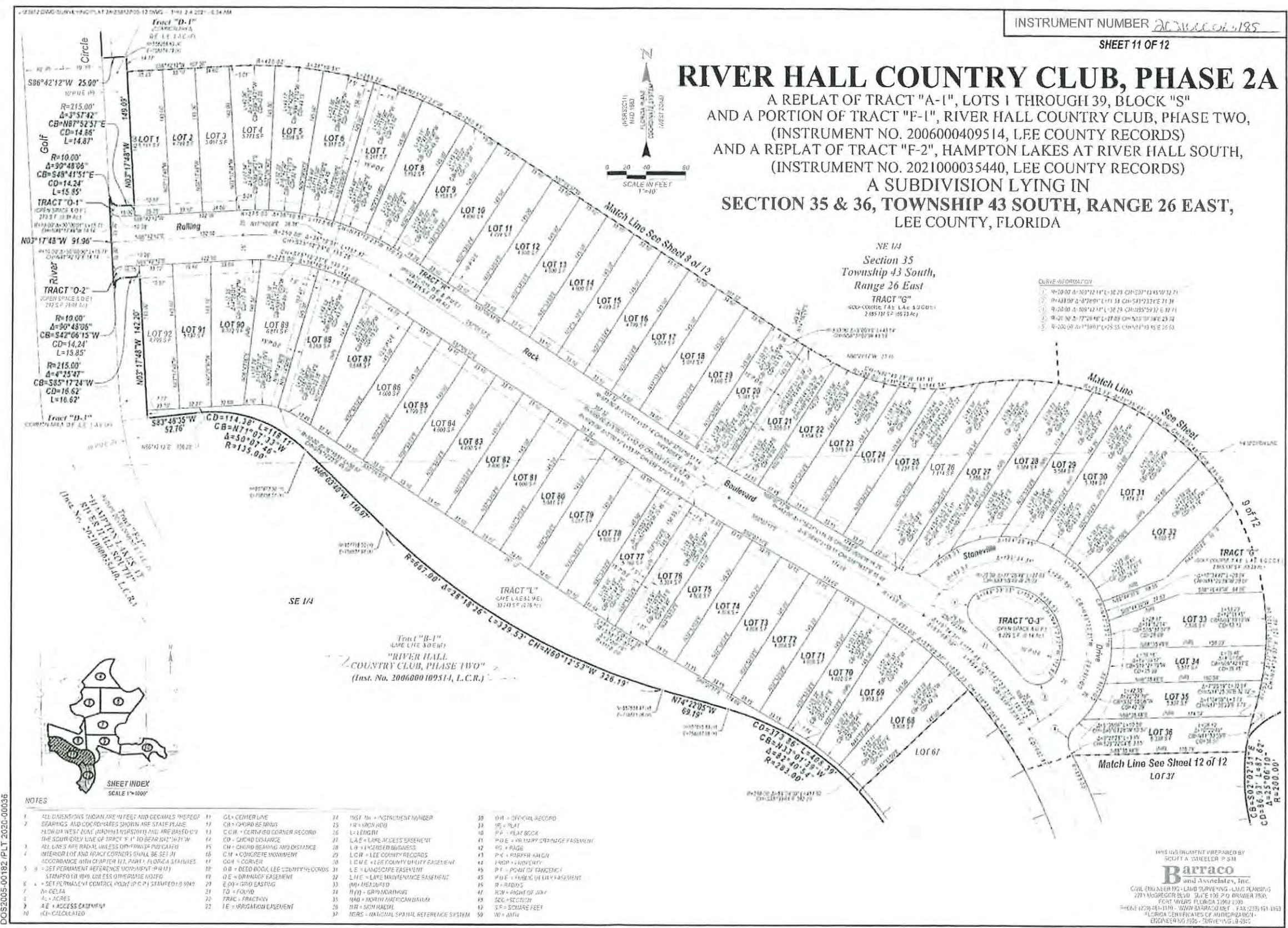
RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NE 1/4
Section 35
Township 43 South,
Range 26 East

CURVE INFORMATION
1. 400.00' RADIUS, 114.59° CHORD, 114.59' CHORD
2. 400.00' RADIUS, 114.59° CHORD, 114.59' CHORD
3. 400.00' RADIUS, 114.59° CHORD, 114.59' CHORD
4. 400.00' RADIUS, 114.59° CHORD, 114.59' CHORD
5. 400.00' RADIUS, 114.59° CHORD, 114.59' CHORD



- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 111, PART 1, FLORIDA STATUTES.
 5. SET PERMANENT REFERENCE MONUMENT (R.M.) STAMPEL (IN R.M.) UNLESS OTHERWISE NOTED.
 6. SET PERMANENT CONTROL POINT (C.P.) STAMPEL (IN R.M.) UNLESS OTHERWISE NOTED.
 7. ALL LOTS ARE 1/4 ACRES.
 8. ACCESS EASEMENT (A.E.) CALCULATED.
 9. C.L. = CENTER LINE.
 10. C.B. = CERTIFIED BOUNDARY RECORD.
 11. C.D. = CHORD DISTANCE.
 12. C.B. = CHORD BEARING AND DISTANCE.
 13. C.M. = CONCRETE MONUMENT.
 14. C.C. = CORNER.
 15. O.D. = ODD BLOCK, LEE COUNTY RECORDS.
 16. O.E. = ODD BLOCK EASEMENT.
 17. E.D. = EDD DISTANCE.
 18. T.D. = TOWN DISTANCE.
 19. T.R. = TRACT RECORD.
 20. T.E. = TRACT EASEMENT.
 21. INST. NO. = INSTRUMENT NUMBER.
 22. INST. DATE = INSTRUMENT DATE.
 23. L.E. = LEE COUNTY RECORDS.
 24. L.E. = LEE COUNTY EASEMENT.
 25. L.E. = LEE COUNTY EASEMENT.
 26. L.E. = LEE COUNTY EASEMENT.
 27. L.E. = LEE COUNTY EASEMENT.
 28. L.E. = LEE COUNTY EASEMENT.
 29. L.E. = LEE COUNTY EASEMENT.
 30. L.E. = LEE COUNTY EASEMENT.
 31. L.E. = LEE COUNTY EASEMENT.
 32. L.E. = LEE COUNTY EASEMENT.
 33. L.E. = LEE COUNTY EASEMENT.
 34. L.E. = LEE COUNTY EASEMENT.
 35. L.E. = LEE COUNTY EASEMENT.
 36. L.E. = LEE COUNTY EASEMENT.
 37. L.E. = LEE COUNTY EASEMENT.
 38. L.E. = LEE COUNTY EASEMENT.
 39. L.E. = LEE COUNTY EASEMENT.
 40. L.E. = LEE COUNTY EASEMENT.
 41. L.E. = LEE COUNTY EASEMENT.
 42. L.E. = LEE COUNTY EASEMENT.
 43. L.E. = LEE COUNTY EASEMENT.
 44. L.E. = LEE COUNTY EASEMENT.
 45. L.E. = LEE COUNTY EASEMENT.
 46. L.E. = LEE COUNTY EASEMENT.
 47. L.E. = LEE COUNTY EASEMENT.
 48. L.E. = LEE COUNTY EASEMENT.
 49. L.E. = LEE COUNTY EASEMENT.
 50. L.E. = LEE COUNTY EASEMENT.

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.E.
Barraco
and Associates, Inc.
CIVIL ENGINEER - LAND SURVEYING - LAND PLANNING
2771 W. GREGORY BLVD. SUITE 100 P.O. BOX 1700
FORT WORTH, TEXAS 76101-1700
PHONE (817) 451-1111 FAX (817) 451-1111
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1256 - SURVEYING 13-235

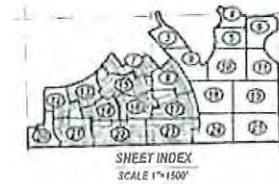
INSTRUMENT NUMBER 202100035440

SHEET 2 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.

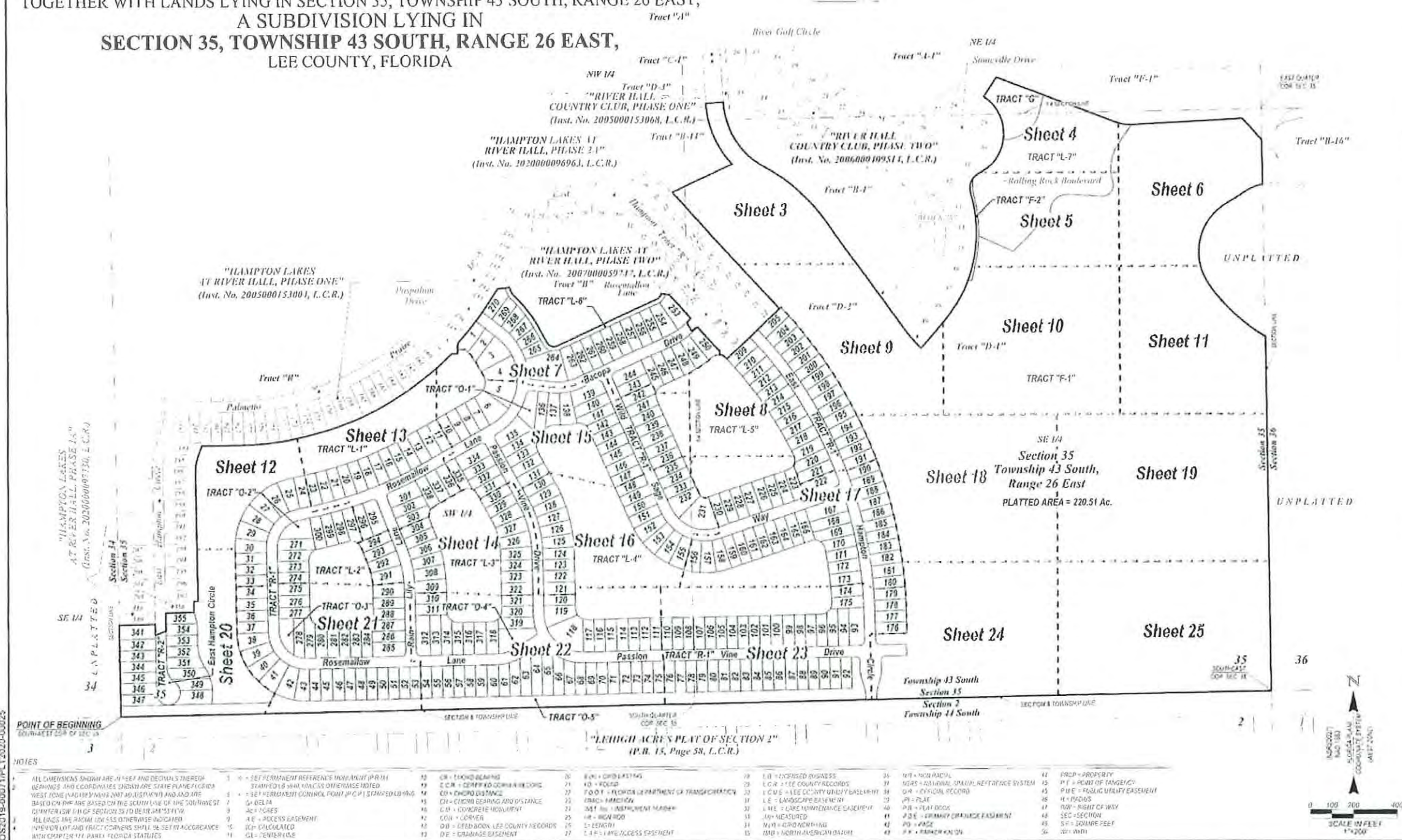
Barraco
and Associates, Inc.

COAST GUARDIAN LAND SURVEYING (LTD) P.L.T.S. INC.
2271 LOGGERS BLVD., SUITE 100 P.O. BOX 280
FORT MYERS, FLORIDA 33907-0280
PHONE (239) 961-3310 WWW.BARRACCO.FL FAX (239) 961-4352
FLORIDA CERTIFICATE OF AUTHORIZATION
ENG. REG. NO. 7553 SURVEYING NO. 0940



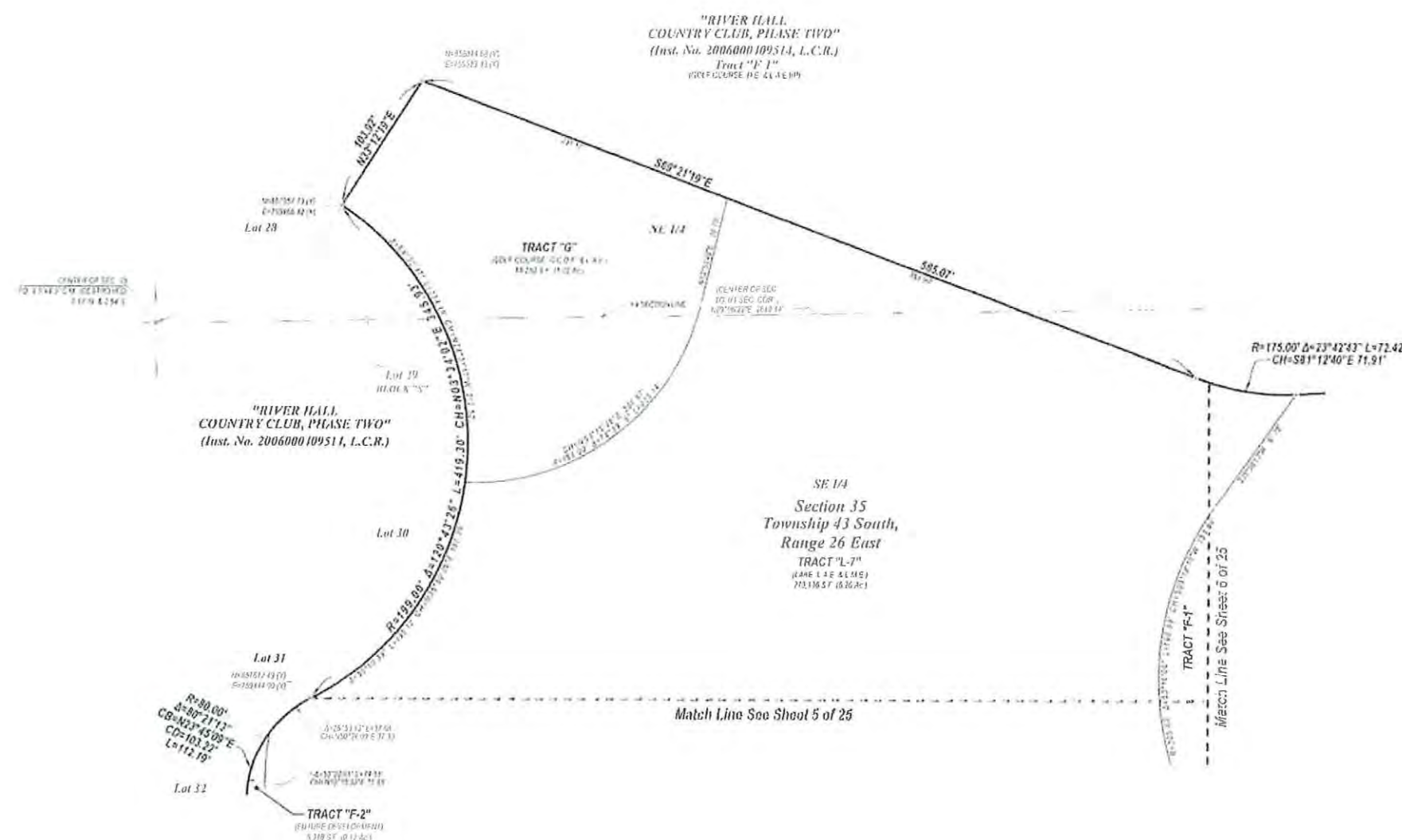
A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

KEY MAP



INSTRUMENT NUMBER 2021000035440

SHEET INDEX
SCALE 1:2500



ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
BEARINGS AND COORDINATES SHOWN ARE STATE PLANE PROJECTIONS
WEST ZONE NAD83 DIMENSIONS NOT INDICATED AND ARE
BASED ON THE ARE BASED ON THE SOUTHWEST CORNER OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 35 TO BEAR STATION 111W
ALL LINES ARE RACIAL UNLESS OTHERWISE INDICATED
INTERSECTION AND DISTANCE DIMENSIONS SHALL BE SET IN ACCORDANCE
WITH CHAPTER 487 PART 1 (FLORIDA STATUTES)

- ```

8 * - SET PERMANENT REFERENCE ALIGNMENT (PRM)
9 * STAMPED LB AND LBZS OTHERWISE NOTED
10 * - SET PERMANENT CONTROL POINT (PCP) STAMPED
11
12 A= DELTA
13 A= ACRES
14 A C = ACCESS CASE/MIN
15 ICH= CALCULATED
16 CL= CENTER LINE

```

- |    |                                    |
|----|------------------------------------|
| 12 | CD = CHORD BEARING                 |
| 12 | CCR = CERTIFIED CORNER RECORD      |
| 18 | CD = CHORD DISTANCE                |
| 15 | CH = CHORD SEAPING AND DISTANCE    |
| 16 | CM = CONCRETE MOMENT               |
| 12 | CCR = CORNER                       |
| 18 | CR = CROWN RISE 1/4 CROWN DISTANCE |
| 16 | CE = CEMENT ESTIMATE               |

- 20 S (P) = GRID FASTING  
21 FD = FORD  
22 A DOT = ALCOHA SEPARATION  
23 FRAC = FRACTION  
24 INST NO = INSTRUMENT NUMBER  
25 IR = IRON ROD  
26 L = LENGTH  
27 L RE = LATE ACCESS FASTER

- 18 L/E = LEASED EASES  
29 L/C = LEE COUNTY RECORDS  
29 L/C = LEE COUNTY MAPS & PLANS  
31 L/E = LANDSCAPE EASEMENT  
32 LME = LAKE MAINTENANCE EASEMENT  
31 ME = MEASURED  
34 MD = GRID MARKING  
35 MD = NORTH AMERICAN DATUM

- |    |                                   |
|----|-----------------------------------|
| 28 | NAME = NAME RECORD                |
| 29 | NSR3 = NATIONAL SPATIAL REFERENCE |
| 30 | OR = OFFICIAL RECORD              |
| 31 | PI = PLAN                         |
| 32 | PL = PLAT BOOK                    |
| 33 | PR = PROPERTY RECORD SYSTEM       |
| 34 | PG = PAGE                         |
| 35 | PR = PROPERTY RECORD              |

- 11 PROP = PROPERTY  
12 P.T. = POINT OF TANGENCY  
13 P.U.E. = PUBLIC UTILITY EASEMENT  
14 R = RADIUS  
15 R/L = RIGHT OF WAY  
16 SEC = SECTION  
17 S.F. = SQUARE FEET  
18 S.W. = S.W. 1/4

- ENGINEER**  
2271 NUGGET  
PORT  
WHEELER, KY 40366  
FLORENCE

THIS INSTRUMENT PREPARED BY

SCOTT A. WHEELER & JIM  
**DARRIGO**

**Barraco**  
and Associates, Inc.

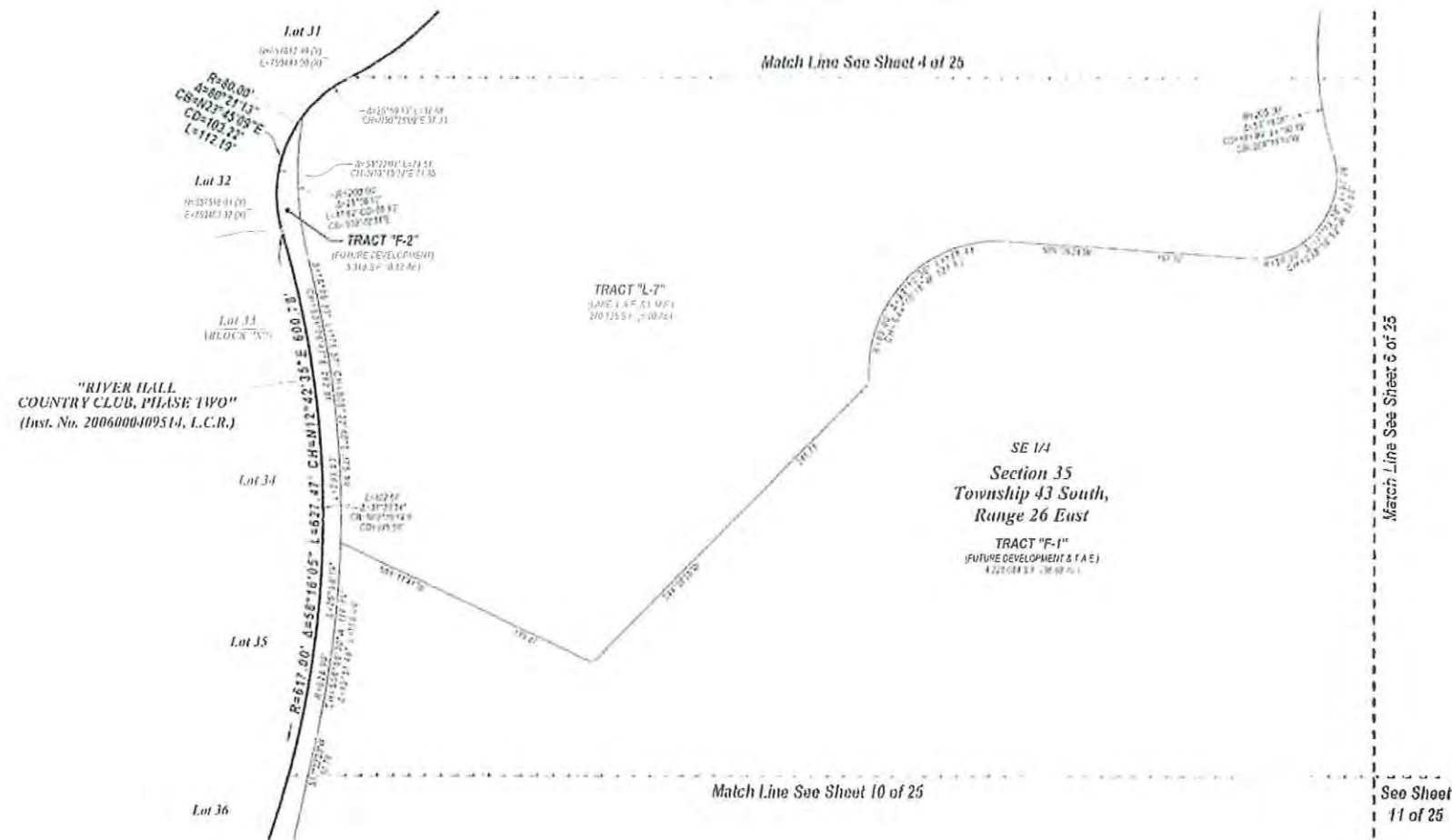
Civil Engineering, Land Surveying, and Planning  
2271 SUGGERS BLVD., SUITE 100 P.O. BOX 200  
FORT MYER, FLORIDA 33507-0200  
PHONE (813) 811-1155 WWW.BARRISCO.NET FAX (813) 811-1151  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 055, SURVEYING 01000

## HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 5 OF 25



## NOTES

- [illegible]

THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER, P.S.M.

## Barraco

**D and Associates, Inc.**  
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING  
 7777 SANDSPRING BLVD. SUITE 120 M.C. PARKER 2803  
 10401 UNIVERSITY, FLORIDA 32626-2000  
 PHONE (772) 381-1475 - WWW.DANDASSOCIATES.COM - FAX (772) 381-1532  
 FLORIDA CERTIFICATES OF REGISTRATION  
 ENGINEERING 2004, SURVEYING 18-0043



2025019-000718LT2020-00025



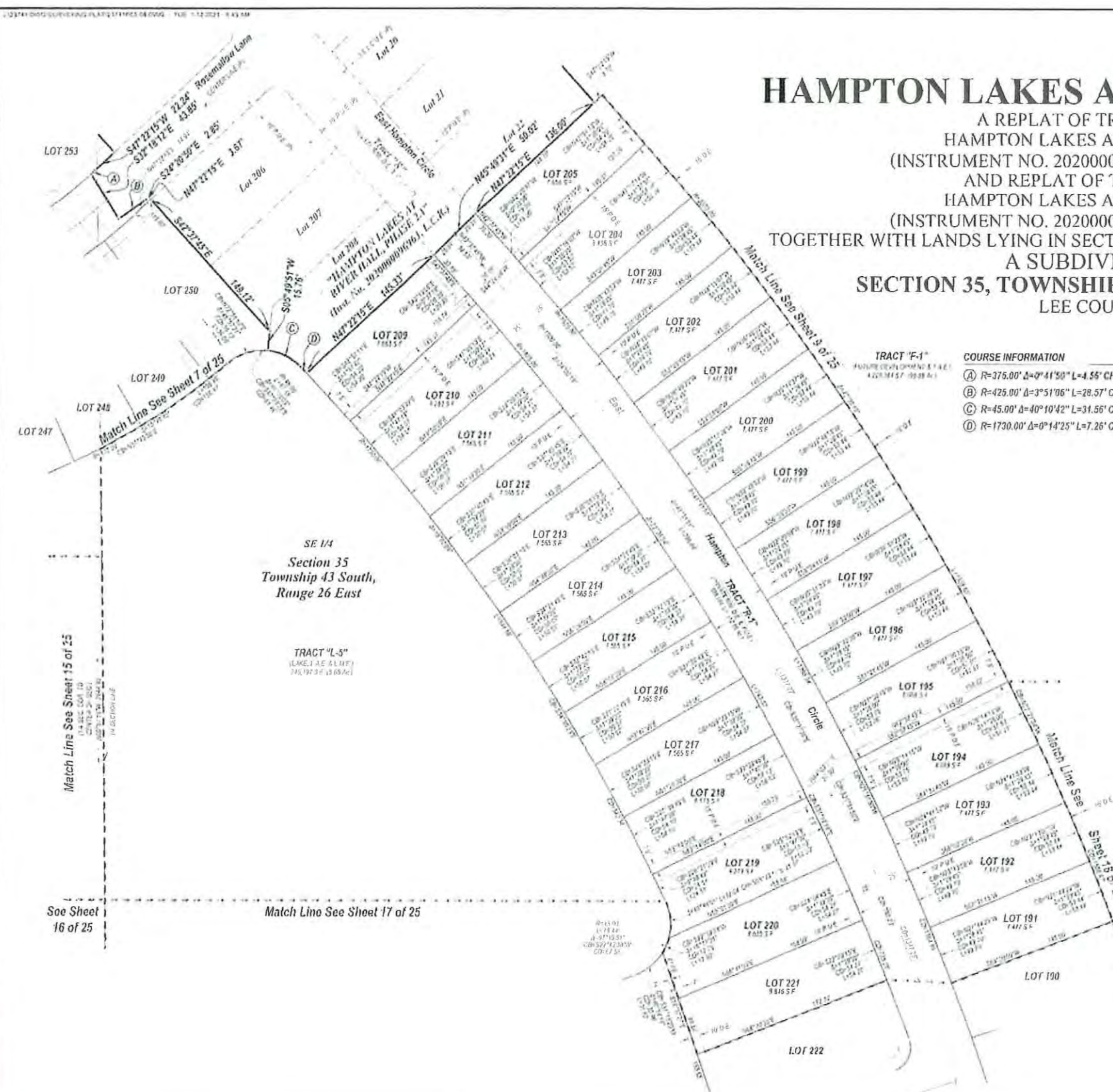
**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
2077 MAGNIFICENT BLVD. SUITE 102 P.O. BOX 200  
FORT WORTH, FLORIDA 32610  
PHONE: (772) 451-7700 • WWW.BARRACOCO.NET • FAX: (772) 451-7701  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING NO. 1045 • SURVEYING NO. 1045



SHEET 8 OF 25

## HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA



### COURSE INFORMATION

- (A)  $R=375.00'$ ,  $\Delta=0^\circ 41' 50''$ ,  $L=4.55'$ ,  $CH=547' 43'' 10'' W 4.56'$   
 (B)  $R=425.00'$ ,  $\Delta=3^\circ 51' 06''$ ,  $L=28.57'$ ,  $CH=N55^\circ 46' 15'' E 28.56'$   
 (C)  $R=45.00'$ ,  $\Delta=40^\circ 10' 42''$ ,  $L=31.56'$ ,  $CH=S64^\circ 04' 48'' E 30.91'$   
 (D)  $R=1730.00'$ ,  $\Delta=0^\circ 14' 25''$ ,  $L=7.26'$ ,  $CH=S43^\circ 52' 15'' E 7.26'$



## NOTES

- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL THEREOF  
2  
3 1. NORTH AND SOUTHERLY SHOWN ARE STATE PLANE FLORA  
4 WEST ZONE, NAD83, NAD 83 ADJUSTED AND MAGNETIC  
5 BASED ON THE DATA OBTAINED ON THE SURVEY OF THE SOUTHERN  
6 HALLAND COUNTY OF SECTION 10 TO BE BORN 1871 A.M.  
7  
8 ALL LINES ARE ORIGINAL LINES OR THEREBY LOCATED  
9 BY THE SURVEYOR BY THE DATA OBTAINED ON THE SURVEY OF THE SOUTHERN  
10 HALLAND COUNTY, PART 1, RECORDS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 8

THIS INSTRUMENT PREPARED BY  
SCOTT A. MEYER P.S.M.

**Barraco**  
and Associates, Inc.

ENGINEERING, LAND SURVEYING, AND PLANNING  
71 MAGNOLIA BLVD. SUITE 100 P.O. BOX 2900  
FORT MYERS, FLORIDA 33904-2900

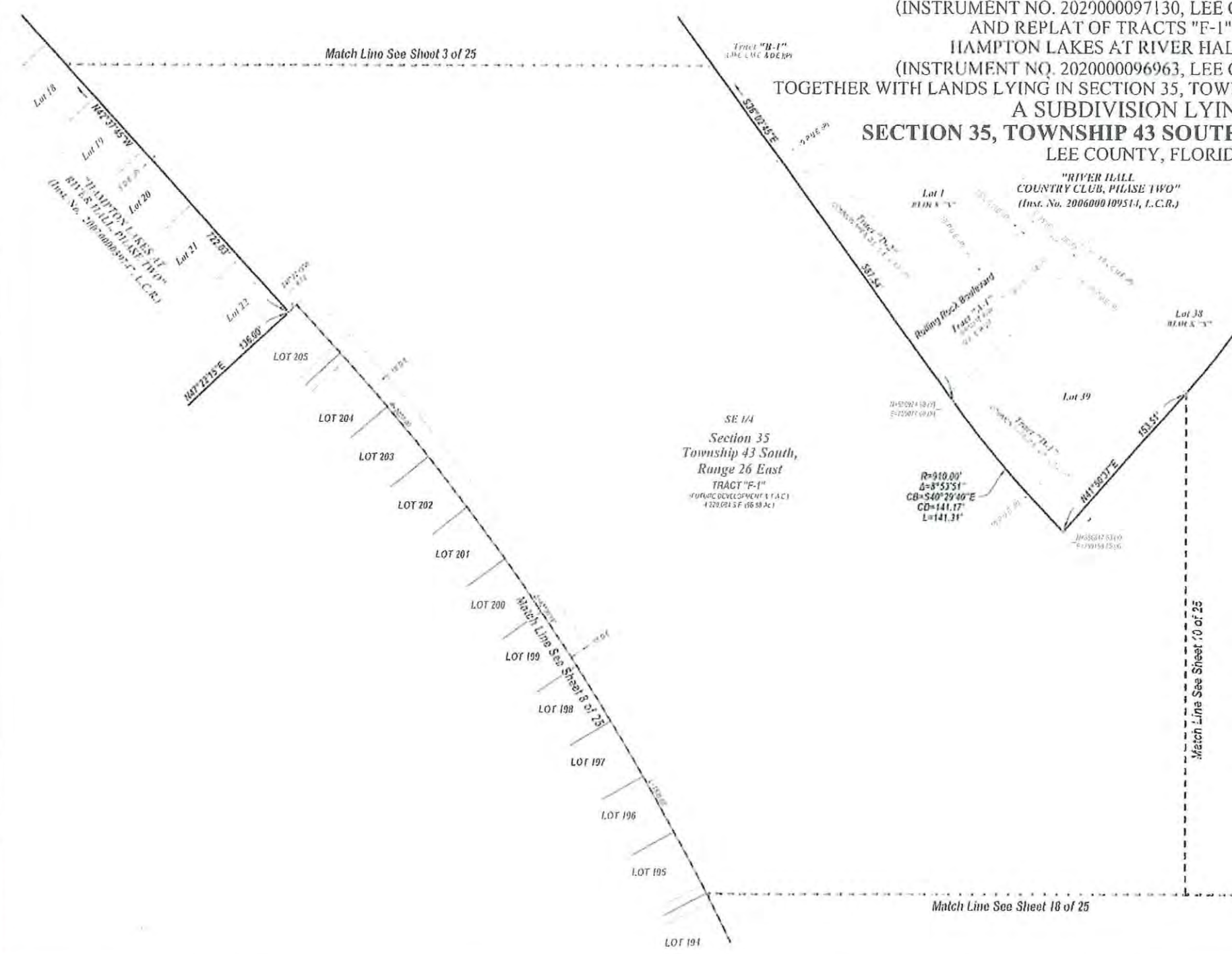
PHONE: 407-337-0170 • FAX: 407-337-0182  
FLORES CERTIFICATE OF ADEQUACY -  
ENGINEERING 1995 SURVEYING 1990



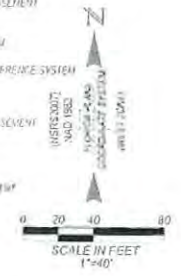
INSTRUMENT NUMBER 2021000035440  
SHEET 9 OF 25

# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA



- NOTES
1. ALL DIMENSIONS SHOWN ARE FEET AND DECIMALS THEREOF.
  2. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 17N, AND ARE BASED ON THE 1983 ADJUSTED MERIDIAN.
  3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 111, PART 1, FLORIDA STATUTES.
  5. SET PERMANENT REFERENCE MONUMENTS (P.R.M.) STAKED IN 1984, UNLESS OTHERWISE NOTED.
  6. SET PERMANENT CONTROL POINTS (C.P.) STAKED IN 1984.
  7. D = DECI.
  8. A = ACRES.
  9. A.E. = ACCESS EASEMENT.
  10. C.P. = CALCULATED.
  11. C.L. = CENTER LINE.
  12. C.B. = CORNER BEARING.
  13. C.C. = CERTIFIED CORNER RECORD.
  14. C.D. = CROSS DISTANCE.
  15. C.M. = CORNER MARKING AND DISTANCE.
  16. C.M. = CORNER TO MONUMENT.
  17. C.M. = CORNER.
  18. D.D. = DEED BOOK, LEE COUNTY RECORDS.
  19. D.E. = DRAINAGE EASEMENT.
  20. E.D. = GRID EASTING.
  21. F.D. = FOUND.
  22. F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION.
  23. H.A.C. = HATCH AREA.
  24. A.S. = ADJUSTED SURFACE.
  25. I.N. = INCHES.
  26. L. = LENGTH.
  27. L.A.E. = LAND ACCESS EASEMENT.
  28. L.D. = LATERAL DISTANCE.
  29. L.C. = LEE COUNTY RECORDS.
  30. L.C.U. = LEE COUNTY UTILITY EASEMENT.
  31. L.E. = LANDSCAPE EASEMENT.
  32. L.L. = LANDSCAPE EASEMENT.
  33. L.M. = LANDSCAPE EASEMENT.
  34. L.M. = LANDSCAPE EASEMENT.
  35. L.M. = LANDSCAPE EASEMENT.
  36. L.M. = LANDSCAPE EASEMENT.
  37. L.M. = LANDSCAPE EASEMENT.
  38. L.M. = LANDSCAPE EASEMENT.
  39. L.M. = LANDSCAPE EASEMENT.
  40. L.M. = LANDSCAPE EASEMENT.
  41. L.M. = LANDSCAPE EASEMENT.
  42. L.M. = LANDSCAPE EASEMENT.
  43. L.M. = LANDSCAPE EASEMENT.
  44. L.M. = LANDSCAPE EASEMENT.
  45. L.M. = LANDSCAPE EASEMENT.
  46. L.M. = LANDSCAPE EASEMENT.
  47. L.M. = LANDSCAPE EASEMENT.
  48. L.M. = LANDSCAPE EASEMENT.
  49. L.M. = LANDSCAPE EASEMENT.
  50. L.M. = LANDSCAPE EASEMENT.



THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER, P.E.  
**Barraco**  
and Associates, Inc.  
1111 N. W. 11th Street, Suite 1100, Ft. Lauderdale, FL 33304  
TEL: 954.525.1111 FAX: 954.525.1112  
WWW.BARRACO.COM  
FLORIDA CERTIFICATE OF REGISTRATION  
EXPIRING 12/31/2021

0052019-00071/PLT2020-00025





INSTRUMENT NUMBER 202100005410

SHEET 11 OF 25

# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA



SHEET INDEX  
SCALE 1"=1500'

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA NORTH ZONE, NAD 83, UNADJUSTED (SOUTH) AND ADJUSTED (NORTH) BASED ON THE 1983 ADJUSTMENT OF THE FLORIDA QUADRICULAR SYSTEM OF SECTION 15 TO BEARINGS BY THE
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. WITHIN LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES.
5. SET PERMANENT REFERENCE NOTATION (P.R.N.) STAMPED LB 8111 UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 8111.
7. DELTA.
8. ACRES.
9. ACCESS EASEMENT.
10. CALCULATED.
11. CENTERLINE.
12. CHORD BEARING.
13. CHORD BEARING AND DISTANCE.
14. CHORD BEARING AND DISTANCE.
15. CHORD BEARING AND DISTANCE.
16. CHORD BEARING AND DISTANCE.
17. CHORD BEARING AND DISTANCE.
18. CHORD BEARING AND DISTANCE.
19. CHORD BEARING AND DISTANCE.
20. CHORD BEARING AND DISTANCE.
21. CHORD BEARING AND DISTANCE.
22. CHORD BEARING AND DISTANCE.
23. CHORD BEARING AND DISTANCE.
24. CHORD BEARING AND DISTANCE.
25. CHORD BEARING AND DISTANCE.
26. CHORD BEARING AND DISTANCE.
27. CHORD BEARING AND DISTANCE.
28. CHORD BEARING AND DISTANCE.
29. CHORD BEARING AND DISTANCE.
30. CHORD BEARING AND DISTANCE.
31. CHORD BEARING AND DISTANCE.
32. CHORD BEARING AND DISTANCE.
33. CHORD BEARING AND DISTANCE.
34. CHORD BEARING AND DISTANCE.
35. CHORD BEARING AND DISTANCE.
36. CHORD BEARING AND DISTANCE.
37. CHORD BEARING AND DISTANCE.
38. CHORD BEARING AND DISTANCE.
39. CHORD BEARING AND DISTANCE.
40. CHORD BEARING AND DISTANCE.
41. CHORD BEARING AND DISTANCE.
42. CHORD BEARING AND DISTANCE.
43. CHORD BEARING AND DISTANCE.
44. CHORD BEARING AND DISTANCE.
45. CHORD BEARING AND DISTANCE.
46. CHORD BEARING AND DISTANCE.
47. CHORD BEARING AND DISTANCE.
48. CHORD BEARING AND DISTANCE.
49. CHORD BEARING AND DISTANCE.
50. CHORD BEARING AND DISTANCE.
51. CHORD BEARING AND DISTANCE.
52. CHORD BEARING AND DISTANCE.
53. CHORD BEARING AND DISTANCE.
54. CHORD BEARING AND DISTANCE.
55. CHORD BEARING AND DISTANCE.
56. CHORD BEARING AND DISTANCE.
57. CHORD BEARING AND DISTANCE.
58. CHORD BEARING AND DISTANCE.
59. CHORD BEARING AND DISTANCE.
60. CHORD BEARING AND DISTANCE.
61. CHORD BEARING AND DISTANCE.
62. CHORD BEARING AND DISTANCE.
63. CHORD BEARING AND DISTANCE.
64. CHORD BEARING AND DISTANCE.
65. CHORD BEARING AND DISTANCE.
66. CHORD BEARING AND DISTANCE.
67. CHORD BEARING AND DISTANCE.
68. CHORD BEARING AND DISTANCE.
69. CHORD BEARING AND DISTANCE.
70. CHORD BEARING AND DISTANCE.
71. CHORD BEARING AND DISTANCE.
72. CHORD BEARING AND DISTANCE.
73. CHORD BEARING AND DISTANCE.
74. CHORD BEARING AND DISTANCE.
75. CHORD BEARING AND DISTANCE.
76. CHORD BEARING AND DISTANCE.
77. CHORD BEARING AND DISTANCE.
78. CHORD BEARING AND DISTANCE.
79. CHORD BEARING AND DISTANCE.
80. CHORD BEARING AND DISTANCE.
81. CHORD BEARING AND DISTANCE.
82. CHORD BEARING AND DISTANCE.
83. CHORD BEARING AND DISTANCE.
84. CHORD BEARING AND DISTANCE.
85. CHORD BEARING AND DISTANCE.
86. CHORD BEARING AND DISTANCE.
87. CHORD BEARING AND DISTANCE.
88. CHORD BEARING AND DISTANCE.
89. CHORD BEARING AND DISTANCE.
90. CHORD BEARING AND DISTANCE.
91. CHORD BEARING AND DISTANCE.
92. CHORD BEARING AND DISTANCE.
93. CHORD BEARING AND DISTANCE.
94. CHORD BEARING AND DISTANCE.
95. CHORD BEARING AND DISTANCE.
96. CHORD BEARING AND DISTANCE.
97. CHORD BEARING AND DISTANCE.
98. CHORD BEARING AND DISTANCE.
99. CHORD BEARING AND DISTANCE.
100. CHORD BEARING AND DISTANCE.

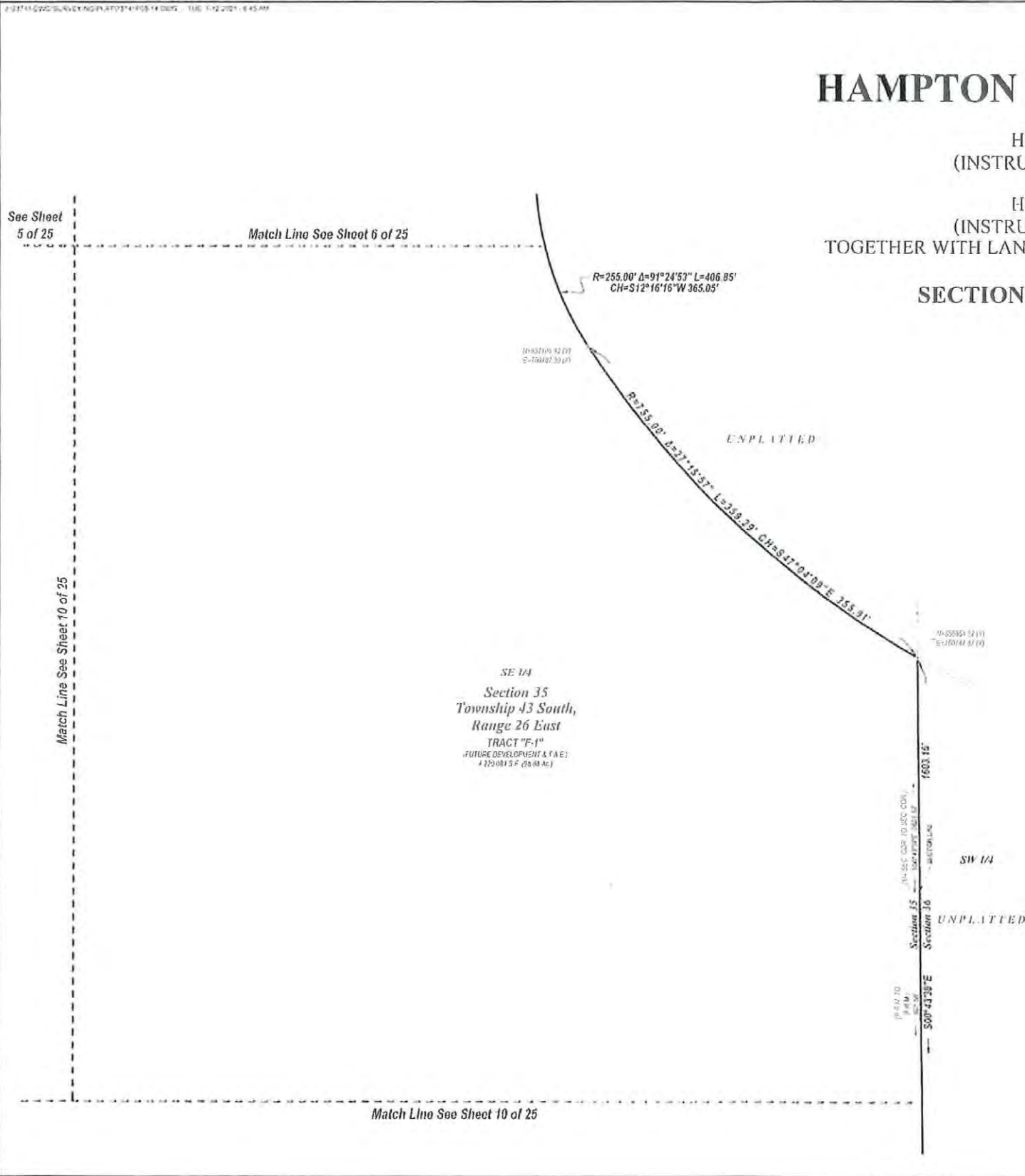


THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER, P.E.

**Barraco**

and Associates, Inc.

One Barraco Lane, Land O' Lakes, FL 34659  
7711 WOODBRIDGE BLVD., SUITE 100, LAND O' LAKES, FL 34659  
TEL: 941.755.1111 FAX: 941.755.1111  
WWW.BARRACONET.COM  
FLORIDA CERTIFICATE OF AUTHORIZATION  
EXP. 12/31/2025





## HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA



## NOTES

- 1 ALL CORNERS INDICATED BY THESE MEASUREMENTS HAVE BEEN  
 2 BEARINGED AND CORNER MARKERS SHOWN ARE STATIONED FROM THE  
 3 WEST SIDE, 2000 FT. 00 IN. 00.00 IN. OF THE SOUTH END OF THE SOUTH EAST  
 4 QUARTER 1/4, CT. SECTION 15 TO BEAR S89°35' HW  
 5 ALL LINES ARE INDIAL UNLESS OTHERWISE NOTICED  
 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
- 10 = SET PERMANENT REFERENCE MONUMENT (P.R.M.)  
 11 STAMPED IN IRON UNLESS OTHERWISE NOTED  
 12 = 1/4 SECTION CONTROL POINT (P.C.P.) STAMPED IN IRON  
 13 = 1/4 SECTION  
 14 = ALI - ALIERS  
 15 = ALI - ACCESS EASEMENT  
 16 = ALI - COUNCILMAN  
 17 = ALI - COUNCILMAN  
 18 = ALI - COUNCILMAN  
 19 = ALI - COUNCILMAN  
 20 = ALI - COUNCILMAN  
 21 = ALI - COUNCILMAN  
 22 = ALI - COUNCILMAN  
 23 = ALI - COUNCILMAN  
 24 = ALI - COUNCILMAN  
 25 = ALI - COUNCILMAN  
 26 = ALI - COUNCILMAN  
 27 = ALI - COUNCILMAN  
 28 = ALI - COUNCILMAN  
 29 = ALI - COUNCILMAN  
 30 = ALI - COUNCILMAN  
 31 = ALI - COUNCILMAN  
 32 = ALI - COUNCILMAN  
 33 = ALI - COUNCILMAN  
 34 = ALI - COUNCILMAN  
 35 = ALI - COUNCILMAN  
 36 = ALI - COUNCILMAN  
 37 = ALI - COUNCILMAN  
 38 = ALI - COUNCILMAN  
 39 = ALI - COUNCILMAN  
 40 = ALI - COUNCILMAN  
 41 = ALI - COUNCILMAN  
 42 = ALI - COUNCILMAN  
 43 = ALI - COUNCILMAN  
 44 = ALI - COUNCILMAN  
 45 = ALI - COUNCILMAN  
 46 = ALI - COUNCILMAN  
 47 = ALI - COUNCILMAN  
 48 = ALI - COUNCILMAN  
 49 = ALI - COUNCILMAN  
 50 = ALI - COUNCILMAN  
 51 = ALI - COUNCILMAN  
 52 = ALI - COUNCILMAN  
 53 = ALI - COUNCILMAN  
 54 = ALI - COUNCILMAN  
 55 = ALI - COUNCILMAN  
 56 = ALI - COUNCILMAN  
 57 = ALI - COUNCILMAN  
 58 = ALI - COUNCILMAN  
 59 = ALI - COUNCILMAN  
 60 = ALI - COUNCILMAN  
 61 = ALI - COUNCILMAN  
 62 = ALI - COUNCILMAN  
 63 = ALI - COUNCILMAN  
 64 = ALI - COUNCILMAN  
 65 = ALI - COUNCILMAN  
 66 = ALI - COUNCILMAN  
 67 = ALI - COUNCILMAN  
 68 = ALI - COUNCILMAN  
 69 = ALI - COUNCILMAN  
 70 = ALI - COUNCILMAN  
 71 = ALI - COUNCILMAN  
 72 = ALI - COUNCILMAN  
 73 = ALI - COUNCILMAN  
 74 = ALI - COUNCILMAN  
 75 = ALI - COUNCILMAN  
 76 = ALI - COUNCILMAN  
 77 = ALI - COUNCILMAN  
 78 = ALI - COUNCILMAN  
 79 = ALI - COUNCILMAN  
 80 = ALI - COUNCILMAN  
 81 = ALI - COUNCILMAN  
 82 = ALI - COUNCILMAN  
 83 = ALI - COUNCILMAN  
 84 = ALI - COUNCILMAN  
 85 = ALI - COUNCILMAN  
 86 = ALI - COUNCILMAN  
 87 = ALI - COUNCILMAN  
 88 = ALI - COUNCILMAN  
 89 = ALI - COUNCILMAN  
 90 = ALI - COUNCILMAN  
 91 = ALI - COUNCILMAN  
 92 = ALI - COUNCILMAN  
 93 = ALI - COUNCILMAN  
 94 = ALI - COUNCILMAN  
 95 = ALI - COUNCILMAN  
 96 = ALI - COUNCILMAN  
 97 = ALI - COUNCILMAN  
 98 = ALI - COUNCILMAN  
 99 = ALI - COUNCILMAN  
 100 = ALI - COUNCILMAN
- 101 = 1/4 SECTION  
 102 = 1/4 SECTION  
 103 = 1/4 SECTION  
 104 = 1/4 SECTION  
 105 = 1/4 SECTION  
 106 = 1/4 SECTION  
 107 = 1/4 SECTION  
 108 = 1/4 SECTION  
 109 = 1/4 SECTION  
 110 = 1/4 SECTION  
 111 = 1/4 SECTION  
 112 = 1/4 SECTION  
 113 = 1/4 SECTION  
 114 = 1/4 SECTION  
 115 = 1/4 SECTION  
 116 = 1/4 SECTION  
 117 = 1/4 SECTION  
 118 = 1/4 SECTION  
 119 = 1/4 SECTION  
 120 = 1/4 SECTION  
 121 = 1/4 SECTION  
 122 = 1/4 SECTION  
 123 = 1/4 SECTION  
 124 = 1/4 SECTION  
 125 = 1/4 SECTION  
 126 = 1/4 SECTION  
 127 = 1/4 SECTION  
 128 = 1/4 SECTION  
 129 = 1/4 SECTION  
 130 = 1/4 SECTION  
 131 = 1/4 SECTION  
 132 = 1/4 SECTION  
 133 = 1/4 SECTION  
 134 = 1/4 SECTION  
 135 = 1/4 SECTION  
 136 = 1/4 SECTION  
 137 = 1/4 SECTION  
 138 = 1/4 SECTION  
 139 = 1/4 SECTION  
 140 = 1/4 SECTION  
 141 = 1/4 SECTION  
 142 = 1/4 SECTION  
 143 = 1/4 SECTION  
 144 = 1/4 SECTION  
 145 = 1/4 SECTION  
 146 = 1/4 SECTION  
 147 = 1/4 SECTION  
 148 = 1/4 SECTION  
 149 = 1/4 SECTION  
 150 = 1/4 SECTION  
 151 = 1/4 SECTION  
 152 = 1/4 SECTION  
 153 = 1/4 SECTION  
 154 = 1/4 SECTION  
 155 = 1/4 SECTION  
 156 = 1/4 SECTION  
 157 = 1/4 SECTION  
 158 = 1/4 SECTION  
 159 = 1/4 SECTION  
 160 = 1/4 SECTION  
 161 = 1/4 SECTION  
 162 = 1/4 SECTION  
 163 = 1/4 SECTION  
 164 = 1/4 SECTION  
 165 = 1/4 SECTION  
 166 = 1/4 SECTION  
 167 = 1/4 SECTION  
 168 = 1/4 SECTION  
 169 = 1/4 SECTION  
 170 = 1/4 SECTION  
 171 = 1/4 SECTION  
 172 = 1/4 SECTION  
 173 = 1/4 SECTION  
 174 = 1/4 SECTION  
 175 = 1/4 SECTION  
 176 = 1/4 SECTION  
 177 = 1/4 SECTION  
 178 = 1/4 SECTION  
 179 = 1/4 SECTION  
 180 = 1/4 SECTION  
 181 = 1/4 SECTION  
 182 = 1/4 SECTION  
 183 = 1/4 SECTION  
 184 = 1/4 SECTION  
 185 = 1/4 SECTION  
 186 = 1/4 SECTION  
 187 = 1/4 SECTION  
 188 = 1/4 SECTION  
 189 = 1/4 SECTION  
 190 = 1/4 SECTION  
 191 = 1/4 SECTION  
 192 = 1/4 SECTION  
 193 = 1/4 SECTION  
 194 = 1/4 SECTION  
 195 = 1/4 SECTION  
 196 = 1/4 SECTION  
 197 = 1/4 SECTION  
 198 = 1/4 SECTION  
 199 = 1/4 SECTION  
 200 = 1/4 SECTION
- 201 = 1/4 SECTION  
 202 = 1/4 SECTION  
 203 = 1/4 SECTION  
 204 = 1/4 SECTION  
 205 = 1/4 SECTION  
 206 = 1/4 SECTION  
 207 = 1/4 SECTION  
 208 = 1/4 SECTION  
 209 = 1/4 SECTION  
 210 = 1/4 SECTION  
 211 = 1/4 SECTION  
 212 = 1/4 SECTION  
 213 = 1/4 SECTION  
 214 = 1/4 SECTION  
 215 = 1/4 SECTION  
 216 = 1/4 SECTION  
 217 = 1/4 SECTION  
 218 = 1/4 SECTION  
 219 = 1/4 SECTION  
 220 = 1/4 SECTION  
 221 = 1/4 SECTION  
 222 = 1/4 SECTION  
 223 = 1/4 SECTION  
 224 = 1/4 SECTION  
 225 = 1/4 SECTION  
 226 = 1/4 SECTION  
 227 = 1/4 SECTION  
 228 = 1/4 SECTION  
 229 = 1/4 SECTION  
 230 = 1/4 SECTION  
 231 = 1/4 SECTION  
 232 = 1/4 SECTION  
 233 = 1/4 SECTION  
 234 = 1/4 SECTION  
 235 = 1/4 SECTION  
 236 = 1/4 SECTION  
 237 = 1/4 SECTION  
 238 = 1/4 SECTION  
 239 = 1/4 SECTION  
 240 = 1/4 SECTION  
 241 = 1/4 SECTION  
 242 = 1/4 SECTION  
 243 = 1/4 SECTION  
 244 = 1/4 SECTION  
 245 = 1/4 SECTION  
 246 = 1/4 SECTION  
 247 = 1/4 SECTION  
 248 = 1/4 SECTION  
 249 = 1/4 SECTION  
 250 = 1/4 SECTION  
 251 = 1/4 SECTION  
 252 = 1/4 SECTION  
 253 = 1/4 SECTION  
 254 = 1/4 SECTION  
 255 = 1/4 SECTION  
 256 = 1/4 SECTION  
 257 = 1/4 SECTION  
 258 = 1/4 SECTION  
 259 = 1/4 SECTION  
 260 = 1/4 SECTION  
 261 = 1/4 SECTION  
 262 = 1/4 SECTION  
 263 = 1

THIS INSTRUMENT PREPARED BY  
SCOTT A WHEELER P.E.M.

**Barraco**  
and Associates, Inc.

ENGINEERING - LAND SURVEYING - LAND PLANNING  
700 N. UNIVERSITY BLVD., SUITE 900 • SEASIDE, CA 92081-6100  
TEL: 619.441.1100 FAX: 619.441.1101  
WWW.BARRACO.COM  
FLORIDA CERTIFICATE OF AUTHORIZATION  
LAND SURVEYING NO. C.S. 12483



# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2",  
HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)

TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2020000035440

SHEET 13 OF 25



SHEET INDEX  
SCALE 1"=150'

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) (1983) (70' ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTHWEST CORNER OF THE SECTION 35 TO BEAR 04° 59' 51" W.
3. ALL LINES ARE RAILROAD LINES UNLESS OTHERWISE NOTED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 111, PART 1, FLORIDA STATUTES.
5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) SHOWN BY THE INSTRUMENT NUMBER.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED L-201.
7. A.C.S.A.
8. A.C.S.A.
9. A.C.S.A.
10. CALCULATED.
11. C.C. - CENTERLINE.
12. C.D. - CHORD BEARING.
13. C.C. - C.C. - CENTERLINE.
14. C.D. - CHORD DISTANCE.
15. C.D. - CHORD BEARING AND DISTANCE.
16. C.C. - CONCRETE MONUMENT.
17. C.C. - CORNER.
18. C.C. - CORNER.
19. C.C. - CORNER.
20. C.C. - CORNER.
21. C.C. - CORNER.
22. C.C. - CORNER.
23. C.C. - CORNER.
24. C.C. - CORNER.
25. C.C. - CORNER.
26. C.C. - CORNER.
27. C.C. - CORNER.
28. C.C. - CORNER.
29. C.C. - CORNER.
30. C.C. - CORNER.
31. C.C. - CORNER.
32. C.C. - CORNER.
33. C.C. - CORNER.
34. C.C. - CORNER.
35. C.C. - CORNER.
36. C.C. - CORNER.
37. C.C. - CORNER.
38. C.C. - CORNER.
39. C.C. - CORNER.
40. C.C. - CORNER.
41. C.C. - CORNER.
42. C.C. - CORNER.
43. C.C. - CORNER.
44. C.C. - CORNER.
45. C.C. - CORNER.
46. C.C. - CORNER.
47. C.C. - CORNER.
48. C.C. - CORNER.
49. C.C. - CORNER.
50. C.C. - CORNER.
51. C.C. - CORNER.



THIS INSTRUMENT PREPARED BY

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING, LAND SURVEYING, AND PLANNING  
7331 WOODBRIDGE BLVD., SUITE 100, DAVENPORT, FLORIDA 33820  
PHONE (888) 461-3170, WWW.BARRACO.NET, FAX (888) 461-3151  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 705 - SURVEYING 10-001





# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

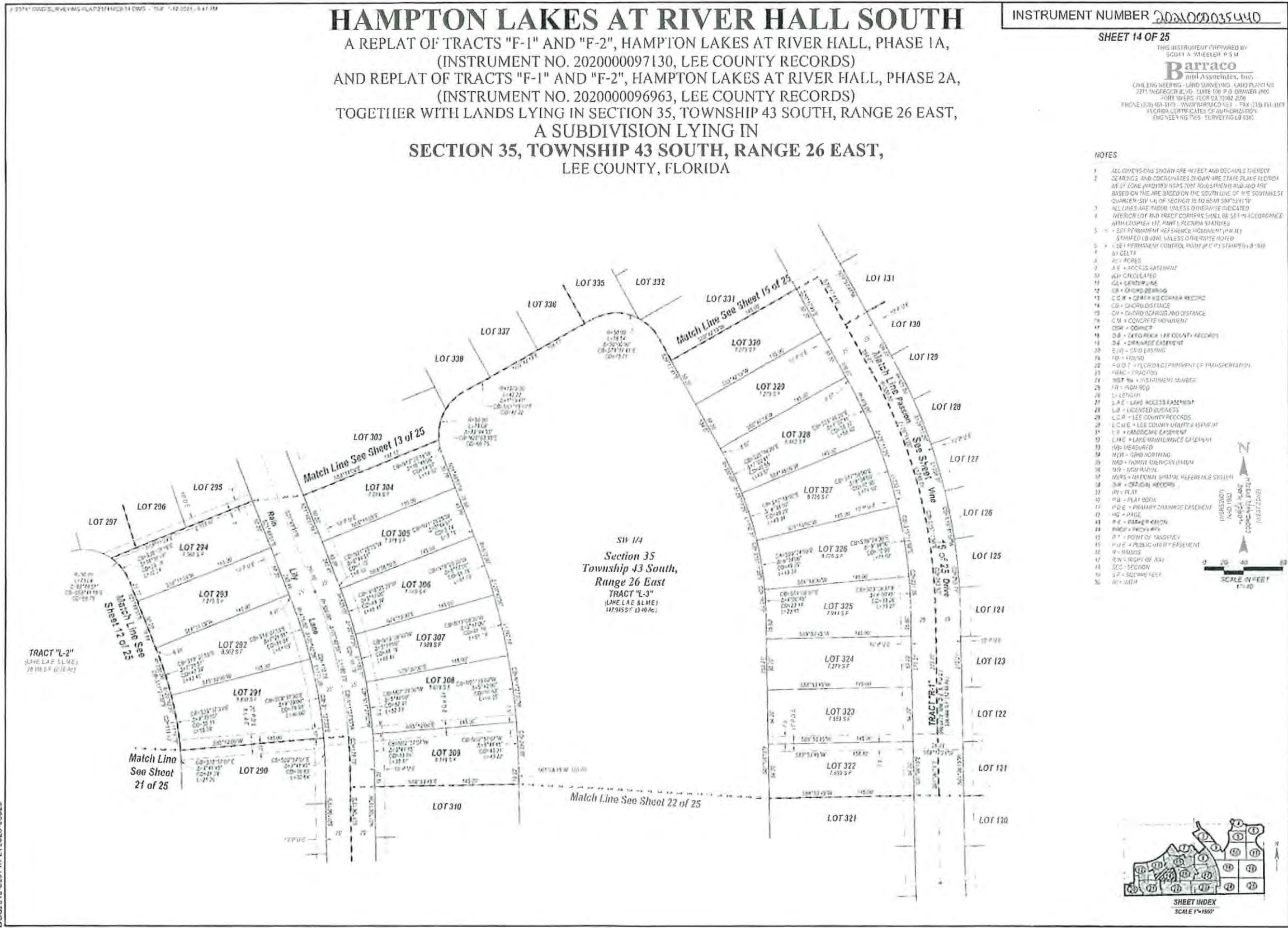
INSTRUMENT NUMBER **2020000035440**

**SHEET 14 OF 25**

THIS INSTRUMENT PREPARED BY  
SCOTT A. BARRACO, P.E.  
**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING  
2371 INDEPENDENCE BLVD. SUITE 100 P.O. BOX 1000  
FORT WORTH, TEXAS 76101-1000  
PHONE (817) 401-1171 - WWW.BARRACO.COM - FAX (817) 401-1171  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING NO. 7266 SURVEYING NO. 6345

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES OF ANY ARE STATE PLANE COORDINATES BASED ON THE NAD 83 DATUM.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH THE LATEST EDITION OF THE SURVEYING STANDARDS.
5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED BY THE SURVEYOR UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED BY THE SURVEYOR UNLESS OTHERWISE NOTED.
7. A.E. = ACCESS EASEMENT
8. A.C. = ACCESS CORNER
9. A.S. = ACCESS EASEMENT
10. A.C. = ACCESS CORNER
11. C.D. = CHORD DISTANCE
12. C.D. = CHORD DISTANCE
13. C.D. = CHORD DISTANCE
14. C.D. = CHORD DISTANCE
15. C.D. = CHORD DISTANCE
16. C.D. = CHORD DISTANCE
17. C.D. = CHORD DISTANCE
18. C.D. = CHORD DISTANCE
19. C.D. = CHORD DISTANCE
20. C.D. = CHORD DISTANCE
21. C.D. = CHORD DISTANCE
22. C.D. = CHORD DISTANCE
23. C.D. = CHORD DISTANCE
24. C.D. = CHORD DISTANCE
25. C.D. = CHORD DISTANCE
26. C.D. = CHORD DISTANCE
27. C.D. = CHORD DISTANCE
28. C.D. = CHORD DISTANCE
29. C.D. = CHORD DISTANCE
30. C.D. = CHORD DISTANCE
31. C.D. = CHORD DISTANCE
32. C.D. = CHORD DISTANCE
33. C.D. = CHORD DISTANCE
34. C.D. = CHORD DISTANCE
35. C.D. = CHORD DISTANCE
36. C.D. = CHORD DISTANCE
37. C.D. = CHORD DISTANCE
38. C.D. = CHORD DISTANCE
39. C.D. = CHORD DISTANCE
40. C.D. = CHORD DISTANCE
41. C.D. = CHORD DISTANCE
42. C.D. = CHORD DISTANCE
43. C.D. = CHORD DISTANCE
44. C.D. = CHORD DISTANCE
45. C.D. = CHORD DISTANCE
46. C.D. = CHORD DISTANCE
47. C.D. = CHORD DISTANCE
48. C.D. = CHORD DISTANCE
49. C.D. = CHORD DISTANCE
50. C.D. = CHORD DISTANCE



2020019-00071.FPL13020-00025



INSTRUMENT NUMBER 2021000035440

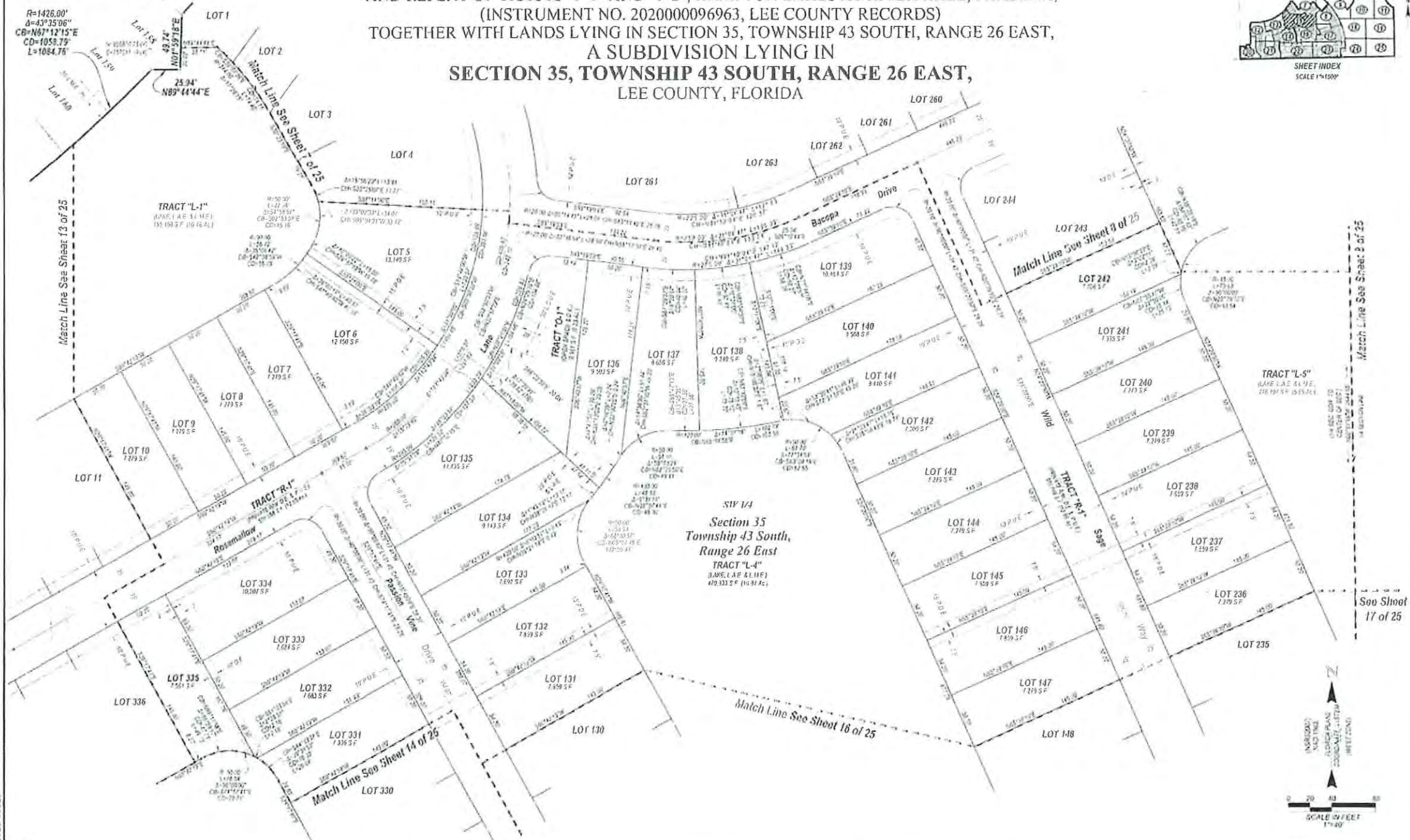
SHEET 15 OF 25



SHEET INDEX  
SCALE 1"=100'

"HAMPTON LAKES"  
AT RIVER HALL, PHASE ONE"  
(Inst. No. 2005000153004, L.C.R.)

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA



## NOTES

- [illegible]

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

SCOTT A. WHEELER, Ph.D.

Barraco

and Associates, Inc.  
ENGINEERING - LAND SURVEYING AND

LA-GREGOR BLVD SUITE 100 P O BOX  
FORT WORTH, TEXAS 76102-2400

9) 151.310 - WNW BARRAGE ET - FA  
CUNDA CERTIFICATES OF AUTHORITY

ENGINEERING 7995 - QUANTUM OPTICS

\_\_\_\_\_



A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

SHEET 16 OF 25

THIS INSTRUMENT PREPARED BY

**Barraco**  
and Associates

Civil Engineering, Land Surveying, Landscape Planning  
2211 McGREGOR BLVD. SUITE 100 P.O. BOX 7800  
FORT MYERS FLORIDA 33907-3169  
PHONE (239) 461-3110 FAX (239) 581-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 1985 SURVEYING 18384

## NOTES

- [illegible]



**SHEET INDEX**  
**SCALE 1"=1500'**

DCS2019-00071/PLT2020-00025





# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER **2021 000035440**

SHEET 17 OF 25

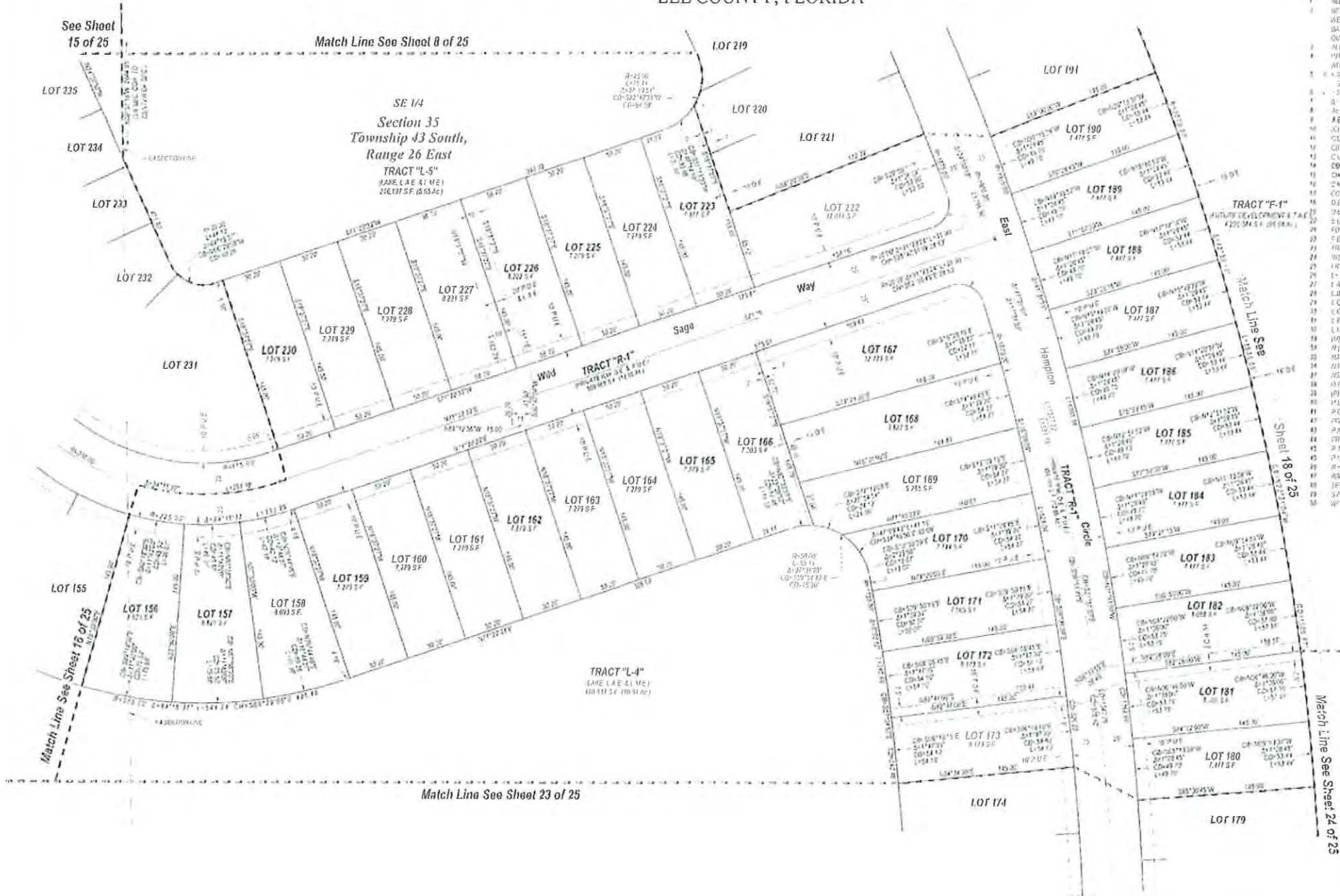
THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER P.E.

**Barraco**  
and Associates, Inc.

201 LYNCHES RD., LAND SURVEYING, 1310 PLANNING  
201 LYNCHES RD., SUITE 100, P.O. BOX 100  
FORT WORTH, TEXAS 76101-0100  
PHONE (817) 318-1111 • WWW.BARRACOA.COM • FAX (817) 318-1111  
FLORIDA LICENSE # 15563-0001  
ENGINEERING 1925 SURVEYING 18354

## NOTES

1. ALL DIMENSIONS INDICATED ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE COORDINATES BASED ON THE 1983 ADJUSTED NAD 83 DATUM AND ARE BASED ON THE ARE BASED ON THE SOUTHWEST QUARTER CORNER OF SECTION 35 TO BEAR S89°51'11"W.
3. ALL LOTS ARE RADIUS UNLESS OTHERWISE NOTED.
4. UNLESS NOTED OTHERWISE, ALL CORNERS SHALL BE SET ACCORDANCE WITH CHAPTER 17, PART 1, FLORIDA STATUTES.
5. SET CORNERS WITH IRON PIPES, WELDED WIRE, STAMPED IRON, UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPS IN ALL LOTS.
7. B.C.E.A.
8. B.C.E.A.
9. B.C.E.A.
10. B.C.E.A.
11. B.C.E.A.
12. B.C.E.A.
13. B.C.E.A.
14. B.C.E.A.
15. B.C.E.A.
16. B.C.E.A.
17. B.C.E.A.
18. B.C.E.A.
19. B.C.E.A.
20. B.C.E.A.
21. B.C.E.A.
22. B.C.E.A.
23. B.C.E.A.
24. B.C.E.A.
25. B.C.E.A.
26. B.C.E.A.
27. B.C.E.A.
28. B.C.E.A.
29. B.C.E.A.
30. B.C.E.A.
31. B.C.E.A.
32. B.C.E.A.
33. B.C.E.A.
34. B.C.E.A.
35. B.C.E.A.
36. B.C.E.A.
37. B.C.E.A.
38. B.C.E.A.
39. B.C.E.A.
40. B.C.E.A.
41. B.C.E.A.
42. B.C.E.A.
43. B.C.E.A.
44. B.C.E.A.
45. B.C.E.A.
46. B.C.E.A.
47. B.C.E.A.
48. B.C.E.A.
49. B.C.E.A.
50. B.C.E.A.





## HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021C00035440

**SHEET 18 OF 25**

THIS INSTRUMENT PREPARED BY  
NOTARY A. JAMES, JR., P. S. M.

## Barraco

**B and Associates, Inc.**  
CIVIL ENGINEER - LAND SURVEYOR - LAND PLANNING  
3271 MCGREGOR BLVD. SUITE 100 P.O. BOX 760  
FORT MYERS, FLORIDA 33904-1621  
PHONE (235) 451-1100 WWW.BARRACONET FAX (235) 451-1555  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 9555 SURVEYING LB 8510

## NOTES

- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.  
2 BEARINGS AND DISTANCES SHOWN ARE STATE PLAT TOPICAL  
3 SURVEY DATA. BOUNDARY MARKS NOT MEASURED AND ARE  
4 BASED ON THE ARCS DRAWN ON THE SOUTH LINE OF THE SOUTHWEST  
5 QUARTER (SW 1/4) OF SECTION 35 TO BEAR S81°31'14" W  
6 ALL TIES ARE STRAIGHT LINES UNLESS NOTED OTHERWISE.  
7 INTERIOR LOT AND TRACT CORNERS SHALL BE TIED IN ACCORDANCE  
8 WITH SECTION 10, PART 1, AGRICULTURE STATUTES.  
9 \* SET PERMANENT REFERENCE MONUMENT (P.R.M.)  
10 STAMPED L-1943, UNLESS OTHERWISE NOTED.  
11 \* SET PERMANENT CONTROL POINT (P.C.P.) STAMPED L-1919.  
12 A = AREA  
13 A.C. = ACRES  
14 R.P. = ROCK SET EASEMENT  
15 C.H. = CALCULATED  
16 D.A. = CENTER LINE  
17 C.A. = CHORD BEARING  
18 C.D.P. = CHORD DISTANCE TO POINT OF BEGINNING  
19 C.O. = CHORD DISTANCE  
20 C.H.D. = CHORD BEARING AND DISTANCE  
21 C.M. = COURSE TO MONUMENT  
22 CON = CORNER  
23 D.B. = DEED BOOK OR COUNTY RECORDS  
24 D.E. = DRAINAGE EASEMENT  
25 F.M. = FENCE MARKS  
26 FO = FLOOD  
27 F.O.T. = FLOOD DEPARTMENT OF TRANSPORTATION  
28 F.A.C. = FRACTION  
29 I.M. = INSTRUMENT NUMBER  
30 I.R. = IRON RODS  
31 L = LENGTH  
32 L.A.C. = LAKE ACCESS EASEMENT  
33 L.B. = LIFTED BUSINESS  
34 L.W. = LIFT COUNTY RECORDS  
35 L.C.B. = LIFT COUNTY BUREAU EASEMENT  
36 L.E. = LANDSCAPE EASEMENT  
37 L.M.E. = LAKE MAINTENANCE EASEMENT  
38 M. = MARKER  
39 M.A. = MEASURED AREA  
40 M.S. = MISSOURI STATE  
41 M.S. = MISSOURI AMERICAN EXAMINER  
42 N.M. = NORTH MARK  
43 N.B. = NATIONAL SPATIAL REFERENCE SYSTEM  
44 N.D. = NATIONAL DATUM  
45 N.P. = NAIL  
46 P.B. = PLANT ROCK  
47 P.F.E. = PERMANENT FENCE EASEMENT  
48 P.A. = PACE  
49 P.W. = PRIVATE WELLS  
50 P.M. = PIERCE  
51 R.T. = RIGHT OF EASEMENT  
52 P.W.E. = PUBLIC UTILITY EASEMENT  
53 S = SECTION  
54 S.W. = SOUTH OF SECTION  
55 S.F. = SQUARE FEET  
56 S.W. = SOUTH

March Line See Sheet 19 of 25

Sea Shoet  
25 of 25

SHEET INDEX  
SCALE 1"=1500'

DOS2019-00071/PLT2020-00025



# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202100003540

SHEET 19 OF 25

THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER, P.S.M.

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING  
2711 ANDREWS BLVD. SUITE 100, P.O. DRAWER 880  
FORT MYERS, FLORIDA 33901-2509  
PHONE (239) 481-1170 WWW.BARRACO.FL FAX (239) 481-3445  
FLORIDA CERTIFICATES OF AUTHORIZATION  
14436-ENG-PSS SURVEYING (04/99)

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA BEST CASE NORTH BY ANGLES 2007 ADJUSTMENTS AND ARE BASED ON THE ARE BASED ON THE 2011 LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR 58°15'11"W.
3. ALL LINES ARE ADJUSTED UNLESS OTHERWISE NOTED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES.
5. SET PERMANENT REFERENCE IRON NAIL (P.R.N.) STAMPED 18 18M UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED 18 18M.
7. A = DELTA
8. AC = ACRES
9. AE = ACCESS EASEMENT
10. CH = CHORD
11. CE = CENTERLINE
12. CO = CHORD BEARING
13. CCR = CENTERED CONVEY RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. CM = CHORD TO MIDPOINT
17. COR = CORNER
18. CCR = CESS BLOCK, LEE COUNTY RECORDS
19. DE = DRAINAGE EASEMENT
20. E (N) = GRID EASTING
21. EQ = EQUID
22. FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRICTION = FRICTION
24. HST No. = HIGHWAY NUMBER
25. IR = IRON ROD
26. L = LENGTH
27. LAE = LINE ACCESS EASEMENT
28. L = LENSED DISTANCE
29. LCR = LEE COUNTY RECORDS
30. LCR = LEE COUNTY SURVEY EASEMENT
31. L = LANDSCAPE EASEMENT
32. MA = MAINTENANCE EASEMENT
33. M = MEASURED
34. M = MOUNTAIN
35. M = MOUNTAIN
36. M = MOUNTAIN
37. M = MOUNTAIN
38. M = MOUNTAIN
39. M = MOUNTAIN
40. M = MOUNTAIN
41. M = MOUNTAIN
42. M = MOUNTAIN
43. M = MOUNTAIN
44. M = MOUNTAIN
45. M = MOUNTAIN
46. M = MOUNTAIN
47. M = MOUNTAIN
48. M = MOUNTAIN
49. M = MOUNTAIN
50. M = MOUNTAIN

SIF 1/4

UNPLATTED



SHEET INDEX  
SCALE 1"=100'

Match Line See Sheet 18 of 25

See Sheet  
24 of 25

Match Line See Sheet 25 of 25

SE 1/4  
Section 35  
Township 43 South,  
Range 26 East  
TRACT "F-1"  
(FUTURE DEVELOPMENT A.T.A.F.)  
1720(01) S.F. 7953.761

DOS2019-00071/PLT0020-00025





# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2020000097130

SHEET 21 OF 25

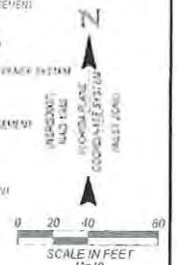
THIS INSTRUMENT PREPARED BY:  
SCOTT A. WHEELER, P.E.

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING  
2014 MAGNOLIA BLVD., SUITE 200, CHASSAULT, FL 32615  
FORT MYERS, FL 33901  
PHONE: (888) 441-1111 FAX: (888) 441-1111  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 1817 - SURVEYING 1817

## NOTES

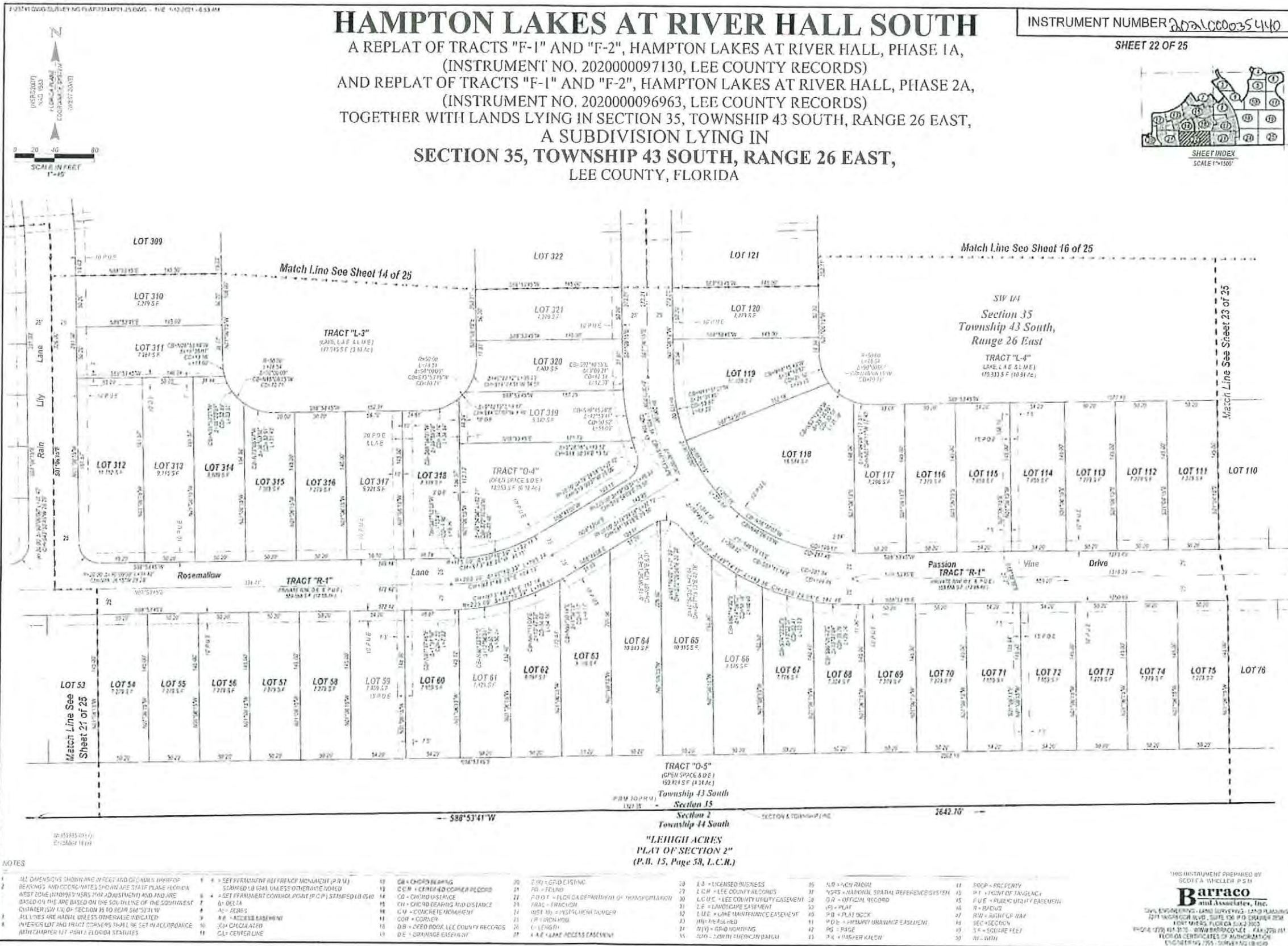
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BENCHMARKS AND COORDINATES SHOWN ARE STATE PLANE (FLORIDA NORTH ZONE) DATUM 1983 (NAD 83) AND ARE BASED ON THE MEAN SEA LEVEL OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. HORIZONTAL AND VERTICAL CURVES SHALL BE SET IN ACCORDANCE WITH CHAPTER 111, PART 1, FLORIDA STATUTES.
5. SET PERMANENT MONUMENTS (P.M.) STAMPEL 1817A, L.A.S.S. OTHERWISE INDICATED.
6. SET PERMANENT CORNER MONUMENTS (P.C.M.) STAMPEL 1817B.
7. S = SURVEY.
8. A = ACCESS EASEMENT.
9. C = CALCULATED.
10. C.C. = CENTER LINE.
11. C.C. = CHORD BEARING.
12. C.C. = CHORD BEARING AND DISTANCE.
13. C.C. = CHORD BEARING AND DISTANCE.
14. C.C. = CHORD BEARING AND DISTANCE.
15. C.C. = CHORD BEARING AND DISTANCE.
16. C.C. = CHORD BEARING AND DISTANCE.
17. C.C. = CHORD BEARING AND DISTANCE.
18. C.C. = CHORD BEARING AND DISTANCE.
19. C.C. = CHORD BEARING AND DISTANCE.
20. C.C. = CHORD BEARING AND DISTANCE.
21. C.C. = CHORD BEARING AND DISTANCE.
22. C.C. = CHORD BEARING AND DISTANCE.
23. C.C. = CHORD BEARING AND DISTANCE.
24. C.C. = CHORD BEARING AND DISTANCE.
25. C.C. = CHORD BEARING AND DISTANCE.
26. C.C. = CHORD BEARING AND DISTANCE.
27. C.C. = CHORD BEARING AND DISTANCE.
28. C.C. = CHORD BEARING AND DISTANCE.
29. C.C. = CHORD BEARING AND DISTANCE.
30. C.C. = CHORD BEARING AND DISTANCE.
31. C.C. = CHORD BEARING AND DISTANCE.
32. C.C. = CHORD BEARING AND DISTANCE.
33. C.C. = CHORD BEARING AND DISTANCE.
34. C.C. = CHORD BEARING AND DISTANCE.
35. C.C. = CHORD BEARING AND DISTANCE.
36. C.C. = CHORD BEARING AND DISTANCE.
37. C.C. = CHORD BEARING AND DISTANCE.
38. C.C. = CHORD BEARING AND DISTANCE.
39. C.C. = CHORD BEARING AND DISTANCE.
40. C.C. = CHORD BEARING AND DISTANCE.
41. C.C. = CHORD BEARING AND DISTANCE.
42. C.C. = CHORD BEARING AND DISTANCE.
43. C.C. = CHORD BEARING AND DISTANCE.
44. C.C. = CHORD BEARING AND DISTANCE.
45. C.C. = CHORD BEARING AND DISTANCE.
46. C.C. = CHORD BEARING AND DISTANCE.
47. C.C. = CHORD BEARING AND DISTANCE.
48. C.C. = CHORD BEARING AND DISTANCE.
49. C.C. = CHORD BEARING AND DISTANCE.
50. C.C. = CHORD BEARING AND DISTANCE.



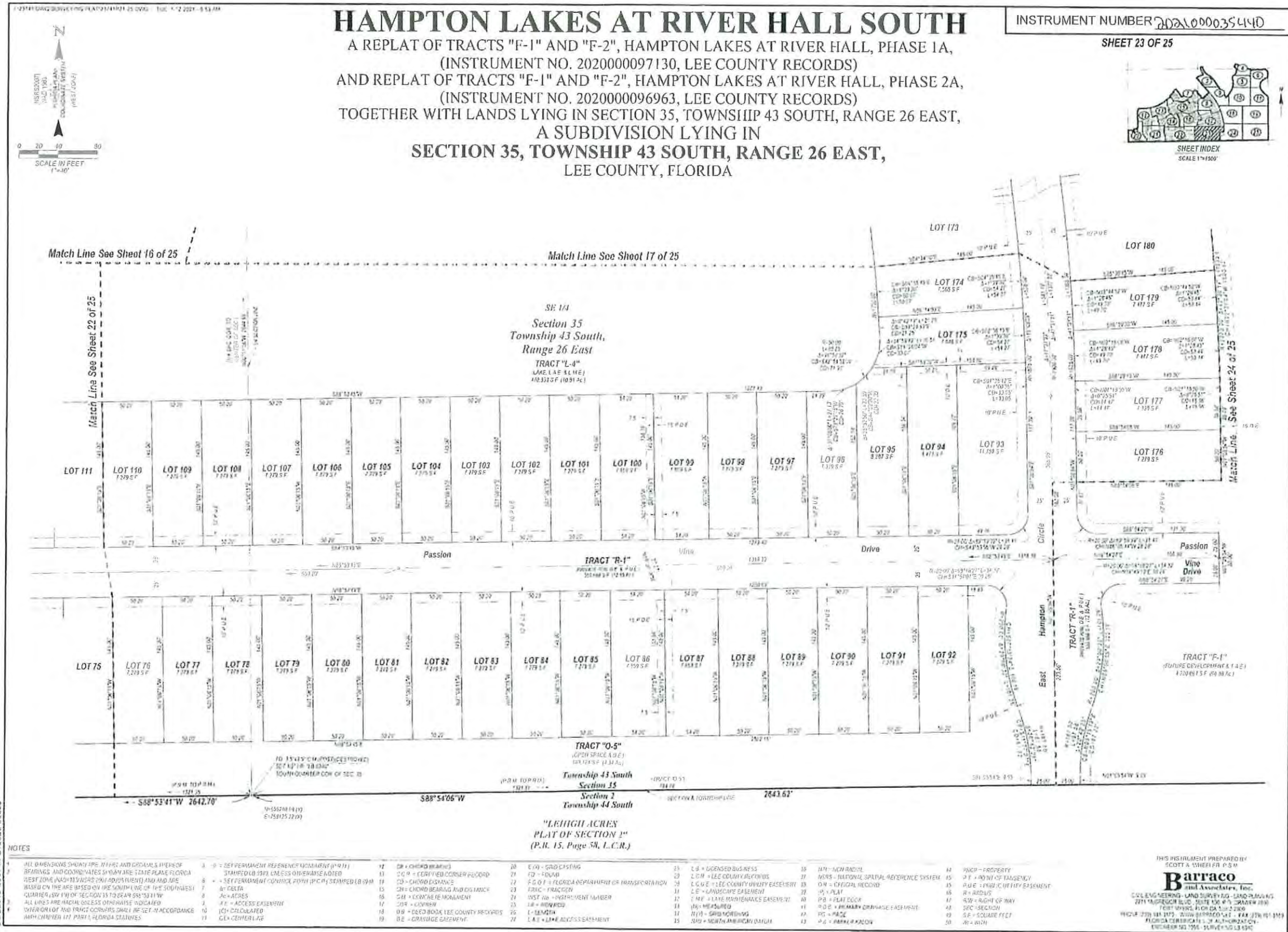
SHEET INDEX  
SCALE 1"=150'













# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202000003540

SHEET 24 OF 25

THIS INSTRUMENT PREPARED BY  
SCOTT A. WHEELER P.E. M.

**Barraco**  
and Associates, Inc.

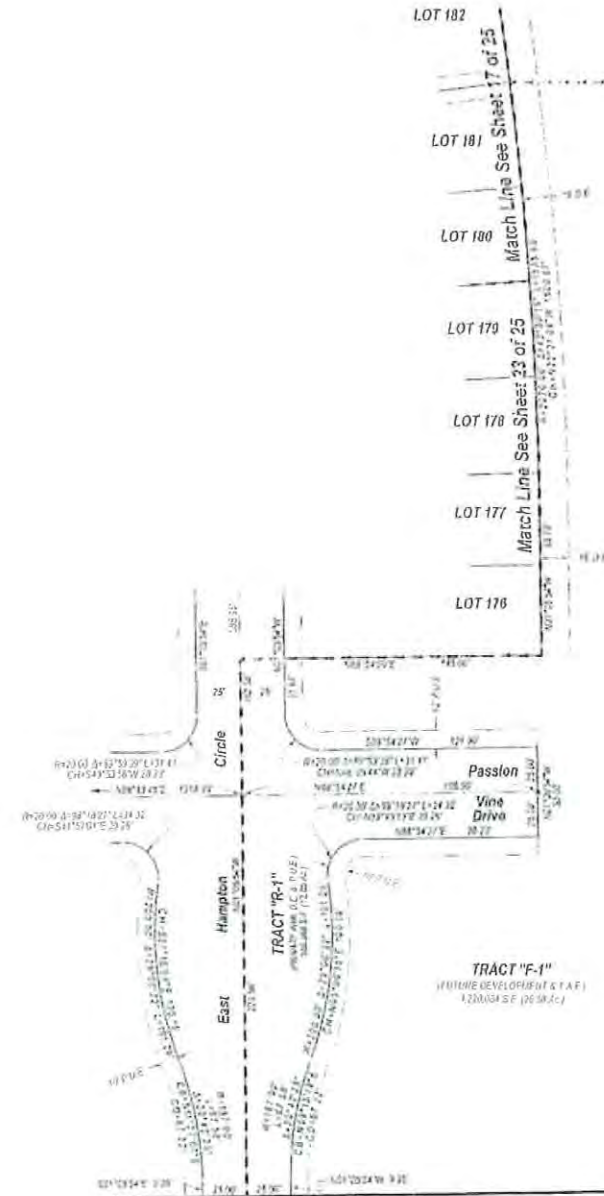
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING  
2274 W. GOLF COURSE ROAD, SUITE 100, P.O. BOX 1000  
FORT MYERS, FLORIDA 33901-1000  
PHONE (239) 881-3700 • WWW.BARRACO.NET • FAX (239) 431-1100  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENG. NO. 12555 - SURVEYING 18459

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE 18N DATUM 1983 AND HAD MEASUREMENTS BASED ON THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR 045°31'11" W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. INTERSECTION AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 191, PART 1, FLORIDA STATUTES.
5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED L.B. 1340, UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (C.P.) STAMPED L.B. 1340.
7. S.C. = SURVEY CORNER.
8. A.E. = ACCESS EASEMENT.
9. C.A. = CALCULATED.
10. C.L. = CENTER LINE.
11. C.R. = CHORD BEARING.
12. C.C.R. = CIRCULAR CURVE REQUIRED.
13. C.D. = CHORD DISTANCE.
14. C.B. = CHORD BEARING AND DISTANCE.
15. C.M. = CONCRETE MONUMENT.
16. C.R. = CORNER.
17. D.B. = DEED BOOK, LEE COUNTY RECORDS.
18. D.E. = DEED EASEMENT.
19. E.P. = GRID EASING.
20. F.O. = FOUNTAIN.
21. F.O.D. = FLORIDA DEPARTMENT OF TRANSPORTATION.
22. F.R. = FENCE.
23. I.R. = INSTRUMENT NUMBER.
24. I.R. = INSTRUMENT.
25. I.R. = INSTRUMENT.
26. I.R. = INSTRUMENT.
27. I.R. = INSTRUMENT.
28. I.R. = INSTRUMENT.
29. I.R. = INSTRUMENT.
30. I.R. = INSTRUMENT.
31. I.R. = INSTRUMENT.
32. I.R. = INSTRUMENT.
33. I.R. = INSTRUMENT.
34. I.R. = INSTRUMENT.
35. I.R. = INSTRUMENT.
36. I.R. = INSTRUMENT.
37. I.R. = INSTRUMENT.
38. I.R. = INSTRUMENT.
39. I.R. = INSTRUMENT.
40. I.R. = INSTRUMENT.
41. I.R. = INSTRUMENT.
42. I.R. = INSTRUMENT.
43. I.R. = INSTRUMENT.
44. I.R. = INSTRUMENT.
45. I.R. = INSTRUMENT.
46. I.R. = INSTRUMENT.
47. I.R. = INSTRUMENT.
48. I.R. = INSTRUMENT.
49. I.R. = INSTRUMENT.
50. I.R. = INSTRUMENT.

See Sheet  
19 of 25

Match Line See Sheet 25 of 25



SE 1/4  
Section 35  
Township 43 South,  
Range 26 East  
TRACT "F-1"  
(FUTURE DEVELOPMENT PLAT)  
1200.00 S.E. (26.582-1)

Township 43 South  
Section 35  
Section 3  
Township 41 South  
"LEHIGH ACRES"  
PLAT OF SECTION 30  
(P.B. 15, Page 58, L.C.R.)



SHEET INDEX  
SCALE 1"=40'



# HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,  
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)  
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,  
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)  
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
A SUBDIVISION LYING IN  
**SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,**  
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202000025440

SHEET 25 OF 25

THIS INSTRUMENT PREPARED BY  
**Barraco**  
and Associates, Inc.  
CIVIL, ENGINEERING, LAND SURVEYING, LAND PLANNING  
2711 WAGGON BLVD. SUITE 100 P.O. BOX 1000  
FORT WORTH, TEXAS 76101-1000  
PHONE (817) 481-1100 FAX (817) 481-1101  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 1993 - SURVEYING 18-990

## NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE 1983 NAD 83 DATUM. ALL DISTANCES ARE BASED ON THE 1983 NAD 83 DATUM. ALL DISTANCES ARE BASED ON THE 1983 NAD 83 DATUM.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 119 F.S. - PUBLIC SURVEYS.
5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED 15-010, UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED 15-010.
7. N = NORTH.
8. A.E. = ACCESS EASEMENT.
9. C.D. = CENTER LINE.
10. C.D. = CENTER LINE.
11. C.D. = CENTER LINE.
12. C.D. = CENTER LINE.
13. C.D. = CENTER LINE.
14. C.D. = CENTER LINE.
15. C.D. = CENTER LINE.
16. C.D. = CENTER LINE.
17. C.D. = CENTER LINE.
18. C.D. = CENTER LINE.
19. C.D. = CENTER LINE.
20. C.D. = CENTER LINE.
21. C.D. = CENTER LINE.
22. C.D. = CENTER LINE.
23. C.D. = CENTER LINE.
24. C.D. = CENTER LINE.
25. C.D. = CENTER LINE.
26. C.D. = CENTER LINE.
27. C.D. = CENTER LINE.
28. C.D. = CENTER LINE.
29. C.D. = CENTER LINE.
30. C.D. = CENTER LINE.
31. C.D. = CENTER LINE.
32. C.D. = CENTER LINE.
33. C.D. = CENTER LINE.
34. C.D. = CENTER LINE.
35. C.D. = CENTER LINE.
36. C.D. = CENTER LINE.
37. C.D. = CENTER LINE.
38. C.D. = CENTER LINE.
39. C.D. = CENTER LINE.
40. C.D. = CENTER LINE.
41. C.D. = CENTER LINE.
42. C.D. = CENTER LINE.
43. C.D. = CENTER LINE.
44. C.D. = CENTER LINE.
45. C.D. = CENTER LINE.
46. C.D. = CENTER LINE.
47. C.D. = CENTER LINE.
48. C.D. = CENTER LINE.
49. C.D. = CENTER LINE.
50. C.D. = CENTER LINE.
51. C.D. = CENTER LINE.
52. C.D. = CENTER LINE.
53. C.D. = CENTER LINE.
54. C.D. = CENTER LINE.
55. C.D. = CENTER LINE.
56. C.D. = CENTER LINE.
57. C.D. = CENTER LINE.
58. C.D. = CENTER LINE.
59. C.D. = CENTER LINE.
60. C.D. = CENTER LINE.
61. C.D. = CENTER LINE.
62. C.D. = CENTER LINE.
63. C.D. = CENTER LINE.
64. C.D. = CENTER LINE.
65. C.D. = CENTER LINE.
66. C.D. = CENTER LINE.
67. C.D. = CENTER LINE.
68. C.D. = CENTER LINE.
69. C.D. = CENTER LINE.
70. C.D. = CENTER LINE.
71. C.D. = CENTER LINE.
72. C.D. = CENTER LINE.
73. C.D. = CENTER LINE.
74. C.D. = CENTER LINE.
75. C.D. = CENTER LINE.
76. C.D. = CENTER LINE.
77. C.D. = CENTER LINE.
78. C.D. = CENTER LINE.
79. C.D. = CENTER LINE.
80. C.D. = CENTER LINE.
81. C.D. = CENTER LINE.
82. C.D. = CENTER LINE.
83. C.D. = CENTER LINE.
84. C.D. = CENTER LINE.
85. C.D. = CENTER LINE.
86. C.D. = CENTER LINE.
87. C.D. = CENTER LINE.
88. C.D. = CENTER LINE.
89. C.D. = CENTER LINE.
90. C.D. = CENTER LINE.
91. C.D. = CENTER LINE.
92. C.D. = CENTER LINE.
93. C.D. = CENTER LINE.
94. C.D. = CENTER LINE.
95. C.D. = CENTER LINE.
96. C.D. = CENTER LINE.
97. C.D. = CENTER LINE.
98. C.D. = CENTER LINE.
99. C.D. = CENTER LINE.
100. C.D. = CENTER LINE.

SW 1/4

UNPLATTED

SHEET INDEX  
SCALE 1"=1500'See Sheet  
18 of 25

Match Line See Sheet 19 of 25

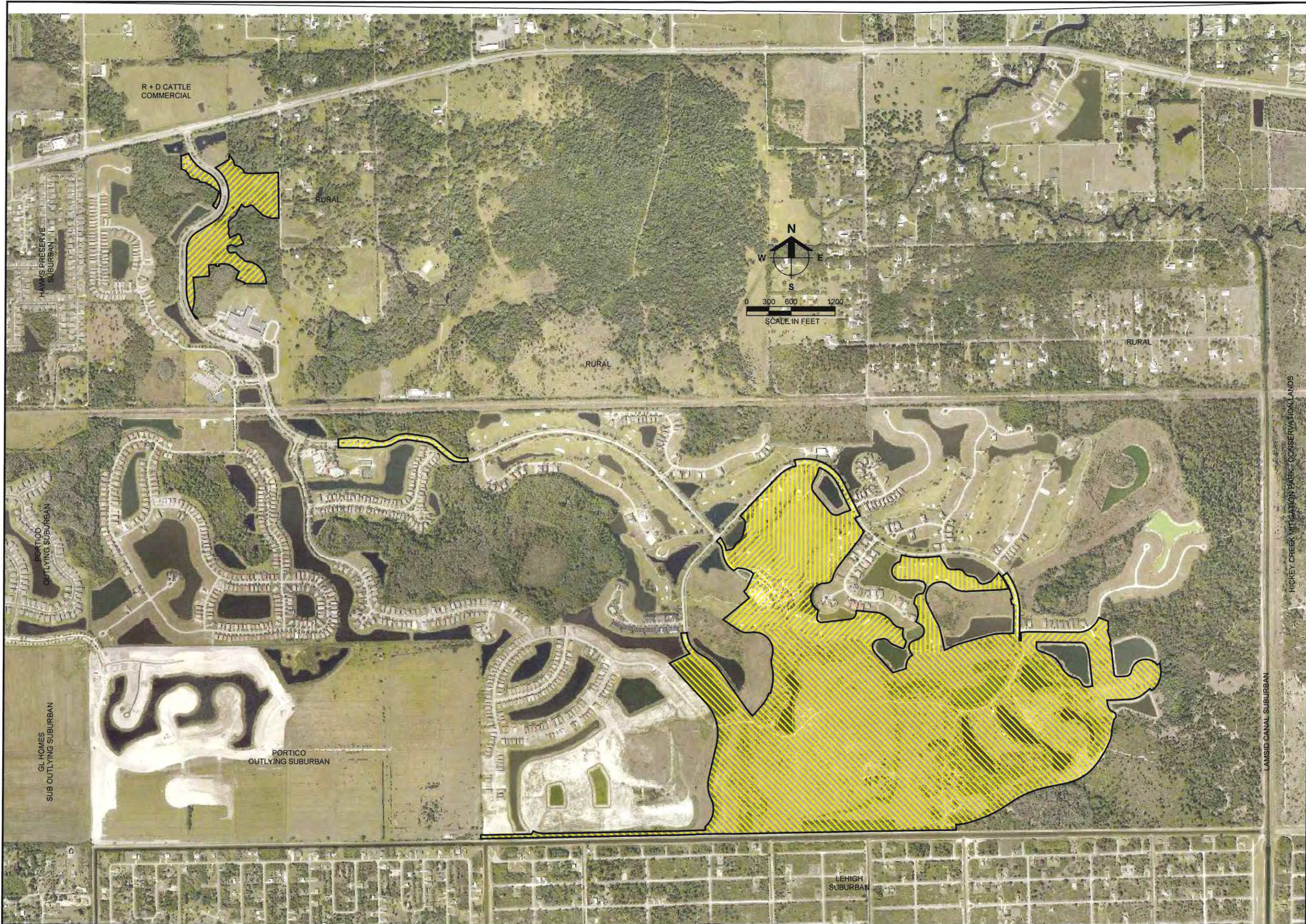
Match Line See Sheet 24 of 25

SE 1/4  
Section 35  
Township 43 South,  
Range 26 East  
TRACT "F-1"  
FUTURE DEVELOPMENT AT 1/4 A.C.  
(2000143 S. 26 E. 1/4)

Township 43 South  
Section 35  
Township 43 South  
Section 2  
Township 43 South  
"LEHIGH ACRES  
PLAT OF SECTION 2"  
(P.D. 15, Page 58, L.C.R.)

# Maps





Barraco

and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING

LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100

POST OFFICE DRAWER 2800

FORT MYERS, FLORIDA 33902-2800

PHONE (239) 461-3170

FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION

ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E

SUITE 205

JACKSONVILLE, FL 32256

PHONE (904) 562-1358

FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE

PLAN

AMENDMENT

PART OF SECTION 36,

TOWNSHIP 43, RANGE 26

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.

REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME

CPA TO PASSARELLA.DWG

LOCATION

J:\23898\SUPPORT\PASSARELLA\

PLOT DATE

WED. 8-11-2021 - 9:54 AM

PLOT BY

JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

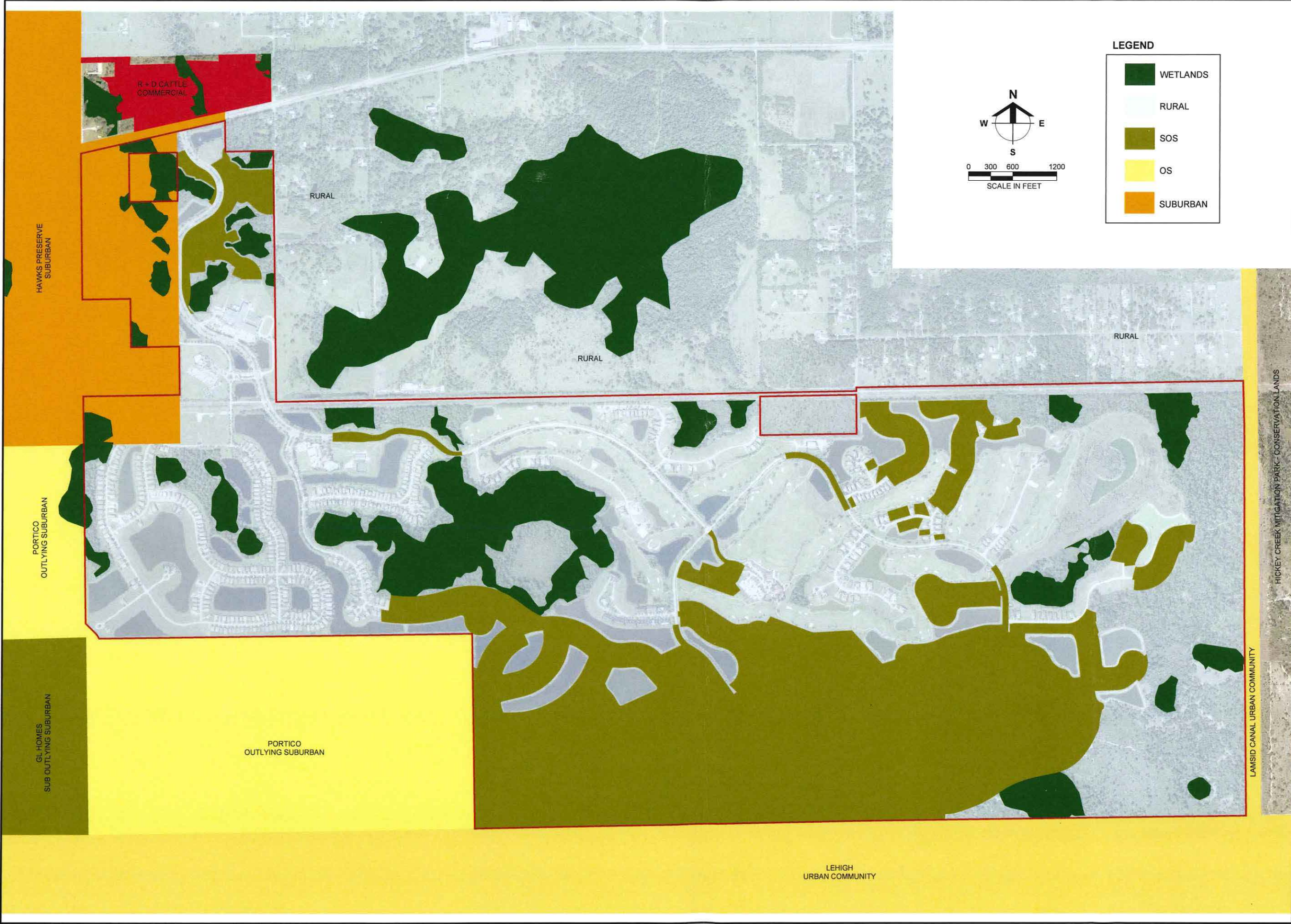
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

PLAN STATUS

FUTURE LAND USE MAP AMENDMENT AREAS

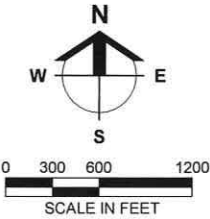
|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 23898              |              |





**LEGEND**

- WETLANDS
- RURAL
- SOS
- OS
- SUBURBAN



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER HALL**  
**COMPREHENSIVE**  
**PLAN**  
**AMENDMENT**

PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23898CPA-X03.DWG  
LOCATION: J:\23898\DWG\CPA\I  
PLOT DATE: WED. 12-22-2021 - 4:14 PM  
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS  
BASEPLAN = 23898CPA00-EXIST.DWG

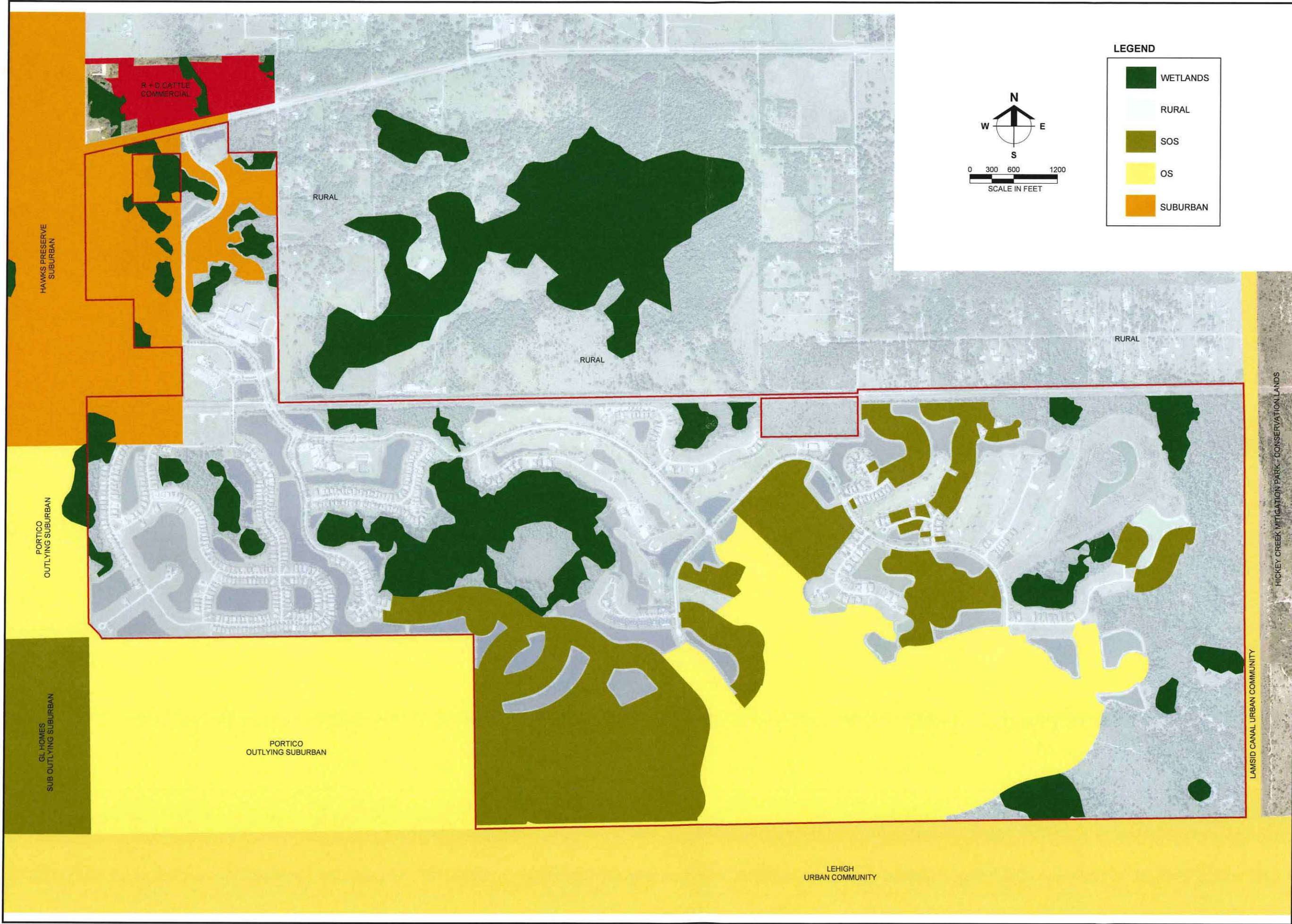
| PLAN REVISIONS |  |
|----------------|--|
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |

PLAN STATUS

**EXISTING FUTURE**  
**LAND USE MAP**  
**EXHIBIT M5.1**

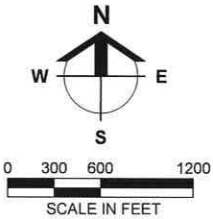
| PROJECT / FILE NO. | SHEET NUMBER |
|--------------------|--------------|
| <b>23898</b>       |              |





**LEGEND**

- WETLANDS
- RURAL
- SOS
- OS
- SUBURBAN



Barraco

and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE  
PLAN  
AMENDMENT

PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAMEJ23898CPA-X02.DWG

LOCATIONJ\23898\DWG\CPA\

PLOT DATEWED. 9-1-2021 - 2:13 PM

PLOT BYALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

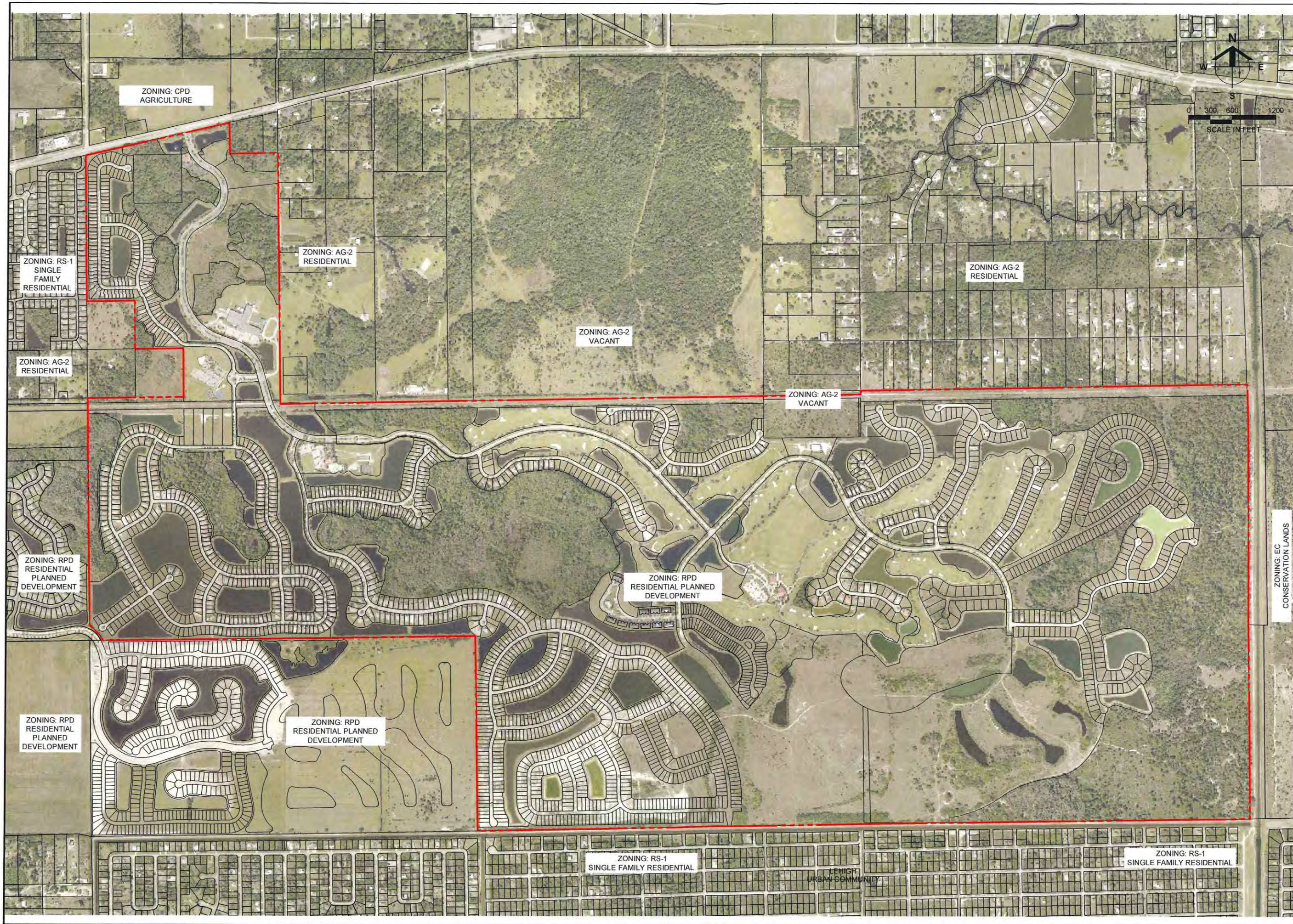
PLAN STATUS

PROPOSED FUTURE  
LAND USE MAP  
EXHIBIT M5.2

PROJECT / FILE NO.23898

SHEET NUMBER





**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD, SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER HALL**  
**COMPREHENSIVE**  
**PLAN**  
**AMENDMENT**  
PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA  
THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.  
SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.  
DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED  
FILE NAME: 23898CPA-X05.DWG  
LOCATION: J:\23898\DWG\CPA\I  
PLOT DATE: MON, 8-30-2021 - 2:59 PM  
PLOT BY: ALYSSA FONTAINE  
CROSS REFERENCED DRAWINGS  
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

**PROPOSED FUTURE  
LAND USE MAP  
EXHIBIT M6, M7 & M10**  
PROJECT / FILE NO. SHEET NUMBER  
**23898**







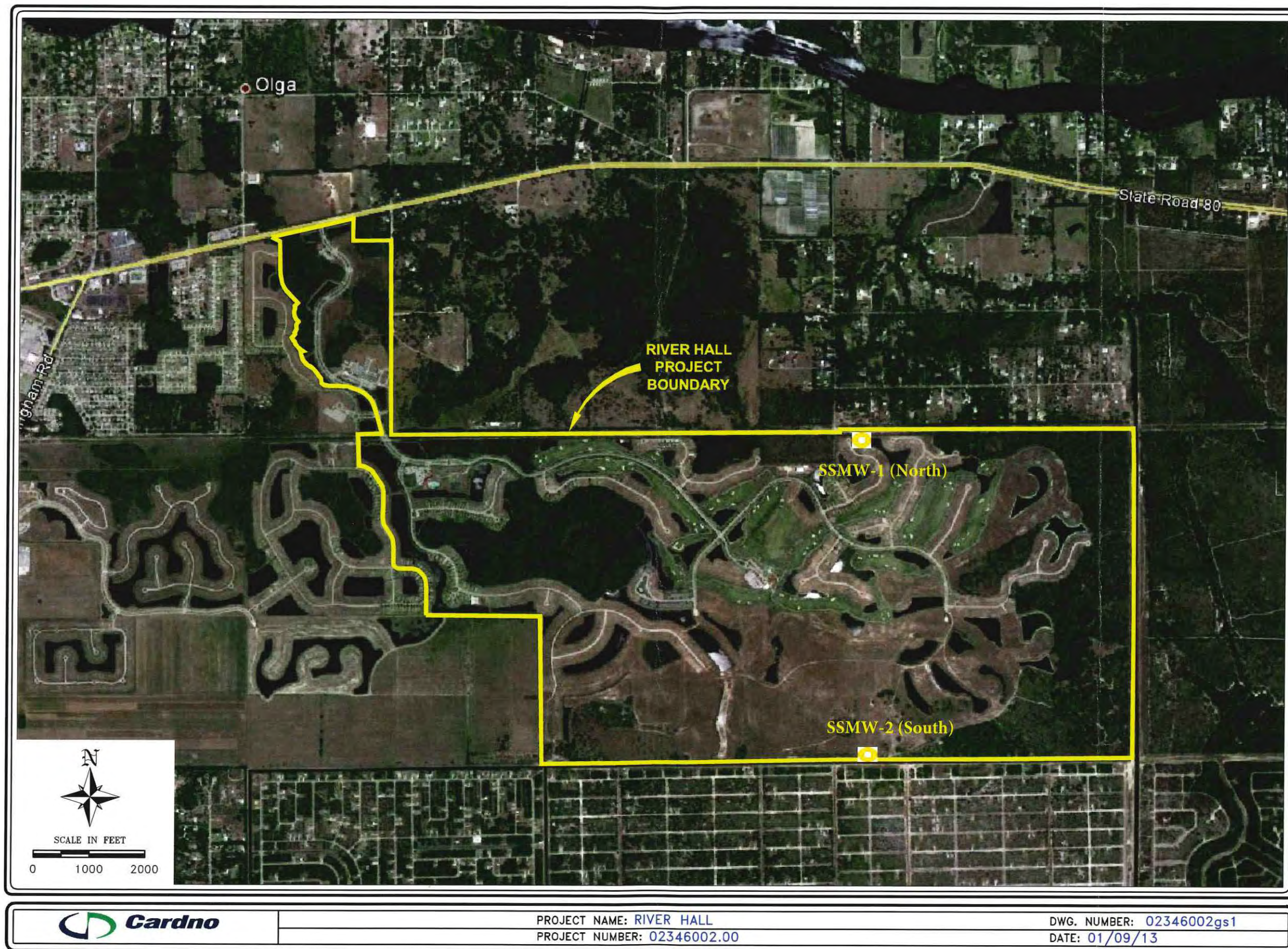


Figure 1. Map Showing Locations of Sandstone Aquifer Monitor Wells.



# **Reports and Analysis**



## **RIVER HALL RPD**

### **COMPREHENSIVE PLAN MAP AMENDMENT**

#### **EXHIBIT M6 & M7**

#### **Description of Existing Land Uses & Zoning**

##### **Subject Property**

The Subject Property is located within three different areas of the River Hall Project, which is situated south of State Road (SR) 80 (Palm Beach Blvd), approximately 1/2 a mile east of Buckingham Road and 3.85 miles west of Joel Blvd within an area referred to in the Lee Plan Map 16 as the Fort Myers Shores Planning Community. This area of Lee County is anticipated to see increased change due to proximity to planned commercial expansion located just north of the Community's entrance onto State Road 80 and various other future commercial developments along Palm Beach Blvd (SR 80). Other increased growth factors include proximity to Interstate 75, the availability of public services, and being adjacent to the Sub-Outlying Suburban (SOS), Outlying Suburban (OS), and Suburban FLU categories, all Future Urban and Suburban Areas of Lee County per Objective 1.1 and Map 1 of the Lee Plan.

The Subject Property is broken down into three areas as follows, and shown in the image on the next page, hatched in yellow.

➤ **Amendment Area 1**

The northern most portion of land;

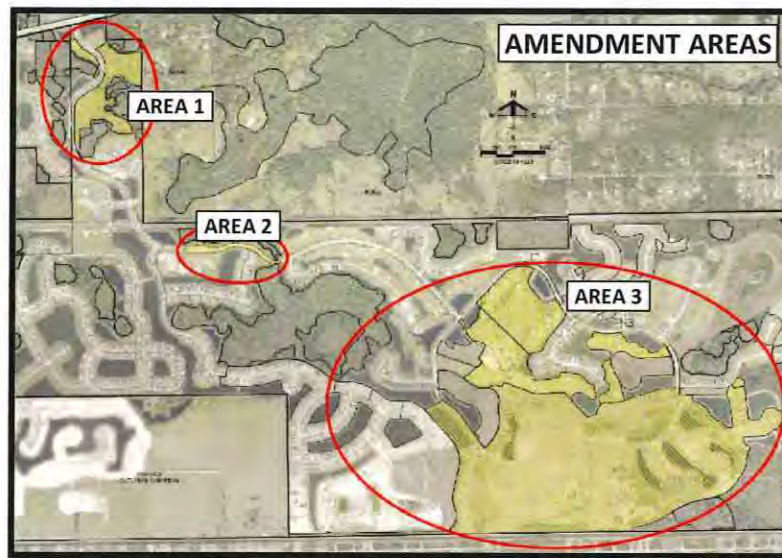
➤ **Amendment Area 2**

A road right-of-way (ROW) segment;

➤ **Amendment Area 3**

The largest and most southern acreage included in this request.

Currently, the Subject Property is within the Rural and Sub-Outlying Suburban Future Land Use (FLU) categories and the RPD/CPD zoning district. The 3 CPA areas (the Subject Property) include sixty-nine (69) parcels of land encompassing 391.85± acres, which consists of cleared and vacant residential & commercial property, platted lots, golf course, amenity areas, road right-of-ways, and an existing sales center.



**Amendment Area 1** is located in the commercial portion of the River Hall Project, near the community's lighted entrance onto Palm Beach Blvd. It has a SOS FLU designation and is composed of an older sales center in the northeastern quadrant of the property. The rest of Area 1 remains undeveloped and is currently planned for future commercial/residential uses. The requested change to Suburban FLU for this area, will permit increased density where a logical extension of the current Suburban FLU exists, and where urban services are already available.

**Amendment Area 2** is a small portion of road ROW, more centrally located within the River Hall Project at the gated entrance to the River Hall Country Club. The ROW is currently an outlier of the Sub-Outlying Suburban FLU, completely surrounded by Rural FLU. Allowing Area 2 to transition to Rural FLU as requested will both decrease density and improve the existing FLUM by eliminating an outlier FLU area, creating a cleaner Countywide Map.

**Amendment Area 3**, the largest of the Subject Property's three locations, is comprised of golf course, amenity areas, platted lots, cleared vacant residential land, and road right-of-way. It abuts the southern boundary and a small portion of the western boundary of the River Hall RPD, and has Rural and Sub-Outlying Suburban (SOS) FLU designations. The proposed CPA request allows majority of the Area 3 acreage, about 76%, to transition from SOS to Outlying Suburban (OS), and 13% will go from Rural FLU to OS. About 9% of Area 3 will go from a Rural FLU to SOS and 2% will go from SOS to a Rural FLU. The proposed CPA Map changes will reconnect isolated Rural FLU areas for a cleaner FLUM, decrease density on ROWs, and increase density in an area that would be a logical extension of the Outlying Suburban FLU due to the availability of existing urban services and proximity to compatible residential development.



### **Surrounding Property**

Being located within the River Hall Project, the Subject Property's specified locations mostly abut land within the River Hall RPD/CPD, designated as Suburban, Sub-Outlying Suburban, Rural, and Wetlands on the FLUM. The perimeter of the River Hall Project also abuts Outlying Suburban to the west, Urban Community to the south, and Rural to the east. Please refer to the tables on the next page, which inventory the Subject Property's surrounding Future Land Use categories, zoning and existing land uses. The Subject Property locations are further described in Exhibit M11 - Lee Plan Analysis, under the subtitle Proposed Amendment.

**Amendment Area 1** abuts a small area of Suburban and some Wetlands, but is otherwise surrounded by Rural FLU. However, the onsite Rural land has been developed as a large boulevarded entrance, providing access to three communities within River Hall: Cascades, Hampton Lakes, and River Hall Country Club, and as such no longer retains rural characteristics. Serving the community's needs, River Hall Elementary School exists south of Amendment Area 1, and a future fire station is to the north. If approved as requested, small areas of Rural FLU will remain between the Wetland FLU areas and the proposed Suburban lands. These are upland preserve areas, maintained by a CDD, within conservation easements, and not under ownership control of the applicant. Internally within River Hall, only road right of way with associated water management lakes and preservation areas separate the proposed Suburban FLU from existing Suburban FLU.

Beyond the boundaries of River Hall, intense commercial uses are expected on the north side of SR 80 which is currently vacant but has a FLU designation of Commercial and CPD zoning. The land east of River Hall, at Amendment Area 1, consists of 1-50 acre Agriculturally zoned property within the Rural FLU designation.

**Amendment Area 2** is surrounded by Rural FLU within the River Hall Project. It is currently developed to the south as an amenity area, lake, and residential. Open Space and preserve exist north of Amendment Area 2, and road ROW are east and west.

**Amendment Area 3** abuts land that is being currently developed to the north and west as residential, with open space and conservation easements to the east, within the RPD. To the south, Amendment Area 3 abuts the Urban Community FLU within the Lehigh Acres Planning Community, which has higher densities permitted than proposed by this amendment. To the west, Amendment Area 3 also abuts a portion of Outlying Suburban FLU within the adjacent Portico RPD.

## Adjacent Land Use and Zoning Tables

| TABLE 1.a – Amendment Area 1 |                             |                             |                                                |
|------------------------------|-----------------------------|-----------------------------|------------------------------------------------|
|                              | Existing Future Land Use    | Zoning District             | Existing Uses/Notes                            |
| <b>NORTH</b>                 | Rural                       | RPD:CPD (RH)                | Vacant Commercial, indigenous open space, lake |
| <b>SOUTH</b>                 | Rural                       | RPD:CPD (RH)                | Elementary School, indigenous open space       |
| <b>EAST</b>                  | Rural                       | RPD:CPD (RH)<br>/AG-2 (OFF) | Residential, indigenous open space             |
| <b>WEST</b>                  | Suburban, Rural, & Wetlands | RPD:CPD (RH)<br>/AG-2 (OFF) | ROW, indigenous open space, vacant land        |

(RH) – River Hall RPD/CPD

(OFF) – Offsite

| TABLE 1.b - Amendment Area 2 |                          |                 |                                             |
|------------------------------|--------------------------|-----------------|---------------------------------------------|
|                              | Existing Future Land Use | Zoning District | Existing Uses/Notes                         |
| <b>NORTH</b>                 | Rural                    | RPD (RH)        | Open space                                  |
| <b>SOUTH</b>                 | Rural                    | RPD (RH)        | Amenity site, lake, residential, open space |
| <b>EAST</b>                  | Rural                    | RPD (RH)        | ROW                                         |
| <b>WEST</b>                  | Rural                    | RPD (RH)        | ROW                                         |

(RH) – River Hall RPD/CPD

(OFF) – Offsite

| TABLE 1.c – Amendment Area 3 |                                                 |                 |                                                         |
|------------------------------|-------------------------------------------------|-----------------|---------------------------------------------------------|
|                              | Existing Future Land Use                        | Zoning District | Existing Uses/Notes                                     |
| <b>NORTH</b>                 | Rural                                           | RPD (RH)        | ROW, residential, lake                                  |
| <b>SOUTH</b>                 | Urban Community                                 | RS:1 (OFF)      | Vacant residential, residential                         |
| <b>EAST</b>                  | Rural, Wetlands                                 | RPD (RH)        | Conservation easements, ROW, residential                |
| <b>WEST</b>                  | Outlying Suburban, Sub-Outlying Suburban, Rural | RPD (RH) /RPD   | Residential, Portico residential development, lake, ROW |

(RH) – River Hall RPD/CPD

(OFF) – Offsite

Within the vicinity of the River Hall Project exists a variety of existing residential uses and development. To the north, between SR 80 and the River Hall Project, is within the Rural Future Land Use (FLU) category and AG-2 zoning district, and consists of vacant land and some scattered single family residential. Also to the north, directly across from



the River Hall Project's entrance on S.R. 80, is an intense Commercial FLU within a CPD zoning district, allowing up to 371,240 sf of commercial, which abuts another Commercial FLU area to the east. The abundant amount of future commercial development promotes compatibility with the proposed Suburban FLU and increased density in Amendment Area 1.

To the south lies the Lehigh Acres Planning Community, with an Urban Community FLU and RS-1 zoning district. Platted Lehigh lots are south of the River Hall Project, separated by a ±60 foot wide canal that runs the entire length of the southern boundary line. Most of the platted Lehigh lots near the River Hall Project are vacant, and allow a standard density up to 6 du/ac.

The land to the east is separated from the River Hall Project by a ±200 foot wide LAMSID Canal, which has an Urban Community FLU and AG-2 zoning district. East of the Canal is Hickey Creek Mitigation Park, with a Conservation Lands - Upland FLU and EC zoning district.

Land to the west of the River Hall Project is within the Outlying Suburban and Suburban FLU categories and RPD/AG-2/RS-1/RM-2 zoning districts. Two RPDs, Portico and Buckingham 320, are located to the west, designated as Outlying Suburban on the FLU Map, which allows up to 3 du/ac. The Portico RPD is currently under construction, and was recently fully platted with single family lots. Also to the west is AG-2 zoned land with an Outlying Suburban FLU, followed by AG-2, RS-1 and RM-2 zoned land with a Suburban FLU, separated from the amendment areas by Cascades at River Hall, which allows a standard density up to 6 du/ac.

## **RIVER HALL RPD**

### **COMPREHENSIVE PLAN MAP AMENDMENT**

#### **EXHIBIT M20**

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

Sound planning principals and best management practices are demonstrated throughout the proposed Comprehensive Plan Amendment. The proposed Plan provides clustered development, consistency with the Lee Plan and surrounding land development patterns, and compatibility with surrounding uses, and an abundance of open space and preserve, promoting compact development and preventing costly and destructive urban sprawl in an area with existing adequate public facilities and services.

The following benefits will be provided by the proposed plan amendment and companion Planned Development (PD):

- The proposed amendment locations, near Suburban, Outlying Suburban, and Sub-Outlying Suburban classified lands, represent a logical extension of existing development patterns and densities.
- The proposed amendment locations are served by urban services and will connect to centralized water and sewer services; thus, eliminating negative impacts from individual wells and septic systems.
- Consistent with the Caloosahatchee Shores Community Plan, which envisions substantial growth, with majority of the of the land designated as Suburban, Outlying Suburban, Rural or Urban Community.
- Promotes/provides clustered development allowing for enhanced common open space, preservation of native habitat, enhanced surface water management, water quality, and efficient utilization of surrounding urban services.
- Allows for the continued provision of a unified water management system for the Subject Property, opposed to unmanaged and untreated runoff.
- Provides a unified development theme for the River Hall Project, which includes perimeter buffering, common open space, shared recreation and amenity areas encouraging cost effective principles and maximizing the use of existing infrastructure.
- Will continue to provide a centralized and controlled access point along State Road 80, which provides access management benefits.
- Is located in an area supported by existing and planned future commercial uses resulting in reduced vehicular miles traveled.



- Proposed amendment is compatible with existing and proposed land use patterns along State Road 80 to the north where existing and future commercial development is located and along Buckingham Road to the east where infrastructure improvements and increased density residential development is occurring.

### **Clustered Development:**

The use of clustered development is promoted by sound planning principles and best management practices to minimize sprawl, promote efficient use of public infrastructure and to reduce development footprints. This results in greater open space and the protection of environmentally sensitive lands.

The proposed amendment promotes contiguous and compact growth and the efficient delivery of public facilities and services, consistent with Lee Plan directives. The proposed plan amendment will provide the required open space and preservation requirements of the LDC under the concurrent zoning application for the River Hall Project. Other benefits provided by the proposed clustered development include reducing costs of unnecessary roadway construction and other infrastructure typically associated with typical sprawl development patterns. Additionally, the proposed amendment locations are in an area where utilities and urban services already exist. This promotes economic and environmental efficiencies in delivering water and sewer services to this area, by allowing increased utility connections, while eliminating negative impacts from individual wells and septic systems.

### **Consistency with the Caloosahatchee Shores Community Plan:**

The Caloosahatchee Shores Community Plan calls for the protection of “the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.”

The intent of the proposed project is to allocate density where a logical extension of existing development patterns and an efficient use of public infrastructure can occur, promoting new development within an existing residential planned development.

The proposed project will be in the form of a Planned Development allowing up to 489 additional dwelling units within the concurrent RPD zoning application, which will allow for efficient use of existing urban services while providing housing opportunities within the Community, as well as Unincorporated Lee County. The proposed project will also provide buffers, open space, and recreational amenities to further strengthen its compatibility with the surrounding uses.

**Compatibility with Existing Development Patterns and Surrounding Uses:**

The River Hall Project is surrounded by planned residential developments, residential, vacant residential, County lands, and canals along the southern and eastern property boundary. The general area is primarily designated Suburban, Outlying Suburban, Sub-Outlying Suburban and Rural. The maximum standard density allowed within those categories range from 6 dwelling units per acre to 1 dwelling unit per acre. As outlined in the community plan, new development should be promoted in planned locations for future residential uses. Consistent with the expressed vision and character of this area the proposed amendment will increase new development in an area already planned for residential development that abuts compatible Future Land Uses on adjacent properties and follows the existing pattern of development in the Caloosahatchee Shores Planning Community.



# **RIVER HALL**

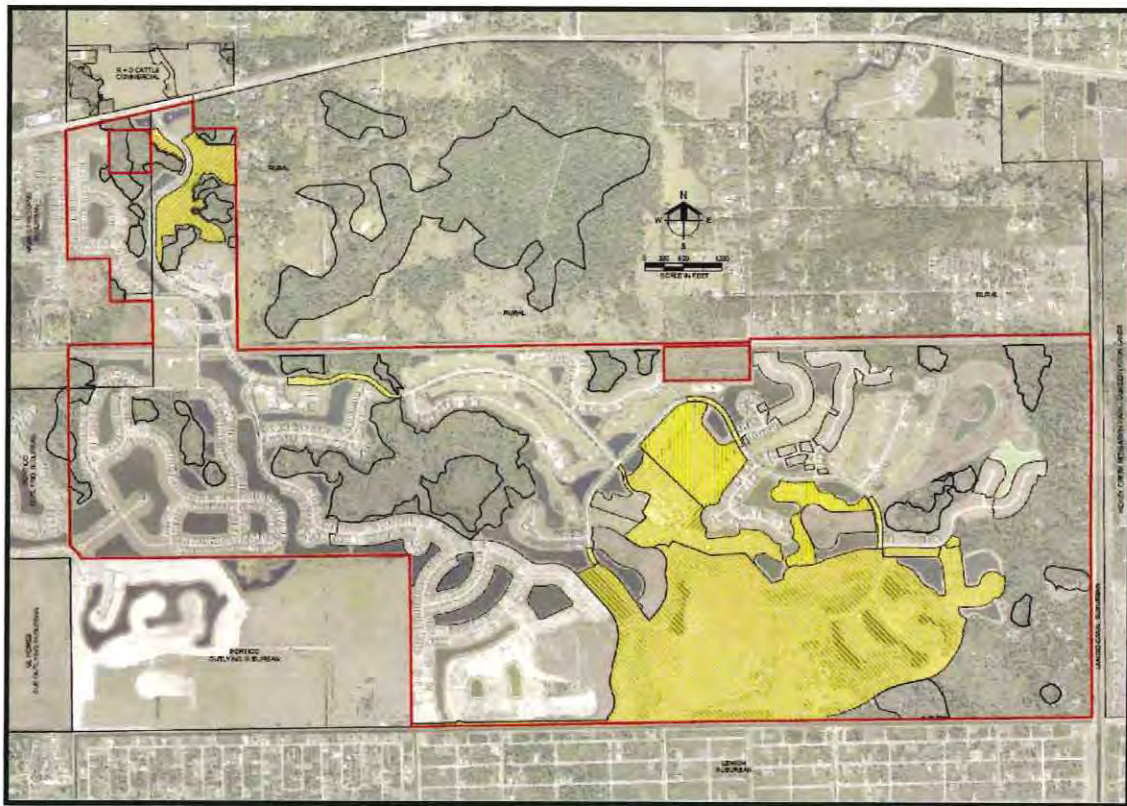
## **COMPREHENSIVE PLAN MAP AMENDMENT**

### **EXHIBIT M12**

#### **Lee Plan Analysis**

### **BACKGROUND AND REQUEST**

The Subject Property is located in Alva, FL, (Unincorporated Lee County) southeast of the intersection of Buckingham Rd and State Road 80 (See Figure 1.) and consists of  $\pm 391.85$  acres encompassing sixty-nine (69) parcels, further referenced as the Subject Property.



**Figure 1. Subject Property Location Map**

### **History of River Hall**

The River Hall Project, which refers to the 1,798 acres that makes up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,797 acres
- All land Rural FLU

Followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units, on 1,978 acres, through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 2,695 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

### **Proposed Amendment**

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 391.85 acres, A.K.A the Subject Property.

#### **Amendment Area 1 – Near Entrance of River Hall Project – ±25.2 Acres**

- Located on both sides of River Parkway, undeveloped on the east side, old sales center on the west side.
- Current FLU: SOS / Proposed FLU: Suburban
- Current zoning: CPD for all but the old sales building which is RPD
- Proposed density increase of 101 units
- Companion RPD/CPD will stipulate that all units will be allocated to only the Suburban area.

#### **Amendment Area 2 – At the Country Club Entry Gate – ±3.87 acres**

- Developed property within right of way
- Current FLU: SOS / Proposed FLU: Rural
- Proposed density decrease of 4 units
- Will eliminate an isolated SOS area

#### **Amendment Area 3 – Southwestern portion of River Hall – ±362.78 acres**

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
  - o Reducing density (SOS to Rural) through 4 road segments and 14 platted lots in Block K
    - Will reconnect Rural FLU to Rural FLU, eliminating isolated areas for a cleaner FLUM
    - Proposed density decrease of 8 units



- Increasing density from SOS and Rural to OS through portions of the golf course, golf course clubhouse, undeveloped tracts, 43 lots in Block K, and road right of way
  - Proposed density increase of 368 units
- Increasing density from Rural to SOS through portions of the golf course
  - Proposed density increase of 32 units

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 489 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

The FLU Density Tables below show the maximum units allowed per the current and proposed FLU categories for the River Hall Project and the Subject Property. Please note that the proposed FLU changes only occur on the 391.85 acres (Subject Property) included in this request, defined by Exhibit M8 - Legal Description and Sketch.

**FLU Density Table 1 – River Hall Project**

| <b>FLU</b>            | <b>Current Acreage</b> | <b>Proposed Acreage</b> | <b>Allowed Density</b> | <b>Current Density</b> | <b>Proposed Density</b> |
|-----------------------|------------------------|-------------------------|------------------------|------------------------|-------------------------|
| Suburban              | 71.5                   | 96.7                    | 6 du/ac                | 429 units              | 580 units               |
| Outlying Suburban     | -                      | 322.3                   | 3 du/ac                | -                      | 967 units               |
| Sub-Outlying Suburban | 585.6                  | 304.2                   | 2 du/ac                | 1,171 units            | 608 units               |
| Rural                 | 1,140.3                | 1,074.2                 | 1 du/ac                | 1,140 units            | 1,074 units             |
| Wetlands              | 181                    | 181                     | 0.5 du/ac              | 9 units                | 9 units                 |
| <b>TOTAL</b>          | <b>1,978.4</b>         | <b>1,978.4</b>          | <b>-</b>               | <b>2,749 units</b>     | <b>3,238 units</b>      |

**FLU Density Table 2 – Subject Property (391.85 Acres)**

| <b>FLU</b>            | <b>Current Acreage</b> | <b>Proposed Acreage</b> | <b>Allowed Density</b> | <b>Current Density</b> | <b>Proposed Density</b> |
|-----------------------|------------------------|-------------------------|------------------------|------------------------|-------------------------|
| Suburban              | -                      | 25.2                    | 6 du/ac                |                        | 151 units               |
| Outlying Suburban     | -                      | 322.31                  | 3 du/ac                | -                      | 967 units               |
| Sub-Outlying Suburban | 313.77                 | 32.4                    | 2 du/ac                | 627 units              | 64 units                |
| Rural                 | 78.08                  | 11.94                   | 1 du/ac                | 78 units               | 12 units                |
| <b>TOTAL</b>          | <b>391.85</b>          | <b>391.85</b>           | <b>-</b>               | <b>705 units</b>       | <b>1,194 units</b>      |

**LEE PLAN – VISION STATEMENT**

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 16. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to “protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community’s intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed FLUM changes from the Sub-Outlying Suburban and Rural categories to the Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural categories are



consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 489 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

### **FUTURE LAND USE ELEMENT**

As shown in FLU Density Table 2 for the Subject Property above, the ±391.85 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to approximately 78.08 acres of upland area allowing for up to 78 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling unit (du) per acre, which would be applied to approximately 313.77 acres of upland area allowing for up to 627 dwelling units. Thus, the Subject Property's overall maximum dwelling units allowed under the existing FLUM categories totals 705.

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Wetlands FLUM categories, as shown on Tables 1.a, 1.b, and 1.c on Exhibit M6 & M7. The adjacent FLU designations listed below about the River Hall Project, which encompasses the Subject Property.

#### **North**

To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Blvd, at the entrance to the River Hall Community.

#### **South**

To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Amendment Area 3.



## **East**

To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Amendment Area 1.

## **West**

To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

Please see Exhibit M5 to see the proximity of the Outlying Suburban category in relation to the Subject Property. Both adjacent RPD projects underwent Future Land Use amendments back in 2020 and 2018 to change the FLU from Sub-Outlying Suburban to Outlying Suburban to increase density, as a result of the planned and anticipated growth in this area and the existence of urban infrastructure and services. These same growth elements carry over to the Subject Property east of these developments, influencing residential development patterns in the Fort Myers Shores Community and justifying the appropriateness of the proposed map amendment.

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 489 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Under the proposed Suburban, Outlying Suburban (OS), Sub-Outlying Suburban (SOS), and Rural categories, the maximum number of dwelling units that could be developed on the Subject Property is 1,194 dwelling units, as shown on FLU Density Table 2. Based on the existing FLU designations, the River Hall Project could have up to 2,749 dwelling units, as shown on FLU Density Table 1, but is capped by the approved River Hall RPD to 2,695 dwelling units, per resolution number Z-15-003. The proposed FLU designations would allow up to 3,238 dwelling units within the River Hall Project, as shown on FLU Density Table 1 above. However, the companion rezoning application will cap density to a maximum of 3,184 (2,695 + 489) dwelling units for the River Hall RPD.



## **Growth Management**

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. While the acreage included in this request is within the Rural and Sub-Outlying Suburban FLU categories, adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.

The existing urban services support the appropriateness for densities allowed by the Sub-Outlying Suburban, Outlying Suburban and Suburban categories in this location, and indicate the residential development intensification in this region, supported by the approved CPAs to increase density on adjacent properties, as a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that have recently went through a CPA, located to the west of the River Hall Project, were converted from the Sub-Outlying Suburban FLU designation to the Outlying Suburban designation.

The northern portion of the acreage included in this request (Amendment Area 1) abuts land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the Suburban category in this area. As such, both the existing Suburban and Outlying Suburban Future Land Uses that abut the River Hall Project's western boundary promote the increased density proposed by this request.

The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed amendment will help to prevent leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed amendment areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Impacts Analysis (Exhibit M15) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit,



Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.7 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

### **General Development Standards**

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre. However, the Subject Property is located within the LCU future water service area, according to Map 6 of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 7 of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent rezoning of the planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

### **Residential Land Uses**

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a subsection of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate



garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, this request will allow for a unique and attractive detached single-family product that will provide "market driven housing" that is undersupplied in the area. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The Subject Property is outside of any Coastal High Hazard Area as delineated in Map 5 of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the companion rezoning to increase density and development regulations will provide for sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

### **COMMUNITY PLANNING**

The Subject Property is identified within Lee Plan Map 16 as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested comprehensive plan map amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through "appropriate conditions of approval," will implement protection from inconsistent and incompatible



urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

### **TRANSPORTATION ELEMENT**

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M16. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network, pursuant to the MPO 2045 (long range) Needs Plan;
- Warrant revisions to the County's five-year CIP of FDOT's five-year work program, based on the year 2026 (short-term) traffic analysis

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application, will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map3D and connection with the Pine Island – Hendry Trail per Map 22 of the Lee Plan.

### **COMMUNITY FACILITIES & SERVICES ELEMENT**

#### **Potable Water**

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated June of 2020. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested amendment based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

#### **Sanitary Sewer**

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 7. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the



property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested amendment based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

### **Surface Water Management**

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

***Policy 95.1.3.4: Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.***

A modified storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.



## **PARKS, RECREATION & OPEN SPACE**

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the MCP for the concurrent rezoning application allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring 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.” Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates “large, contiguous open space areas in the development design,” consistent with Policy 77.3.4.

## **CONSERVATION & COASTAL MANAGEMENT ELEMENT**

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the concurrent River Hall rezoning application's proposed clustered development, provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project about a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting “connectivity between public and private conservation and preservation efforts,” outlined in Policy 123.1.5.

Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project's density without impacting the project's



existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 489 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

### **HOUSING ELEMENT**

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County is required to “work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population,” per Objective 135.1 of the Lee Plan. The county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County, according to this Objective. The proposed comprehensive plan amendment and companion rezoning will allow for up to 489 new housing units to help reach Objective 135.1 and is consistent with Policy 135.1.9, which outlines the need to provide “a wide variety of allowable housing densities and types through the planned development process.”

### **PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS & EFFECT ON POPULATION**

Lee Plan Policy 1.7.6 outlines, by reference Lee Plan Map 16 and Table 1(b), the “proposed distribution, extent, and location of generalized land uses through the Plan’s horizon.” This petition proposes an amendment to Table 1(b) to properly reflect the proposed Future Land Use Map (Lee Plan Map 1) change. Please refer to the attached amended Table 1(b) addressing the approximately 78.08 acres of Rural Future Land Use category area being moved to the Sub-Outlying Suburban (32.4 acres) and Outlying Suburban (45.68) categories and the approximately 313.77 acres of Sub-Outlying Suburban FLU category being moved to Rural (11.94 acres), Outlying Suburban (276.63 acres) and Suburban (25.2 acres).

Lee County’s population projections will not be impacted negatively by the proposed map amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau’s Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 489 additional units, could accommodate approximately 1,291 additional persons (489 units x 2.64 persons per household).

Lee County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections and the previously stated housing needs from Objective 135.1 into consideration, more than 100,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.



## **RIVER HALL RPD**

### **COMPREHENSIVE PLAN MAP AMENDMENT**

#### **EXHIBIT M17**

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

##### **Sanitary Sewer**

The subject property is located within the Lee County Utilities Future Sewer Service Area as shown on Lee Plan Map 7. The Lee County Utilities Potable Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that sanitary sewer lines "are in operation adjacent" to the subject property and that sufficient capacity exists. As such, the subject property will be served by these existing facilities through planned developer funded system enhancements.

The Level of Service (LOS) Standard for sanitary sewer per Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 200 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

##### **Existing Future Land Use Category and Land Uses:**

- Sub-Outlying Suburban & Rural
- Residential land use with access to centralized sewer service connections.
- 705 ERC at 200 GPD = 141,000 GPD

##### **Proposed Future Land Use Category and Land Uses:**

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
  - 1,194 ERC at 200 GPD = 238,800 GPD
  - TOTAL = 238,800 GPD

Based on the Letter of Availability, dated August 31, 2021, and the data provided above, Lee County Utilities currently has sufficient capacity to treat the increased demand of approximately 97,800 GPD.

The public benefits from the connection of the 489 additional dwelling units, within the River Hall Project, to the existing adjacent sanitary sewer facilities and not septic systems, as septic system discharge can negatively impact surrounding water resources, pursuant to Environmental Protection Agency findings.

##### **Potable Water**

The subject property is also located within the Lee County Utilities (LCU) Future Water Service Area based on Lee Plan Map 6, dated June 2020. The Lee County Utilities Potable

Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that potable water mains “are in operation adjacent” to the subject property. Due to the subject property’s location within the Future Water Service Area, LCU is able to serve the future development through their Water Treatment Facilities.

The Level of Service (LOS) Standard for potable water per the 2020 Report and Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 250 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- Sub-Outlying Suburban & Rural
- Residential land use with access to potable water service connections.
- 705 ERC at 250 GPD = 176,250 GPD

Proposed Future Land Use Category and Land Uses:

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
  - 1,194 ERC at 250 GPD = 298,500 GPD
  - TOTAL = 298,500 GPD

The proposed amendment results in an increased demand of approximately 122,250 GPD. Lee County Utilities (LCU) has sufficient capacity to provide potable water service to the project, as determined by the enclosed LCU Letter of Availability. Thus, there is no lack of potable water capacity expected from the proposed development. Having the 489 additional dwelling units within the River Hall Project utilize centralized potable water service and water treatment facilities eliminates numerous individual private wells. This benefits the public by helping to plan and control the surrounding water resources within Lee County, by eliminating competing water consumption use from groundwater sources.

#### **Surface Water/Drainage Basins – South Florida Water Management District**

The subject property is located within the South Florida Water Management’s (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. There is current surface water management on site and an existing surface water management permit is on file with the South Florida Water Management District. There are no existing wetlands within the acreage included in this request. The modified system, proposed by this request, will meet or exceed the applicable County’s LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

*Policy 95.1.3.4: Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*



The existing storm water management system will be modified for the property and will benefit the public through clearly defining the storm water treatment methods, maintenance accountability, and runoff attenuation. Runoff from the developed site will continue to discharge to tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates all watersheds within the county were studied and found no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and comply with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan for surface water management.

### **Parks, Recreation, and Open Space**

Regional Parks and Community Parks are the two non-regulatory standards utilized for measuring the minimum acceptable level of service for parks, recreation, and open space, pursuant to the Lee Plan. The Lee County 2020 Public Facilities and Level of Service and Concurrency Report states there are over 3,500 acres of developed regional and local park lands. Cumulatively, there are over several thousand acres of recreational options to the community, when including the State and Federal recreational areas.

Per Policy 95.1.3 of the Lee Plan, the County's adopted Level of Service for parks – Non-Regulatory Standards of the Capital Improvements Element is as follows:

- Regional Parks: 6 acres per 1,000 total seasonal county population for all of Lee County
- Community Parks: 0.8 acres per 1,000 unincorporated Lee County permanent population

Existing Future Land Use Category and Land Uses:

- RURAL & SUB-OUTLYING SUBURBAN
- Residential land use with parks, amenities, recreation, and required open space approved by zoning resolution Z-15-003

Proposed Future Land Use Category and applicable Land Uses:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL with single-family dwellings
- 489 Dwelling units at 2.34 estimated persons per household (Lee County, Florida) (The Bureau of Economic and Business Research – University of Florida; April 1, 2020) = 1,144.3 persons projected
  - Regional Park at 6 acres per 1,000 residents = 6.87 acres required



- Community Park at 0.8 acres per 1,000 residents = 0.92 acres required

The proposed map amendment to allow up to 489 additional dwelling units within the acreage included in this request results in an added demand of 6.87 acres of Regional Park land and 0.92 acres of Community Park land.

As reported by the Lee County 2020 Public Facilities Level of Service and Concurrency Report, the existing inventory of regional parks (consisting of local, state and federal lands) in operation totals 7,051 acres. As such, the existing regional park inventory exceeds the adopted LOS standard by 1,723 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Lee County (888,000 [Seasonal] x (6 acres/1,000 population) = 5,328 acres). In addition, according to Lee County's 2020 Public Facilities Level of Service and Concurrency Report, there are currently 723 acres of existing local regional parklands in operation. As such, the existing local regional parklands exceed the adopted LOS standard by 430 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Unincorporated Lee County (367,000 [Unincorporated Population] x (0.8 acres/1,000 population) = 293 acres).

The requested 489 dwelling units will not negatively impact the regional or community parks level of service. The current non-regulatory level of service standard for both regional and community parks far exceed the targeted levels. There is adequate acreage within the existing parks to meet the needs of the proposed maximum 489 dwelling units.

A concurrent rezone application will be filed to seek proper zoning approval for the additional dwelling units. The rezone application will modify the current River Hall RPD's required open space and preserve area to support native habitat as well as areas to provide recreational activities, such as, integrated and shared use trails/greenways, amenity recreational areas for the residents and their guests, if needed.

### **Public Schools**

The School District of Lee County is split into Choice Zones and Sub Zones. The subject property is located within the East Choice Zone, E2, according to the School District of Lee County's 2020-2021 Student Enrollment Zones Map and enclosed concurrency analysis provided by the School District.

Per Section 2-45 of the LDC, school concurrency "means public school facilities needed to serve new development must be in place or under actual construction within three years after the local government approves a development permit, or its functional equivalent, that results in a generation of students."

Level of service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity, pursuant to Lee Plan Policy 68.1.1. The regulatory LOS standards adopted for Elementary, Middle, High, and Special Purpose Facilities, provided in Policy 95.1.3 Regulatory Standards (5) of the Lee Plan, account for measurable programmatic changes are as follows:

- 100% of Permanent FISH Capacity as adjusted by the School Board annually.



The 2020 Concurrency Report shows the following for the East Choice Zone Totals:

- Elementary Schools: 65 seat total available capacity
- Middle Schools: 1,108 seat deficit in available capacity
- High Schools: 469 seat deficit in available capacity

The deficit in Middle Schools will be addressed in two ways: (1) by adding portable seats (2) by Middle School "MM," scheduled to open in school year 2021-2022, which will add 1,210 seats of permanent capacity. The deficit in High Schools is also being addressed by Gateway High School, scheduled to open this school year (2021), which will create 525 seats followed by an additional 1,475 seats coming in 2021-2022.

Proposed Future Land Use Category:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL
- 489 proposed maximum dwelling units associated with the requested amendment at 0.297 students per household = approximately 146 potential students
- The total number of potential students can be further broken down by grade level:
  - Elementary at  $0.149 \times 489$  dwelling units = 73 students
  - Middle School at  $0.071 \times 489$  dwelling units = 35 students
  - High School at  $0.077 \times 489$  dwelling units = 38 students

The proposed comprehensive plan map amendment would result in 146 additional students within the East Choice Zone, E2. Based on the Concurrency Analysis Report and letter of availability provided by The School District of Lee County included with this submittal, there is capacity currently available at all educational levels within East Choice Zone, E2 to handle the proposed amendment for up to 490 dwelling units.

### **Solid Waste**

Solid waste services for the property will be handled at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

The 2020 Concurrency Report details the level of service regulatory standards for solid waste disposal are as follows:

- Required Capacity: 7 pounds per day per capita
- Available Capacity: 7.9 pounds per day per capita

Existing Development Potential: 705 maximum dwelling units

705 dwelling units  $\times$  2.34 person per household = 1,650 persons  
1,650 persons  $\times$  7 lbs/day = 11,550 lbs

Proposed Development Potential: 1,194 maximum dwelling units (489 additional)

1,194 dwelling units  $\times$  2.34 person per household = 2,794 persons  
2,794 persons  $\times$  7 lbs/day = 19,558 lbs/day

The 489 additional units account for 8,015 lbs/day

The 2020 Concurrency Report states that all unincorporated areas of Lee County are concurrent with the level of service standard set forth in the Lee Plan for solid waste. Additionally, the report states that at the total system capacity of 1,134,667 tons per year, the Lee County Integrated Waste Management System (IWMS) would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 888,000.

The proposed increase in density will result in an additional 8,015 pounds per day. The Lee County Resources Facility and the Lee-Hendry Regional Landfill has available capacity to accommodate the proposed increase in density. Further evidence of adequate capacity is outlined in letter of availability provided by the Lee County Solid Waste Department for the proposed development included with this submittal.

### **Conclusions**

The analysis above confirms that there are sufficient public facilities to support the proposed comprehensive plan amendment, with a potential maximum number of 489 additional dwelling units. The amendment will be adequately supported and will not cause adverse impacts or insufficiencies to the surrounding public facilities; alternatively, it will benefit the public to increase density in an area where public facilities are in place, promoting contiguous and compact growth patterns and preventing urban sprawl.



## **RIVER HALL**

### **COMPREHENSIVE PLAN MAP AMENDMENT**

#### **EXHIBIT M14**

#### **Historic Resources Impact Analysis**

The following analysis is provided to list all historic resources, including structures, districts, and/or archeologically sensitive areas and determine if the proposed changes to the Subject Property impact any identified resources.

According to LDC Section 22-3. Definitions, "Historic district" and "Historic resources" are defined as:

"...a geographically definable area designated pursuant to this chapter possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by association or history. To qualify as a historic district, an area may contain both contributing and noncontributing properties."

"...any prehistoric or historic district, site, building, structure, object or other real or personal property of historical, architectural or archaeological value. Historic resources may include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government or culture of the county, the state or the United States."

LDC Section 22-3 also defines an "Area of archaeological sensitivity" as:

"...an area identified in the survey entitled 'An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida' (Piper Archaeological Research, Inc., 1987), as known or being likely to yield information on the history and prehistory of the county based on prehistoric settlement patterns and existing topographical features. Areas of archaeological sensitivity are divided into the following categories:

(1) Sensitivity Level 1: Those areas containing known archaeological sites that are considered to be significant or potentially significant historic resources. These areas include sites listed on the National Register of Historic Places and those considered eligible or potentially eligible for listing on the National Register of Historic Places or local historic resource designation.

(2) Sensitivity Level 2: Those areas containing known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for local designation, or areas where there is a high likelihood that unrecorded sites of potential significance are present.

The Florida Master Site File lists the nature and location of any known or recorded historical or archeological sites within the state. A formal inquiry was made with the Florida Department of State, Division of Historic Resources identifying the River Hall Project and requesting any applicable historic districts and/or sites listed on the Florida Master Site File. Mr. Eman Vovsi responded via email dated August 17, 2021, (See attached) confirming that the property lists one resource group recorded for the designated property. Upon further review of the map provided for the specified resource, it is clearly located outside of the subject property. Based on this information, the subject property contains no historic resources and thus, the proposed comprehensive plan map amendment request to amend the FLUM designations of Rural and Sub-outlying Suburban to Rural, Sub-outlying Suburban, Outlying Suburban and Suburban will not have an adverse impact.

As part of this analysis, the following documents received from the Florida Department of State, Division of Historic Resources are attached:

- Historic Resource Letter
- Cultural Resource Roster
- Location Map





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

August 16, 2021

Melissa Dial  
Planning Administrative Assistant  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901

In response to your request on August 16, 2021, the Florida Master Site File lists one resource group recorded for a designated property in River Hall Community, Florida.

When interpreting the results of our search, please consider the following information:

#

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com)

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

Sincerely,

Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)

# **RIVER HALL**

## **COMPREHENSIVE PLAN MAP AMENDMENT**

### **EXHIBIT M15**

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

The data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report was utilized for the following overall Public Facilities Impact Analysis.

The Subject Property is located on the south side of State Road 80 (Palm Beach Blvd) approximately 1 mile east of the intersection of Buckingham Road and S.R. 80 within the River Hall Project and the Fort Myers Shores Planning Community. The comprehensive plan map amendment seeks to remove portions of the property from the existing Future Land Use Map (FLUM) designations of Rural and Sub-Outlying Suburban and adopt the Rural, Sub-Outlying Suburban, Outlying Suburban, and Suburban FLUM categories, as shown on the proposed FLUM Exhibit M5 and the following density calculation:

| <b>FLU</b>        | <b>Current Acreage</b> | <b>Proposed Acreage</b> | <b>Allowed Density</b> | <b>Current Density</b> | <b>Proposed Density</b> |
|-------------------|------------------------|-------------------------|------------------------|------------------------|-------------------------|
| Suburban          | -                      | 24.6                    | 6 du/ac                |                        | 147 units               |
| Outlying Suburban | -                      | 323.5                   | 3 du/ac                | -                      | 970 units               |
| Sub-Outlying      | 326.2                  | 46.1                    | 2 du/ac                | 652 units              | 92 units                |
| Rural             | 79.9                   | 11.9                    | 1 du/ac                | 80 units               | 12 units                |
| <b>TOTAL</b>      | <b>406.1</b>           | <b>406.1</b>            | <b>-</b>               | <b>732 units</b>       | <b>1,221 units</b>      |

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

Exhibit M17 (Existing and Future Conditions Analysis), included with this submittal, verifies the proposed plan amendment will not negatively impact the public services and Exhibit M18 contains the Letters of Determination indicating the availability of services from those providers.



## **RIVER HALL RPD**

### **COMPREHENSIVE PLAN MAP AMENDMENT**

#### **EXHIBIT M19**

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

#### **State Comprehensive Plan**

The consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated due to changes in Florida's growth management laws, which ordained a refocus on matters of critical state concern, in terms of Growth Management and Land Use regulation. The State's Comprehensive Plan Goals, Strategies, Action, and Policies that are relevant to the proposed plan amendment are listed below.

#### **(4) HOUSING.**

(a) *Goal.*—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

#### **(b) Policies.—**

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

#### **(7) WATER RESOURCES**

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

#### **(b) Policies.—**

5. Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE

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

(14) PROPERTY RIGHTS.

(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(15) LAND USE.

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

(b) Policies.—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

(17) PUBLIC FACILITIES

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

(b) Policies.—

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.



## **Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)**

The following Goals and Strategies of the SRPP are supported or promoted by the proposed Plan amendment.

### **Economic Development Element**

Strategy: Maintain the physical infrastructure to meet growth demands

### **Livable Communities - Natural Resources**

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

### **Livable Communities - Affordable Housing**

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

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



Florida  
Master  
Site  
File

AR=0  
SS=0  
CM=0  
RG=1  
BR=0  
Total=1

Cultural Resource Roster

| SiteID  | Type | Site Name                        | Address          | Additional Info | SHPO Eval    | NR Status |
|---------|------|----------------------------------|------------------|-----------------|--------------|-----------|
| LL01898 | RG   | SEABOARD AIR LINE RAILROAD GRADE | North Fort Myers | Linear Resource | Not Eligible |           |







# **RIVER HALL**

## **COMPREHENSIVE PLAN MAP AMENDMENT**

### **EXHIBIT M15**

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

The data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report was utilized for the following overall Public Facilities Impact Analysis.

The Subject Property is located on the south side of State Road 80 (Palm Beach Blvd) approximately 1 mile east of the intersection of Buckingham Road and S.R. 80 within the River Hall Project and the Fort Myers Shores Planning Community. The comprehensive plan map amendment seeks to remove portions of the property from the existing Future Land Use Map (FLUM) designations of Rural and Sub-Outlying Suburban and adopt the Rural, Sub-Outlying Suburban, Outlying Suburban, and Suburban FLUM categories, as shown on the proposed FLUM Exhibit M5 and the following density calculation:

| <b>FLU</b>        | <b>Current Acreage</b> | <b>Proposed Acreage</b> | <b>Allowed Density</b> | <b>Current Density</b> | <b>Proposed Density</b> |
|-------------------|------------------------|-------------------------|------------------------|------------------------|-------------------------|
| Suburban          | -                      | 24.6                    | 6 du/ac                |                        | 147 units               |
| Outlying Suburban | -                      | 323.5                   | 3 du/ac                | -                      | 970 units               |
| Sub-Outlying      | 326.2                  | 46.1                    | 2 du/ac                | 652 units              | 92 units                |
| Rural             | 79.9                   | 11.9                    | 1 du/ac                | 80 units               | 12 units                |
| <b>TOTAL</b>      | <b>406.1</b>           | <b>406.1</b>            | <b>-</b>               | <b>732 units</b>       | <b>1,221 units</b>      |

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

Exhibit M17 (Existing and Future Conditions Analysis), included with this submittal, verifies the proposed plan amendment will not negatively impact the public services and Exhibit M18 contains the Letters of Determination indicating the availability of services from those providers.



**RIVER HALL RPD**  
COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M19

State Policy Plan and Regional Policy Plan

**State Comprehensive Plan**

The consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated due to changes in Florida's growth management laws, which ordained a refocus on matters of critical state concern, in terms of Growth Management and Land Use regulation. The State's Comprehensive Plan Goals, Strategies, Action, and Policies that are relevant to the proposed plan amendment are listed below.

(4) HOUSING.

(a) *Goal.*—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

(b) *Policies.*—

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

(7) WATER RESOURCES

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

(b) *Policies.*—

5. Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE

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

(14) PROPERTY RIGHTS.

(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(15) LAND USE.

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

(b) Policies.—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

(17) PUBLIC FACILITIES

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

(b) Policies.—

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.



## **Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)**

The following Goals and Strategies of the SRPP are supported or promoted by the proposed Plan amendment.

### **Economic Development Element**

Strategy: Maintain the physical infrastructure to meet growth demands

### **Livable Communities - Natural Resources**

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

### **Livable Communities - Affordable Housing**

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

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

# **Letters of Availability**





**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane  
*District One*

July 16, 2021

Via E-Mail

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*Chief Hearing Examiner*

Gary Susdorf  
Cardno  
5670 Zip Drive  
Fort Myers, FL 33905

**RE: Reuse Water Availability  
River Hall**

Dear Mr. Susdorf:

The subject project is located within Lee County Utilities Future Service Area as depicted on Map 7 of the Lee County Comprehensive Land Use Plan. Effluent reuse lines are not in operation in this area. Lee County does not have the capability of providing service at this time.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Further, this letter of availability of reuse water service is to be utilized for permitting with the SFWMD only.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Beals", is written over a faint, larger signature.

Nathan Beals, PMP  
Utilities Planning Manager  
(239) 533-8157  
LEE COUNTY UTILITIES



## THE SCHOOL DISTRICT OF LEE COUNTY

**Donna Ellis**

Planning Specialist

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

August 31, 2021

Melissa Dial  
Barraco and Associates, Inc.  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901

RE: River Hall RPD

Dear Ms. Dial:

This letter is in response to your request for Letter of Availability and Concurrency dated August 16, 2021 for the River Hall RPD density Change in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for 490 single family homes. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 146 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Sincerely,

Donna Ellis, Planning Specialist



## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**NAME/CASE NUMBER** River Hall CPA  
**OWNER/AGENT** Barraco  
**ITEM DESCRIPTION** RPD increase to show impacts in East CSA, sub area E2

**LOCATION** 3500 River Hall Parkway Alva, FL  
**ACRES** misc  
**CURRENT FLU** Sub-Outlying Suburban  
**CURRENT ZONING** RPD

**PROPOSED DWELLING UNITS BY TYPE**

| Single Family | Multi Family | Mobile Home |
|---------------|--------------|-------------|
| 490           | 0            | 0           |

**STUDENT GENERATION**

| Student Generation Rates                                     |       |    |                    |
|--------------------------------------------------------------|-------|----|--------------------|
| SF                                                           | MF    | MH | Projected Students |
| 0.149                                                        | 0.058 |    | 73.01              |
| 0.071                                                        | 0.028 |    | 34.79              |
| 0.077                                                        | 0.03  |    | 37.73              |
| Source: Lee County School District, September 7, 2018 letter |       |    |                    |

**CSA SCHOOL NAME 2023/24**

| CSA Capacity (1) | CSA Projected Enrollment (2) | CSA Available Capacity | Projected Impact of Project | Available Capacity W/Impact | LOS is 100% Perm FISH Capacity | Adjacent CSA Available Capacity w/Impact |
|------------------|------------------------------|------------------------|-----------------------------|-----------------------------|--------------------------------|------------------------------------------|
| 14,234           | 14,026                       | 208                    | 73                          | 135                         | 99%                            |                                          |
| 7,293            | 6,912                        | 381                    | 35                          | 346                         | 95%                            |                                          |
| 9,536            | 8,492                        | 1,044                  | 38                          | 1006                        | 89%                            |                                          |

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan  
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity )  
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Donna Ellis, Planning Specialist

# ***F.M.S.F.D.***



*Ft. Myers Shores Fire Protection and Rescue Service District  
Fire Prevention Division  
12345 Palm Beach Blvd S.E. Ft. Myers Fl. 33905  
Phone (239) 694-2833  
Fax (239) 694-3355*

September 15, 2021

Melissa Dial  
Barraco and Associates, Inc.  
2271 McGregor Blvd.  
Fort Myers, Fl. 33901

Ms. Dial,

The Fort Myers Shores Fire Protection & Rescue Service District has received your request of availability for the River Hall community located in Alva, Florida within the Fort Myers Shores Fire Protection & Rescue Service District.

The Fort Myers Shores Fire Protection & Rescue Service District provides fire, rescue, emergency medical response, public education, fire prevention, and other needs for the community. It is understood that there is an comprehensive plan amendment to the future land use map designations with a change in density of 490 single family units. This change does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall. Therefore, we do not object to the proposed land use designation change.

At this time response will continue from Station 1 located at 12345 Palm Beach Blvd. Fort Myers, Fl. 33905 but in a couple of years will be serviced from our planned new Station 2 located at the entrance of River Hall located at 2404 River Hall Pkwy. Alva, Fl. 33920. If you have any questions or concerns, please contact the Fire Prevention Division at (239) 694-2833 Ext. 3

Respectfully,

A handwritten signature in black ink, appearing to be "K. S. [unclear]", written over a horizontal line.

Deputy Chief – Fire Marshal  
Fort Myers Shores Fire Protection  
& Rescue Service District



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



*"Proud to Serve"*

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

August 24, 2021

Melissa Dial  
Barraco and Associates, Inc.  
2271 McGregor Blvd.  
Fort Myers, Florida 33901

Ms. Dial,

The Lee County Sheriff's Office has reviewed your Letter of Availability request for the River Hall community, 3500 River Hall Parkway in Alva, Florida.

The Comprehensive Plan Amendment request would change the project's Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.9 acres; Rural to Sub-Outlying Suburban on 46.1 acres; Sub-Outlying Suburban to Outlying Suburban on 289.7 acres; Rural to Outlying Suburban on 33.8 acres; and Sub-Outlying Suburban to Suburban on 24.6 acres.

This request does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we do not object to proposed land use designation changes that would result in increased density of 490 single family units.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Shelly", with a date "01026" written below it.

Mark Shelly  
Commander, Patrol Bureau



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



**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

August 31, 2021

Via E-Mail

Melissa Dial  
Barraco and Associates, Inc.  
2271 McGregor Blvd, Suite 100  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
River Hall**

**STRAP #s 36-43-26-03-0000K.0010 thru 0570, 36-43-26-03-00A07.00CE,  
36-43-26-00-00001.0000, 35-43-26-L3-080F1.0000, 36-43-26-L4-U3239.5209,  
35-43-26-L4-080O5.00CE, 35-43-26-L4-080R1.00CE, 35-43-26-03-00F01.0000,  
35-43-26-L2-0900G.0000, 27-43-26-00-00003.0100, 35-43-26-02-0000A.00CE,  
27-43-26-00-00003.0110, 27-43-26-00-00003.0120, 27-43-26-00-00003.0020**

Dear Ms. Dial:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 490 Single Family units with an estimated flow demand of approximately 122,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
lee-county.com  
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in blue ink that reads "Mary McCormic". The signature is written in a cursive style with a large, stylized "M" and "C".

Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING

Kevin Ruane  
*District One*

August 25, 2020

Cecil L. Pendergrass  
*District Two*

Melissa Dial  
Barraco and Associates, INC.

Ray Sandelli  
*District Three*

**RE: Request for Letter of Availability  
River Hall**

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Ms. Dial,

Roger Desjarlais  
*County Manager*

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment to the Future Land Use Map. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest fixed-route corridor is the route 100 along Palm Beach Blvd going westbound
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because project area is not adjacent to the bus route.

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

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

Sincerely,

*Jorge J. Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit





## Board of County Commissioners

Kevin Ruane  
District One

September 17, 2021

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

Barraco and Associates  
Attn: Ms. Dial, Planning Administrative Assistant  
2271 McGregor Boulevard  
Fort Myers, FL 33901

RE: Request for Letter of Availability: River Hall – 3500 River Hall Parkway, Alva, FL

Dear Ms. Dial:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 490 residential units for the River Hall Community in Alva, FL through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Manager, Public Utilities  
Lee County Solid Waste Department



Lee County  
*Southwest Florida*

Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

January 28, 2022

Dawn Russell  
Barraco and Associates, Inc.  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901

Re: Letter of Service Availability – River Hall added units

Ms. Russell,

I am in receipt of your letter requesting a Letter of Service Availability for property in the River Hall community. This property consists of 71 STRAP numbers located south of the existing area under development.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The locations currently available to respond to the area are not projected to be able to meet existing service standards, as required in County Ordinance 08-16. However, the following remedies have been identified:

1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02)
2. Construction of the proposed southerly access point from 75<sup>th</sup> St. West.

It is our opinion that the service availability for the proposed development of this property will be adequate contingent on the remedies above. Should the plans change, especially the future land use or a change in the emergency access points, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes  
Director, Public Safety



# **Environmental Reports and Maps**

**RIVER HALL CPA AREAS  
ENVIRONMENTAL ASSESSMENT**

**October 2021**

Prepared For:

***Greenpointe Communities***  
*2401 River Hall Parkway*  
*Alva, Florida 33920*  
*(239) 274-0321*

Prepared By:

***Passarella & Associates, Inc.***  
*13620 Metropolis Avenue, Suite 200*  
*Fort Myers, Florida 33912*  
*(239) 274-0067*



## TABLE OF CONTENTS

|                                            | <u>Page</u> |
|--------------------------------------------|-------------|
| Introduction .....                         | 1           |
| Land Uses and Vegetation Associations..... | 1           |
| Soils.....                                 | 3           |
| Jurisdictional Wetlands .....              | 3           |
| Listed Species .....                       | 3           |
| Summary .....                              | 6           |
| References.....                            | 7           |

## LIST OF FIGURES

|                                     | <u>Page</u> |
|-------------------------------------|-------------|
| Figure 1. Project Location Map..... | 2           |



## LIST OF TABLES

|                                                                                           | <u>Page</u> |
|-------------------------------------------------------------------------------------------|-------------|
| Table 1. SFWMD OSW Acreage by FLUCFCS Code.....                                           | 3           |
| Table 2. Listed Wildlife Species That Could Potentially Occur<br>Within the Project ..... | 3           |
| Table 3. Listed Plant Species That Could Potentially Occur<br>Within the Project .....    | 4           |
| Table 4. Listed Wildlife Species Observed.....                                            | 6           |

## LIST OF EXHIBITS

|                                                                                             | <u>Page</u> |
|---------------------------------------------------------------------------------------------|-------------|
| Exhibit 1. Aerial with Boundaries .....                                                     | E1-1        |
| Exhibit 2. FLUCFCS and OSW Map .....                                                        | E2-1        |
| Exhibit 3. Aerial with FLUCFCS and OSW Map .....                                            | E3-1        |
| Exhibit 4. Existing Land Use and Cover Summary Table<br>and FLUCFCS Descriptions .....      | E4-1        |
| Exhibit 5. Soils Map .....                                                                  | E5-1        |
| Exhibit 6. Soils Summary Table and Descriptions .....                                       | E6-1        |
| Exhibit 7. Quad Sheet .....                                                                 | E7-1        |
| Exhibit 8. Documented Occurrences of Listed Species .....                                   | E8-1        |
| Exhibit 9. Aerial with FLUCFCS, Survey Transects,<br>and Listed Species Locations Map ..... | E9-1        |



## INTRODUCTION

An environmental assessment was conducted on the River Hall Comprehensive Plan Amendment (CPA) Areas (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as threatened, endangered, or species of special concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys for the presence of listed species on the Project. This report summarizes the results of the environmental assessment.

The Project totals 406.16± acres and is located in Sections 27, 34, 35, and 36; Township 43 South; Range 26 East; Lee County (Figure 1). More specifically, the subject property includes areas within the existing River Hall development, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west (Exhibit 1).

The Project area consists primarily of disturbed land and golf course.

## LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by Passarella & Associates, Inc. (PAI) in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Exhibit 2). An aerial photograph of the property with FLUCFCS overlay is provided as Exhibit 3.

A total of nine vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres, or 71.6 percent of the site. No rare or unique uplands were identified within the Project site. The remaining vegetative associations included golf course support facilities, golf course, community recreational facilities, open land, pine, lakes, road, and water pumping station. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Exhibit 4.



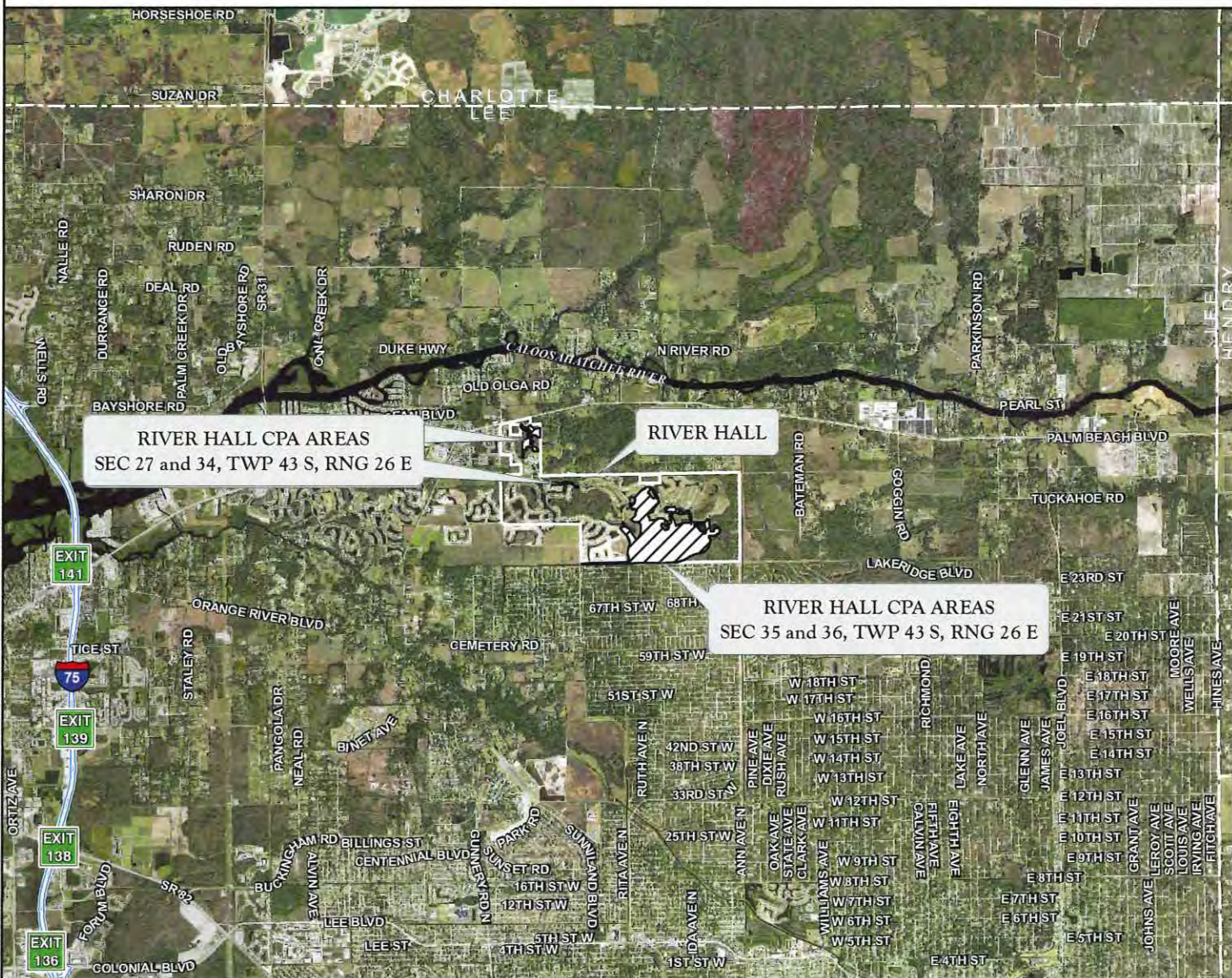
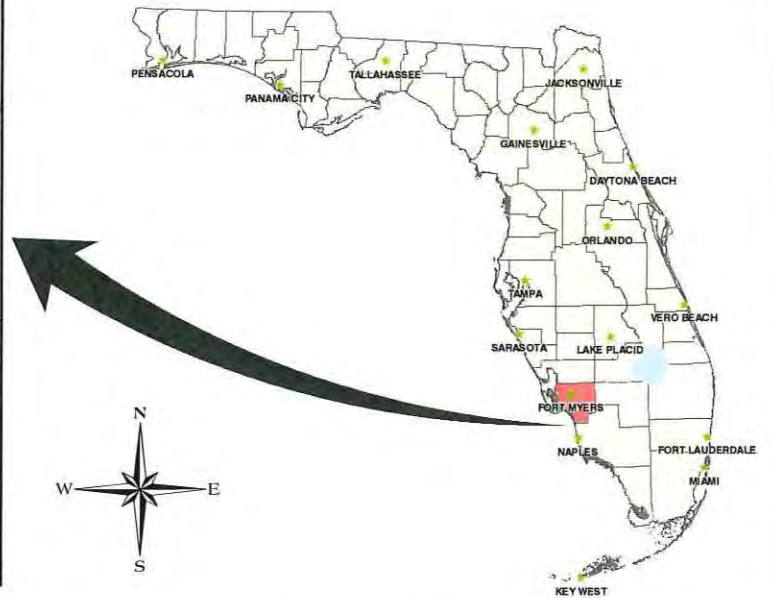


FIGURE 1. PROJECT LOCATION MAP  
RIVER HALL CPA AREAS

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| P.F.        | 8/25/21 |
| REVIEWED BY | DATE    |
| B.T.        | 8/25/21 |
| REVISED     | DATE    |



**PASSARELLA**  
& ASSOCIATES, INC.



## SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit 5. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Exhibit 6.

## JURISDICTIONAL WETLANDS

There are no wetlands on the Project site. The SFWMD jurisdictional “other surface waters” (OSW) by FLUCFCS code are summarized in Table 1. South Florida Water Management (SFWMD) jurisdictional OSW constitute a total of 26.97± acres, or approximately 6.6 percent of the Project site, and are comprised of man-made lakes.

**Table 1. SFWMD OSW Acreage by FLUCFCS Code**

| FLUCFCS Code     | Description   | Acreage      |
|------------------|---------------|--------------|
| <b>OSW</b>       |               |              |
| 524              | Man-Made Lake | 26.97        |
| <b>OSW Total</b> |               | <b>26.97</b> |

A U.S. Geological Survey quadrangle map is provided as Exhibit 7.

## LISTED SPECIES

Wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2021). Plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code (LDC), Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

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

| Common Name          | Scientific Name                   | Designated Status |         | Potential Habitats<br>(FLUCFCS Code) |
|----------------------|-----------------------------------|-------------------|---------|--------------------------------------|
|                      |                                   | FWCC              | USFWS   |                                      |
| Reptiles             |                                   |                   |         |                                      |
| American alligator   | <i>Alligator mississippiensis</i> | FT(S/A)           | FT(S/A) | 524                                  |
| Eastern indigo snake | <i>Drymarchon corais couperi</i>  | FT                | FT      | 190, 4159, 740                       |
| Gopher tortoise      | <i>Gopherus polyphemus</i>        | ST                | *       | 190, 4159, 740                       |

**Table 2. (Continued)**

| Common Name                   | Scientific Name                       | Designated Status |    | Potential Habitats (FLUCFCS Code) |
|-------------------------------|---------------------------------------|-------------------|----|-----------------------------------|
| Birds                         |                                       |                   |    |                                   |
| Everglade snail kite          | <i>Rostrhamus sociabilis plumbeus</i> | FE                | FE | 524                               |
| Florida burrowing owl         | <i>Athene cunicularia floridana</i>   | ST                | -  | 182, 190, 740                     |
| Florida sandhill crane        | <i>Grus canadensis pratensis</i>      | ST                | -  | 182, 190, 740                     |
| Little blue heron             | <i>Egretta caerulea</i>               | ST                | -  | 524                               |
| Red-cockaded woodpecker       | <i>Picoides borealis</i>              | FE                | FE | 4159                              |
| Roseate spoonbill             | <i>Ajaia ajaja</i>                    | ST                | -  | 524                               |
| Southeastern American kestrel | <i>Falco sparverius paulus</i>        | ST                | -  | 4159                              |
| Tri-colored heron             | <i>Egretta tricolor</i>               | ST                | -  | 524                               |
| Wood stork                    | <i>Mycteria americana</i>             | FT                | FT |                                   |
| Mammals                       |                                       |                   |    |                                   |
| Big cypress fox squirrel      | <i>Sciurus niger avicennia</i>        | ST                | -  | 4159                              |
| Florida black bear            | <i>Ursus americanus floridanus</i>    | **                | -  | 4159                              |
| Florida bonneted bat          | <i>Eumops floridanus</i>              | FE                | FE | 4159, 524                         |

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

FT(S/A) – Federally Threatened due to similarity of appearance

ST – State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

\*\*No longer listed by the FWCC; however, certain protection measures still apply.

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

| Common Name       | Scientific Name                   | Designated Status |       | Potential Location (FLUCFCS Code) |
|-------------------|-----------------------------------|-------------------|-------|-----------------------------------|
|                   |                                   | FDACS             | USFWS |                                   |
| Cardinal airplant | <i>Tillandsia fasciculata</i>     | E                 | -     | 4159                              |
| Giant wild pine   | <i>Tillandsia utriculata</i>      | E                 | -     | 4159                              |
| Twisted airplant  | <i>Tillandsia flexuosa</i>        | T                 | -     | 4159                              |
| Butterfly orchid  | <i>Encyclia tampensis</i>         | CE                | -     | 4159                              |
| Beautiful pawpaw  | <i>Deeringothamnus pulchellus</i> | E                 | E     | 4159                              |

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened



American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the lakes on the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the pine habitat, open land, and disturbed land within the site.

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for the gopher tortoise on the Project site includes the pine, open land, and disturbed land.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

Potential foraging habitat for the Everglade snail kite includes the lakes on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential Florida burrowing owl habitat exists within the disturbed land, open land, and golf course on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's disturbed land, open land, and golf course. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)

Potential foraging habitat for state-listed wading birds within the Project site includes the lakes.

Red-Cockaded Woodpecker (*Picoides borealis*)

Potential habitat for the red-cockaded woodpecker on the Project site includes the pine habitats.

Roseate Spoonbill (*Ajaia ajaja*)

Potential habitat for the roseate spoonbill on the Project site includes the lakes.

Southeastern American Kestrel (*Falco sparverius paulus*)

Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the pine habitat. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine (*Pinus clausa*) scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)

Potential wood stork foraging habitat within the Project site includes the lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fish or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential nesting and foraging habitat on the Project site for the Big Cypress fox squirrel includes the pine habitat. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear includes the pine habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)

Florida bonneted bats could potentially roost within the pine habitats on the Project site, and/or forage over the lakes. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

A Lee County protected species survey was conducted on the Project site on August 24 and 25, 2021. A total of 57 gopher tortoise burrows, three little blue herons, and two Florida sandhill cranes were observed on the Project site during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the FWCC.

No Lee County protected plant species were observed on the property during the protected species survey.

A summary of the listed wildlife species documented within the Project are provided in Table 4. The locations of the observed listed species are depicted in Exhibit 9.

**Table 4. Listed Wildlife Species Observed**

| Common Name               | Scientific Name                  | Designated Status |       | Observed Location<br>(FLUCFCS Code) |
|---------------------------|----------------------------------|-------------------|-------|-------------------------------------|
|                           |                                  | FWCC              | USFWS |                                     |
| Gopher tortoise (burrows) | <i>Gopherus polyphemus</i>       | ST                | *     | 740                                 |
| Florida sandhill crane    | <i>Grus canadensis pratensis</i> | ST                | -     | 182                                 |
| Little blue heron         | <i>Egretta caerulea</i>          | ST                | -     | 182, 524                            |

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FT – Federally Threatened

ST – State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

## SUMMARY

A total of nine vegetative and land use cover types (i.e., FLUCFCS codes) were identified within the Project site. No rare and unique uplands exist on the Project site. Additionally, no SFWMD jurisdictional wetlands occur on-site. SFWMD jurisdictional OSW (i.e., man-made lakes) constitute a total of 26.97± acres, or 6.6 percent of the Project site.



A Lee County protected species survey was conducted on the Project site on August 24 and 25, 2021. A total of 57 gopher tortoise burrows, three little blue herons, and two Florida sandhill cranes were observed on the Project site during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the FWCC. No listed species nests or nesting activity were observed on the property during the protected species survey.

No Lee County protected plant species were observed on the property during the protected species survey.

## REFERENCES

- Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.
- Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered and Threatened Species (Updated June 2021). Tallahassee, Florida.
- Humphrey, Stephen R. 1992. Rare and Endangered Biota of Florida; Volume I. Mammals. University Press of Florida, Gainesville, Florida. 392 pages.
- Marks, C.S. and G.E. Marks. 2006. Bats of Florida. University Press of Florida, Gainesville, Florida.
- Moler, P.E. 1992. Rare and Endangered Biota of Florida. Volume III. Amphibians and Reptiles. University Press of Florida, Gainesville, Florida.
- Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.
- U.S. Department of Agriculture, Soil Conservation Service. 1984. Soil Survey of Lee County, Florida.
- U.S. Department of Agriculture, Soil Conservation Service. 2020. Soil Survey of Lee County, Florida.
- Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (<http://www.plantatlas.usf.edu/>.) Institute for Systematic Botany, University of South Florida, Tampa.

**EXHIBIT 1**

**AERIAL WITH BOUNDARIES**



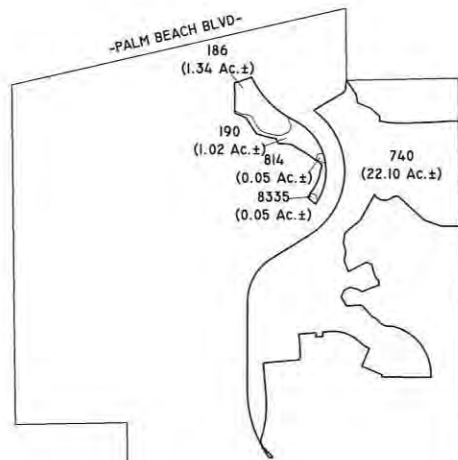




**EXHIBIT 2**  
**FLUCFCS AND OSW MAP**



J:\2018\18GPC2956\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 2 FLUCFCS AND OSW MAP.DWG TAB: 36X24-M OCT 07, 2021 - 11:29AM PLOTTED BY: PAULF



  
**SCALE: 1" = 500'**

LEGEND:  
 SFWMD "OTHER SURFACE WATERS"  
(26.97 Ac.±)

| FLUCFCS CODES | DESCRIPTIONS                      | ACREAGE     | % OF TOTAL |
|---------------|-----------------------------------|-------------|------------|
| 180           | GOLF COURSE SUPPORT FACILITIES    | 3.90 Ac.±   | 1.0%       |
| 182           | GOLF COURSE                       | 74.54 Ac.±  | 18.4%      |
| 186           | COMMUNITY RECREATIONAL FACILITIES | 3.09 Ac.±   | 0.8%       |
| 190           | OPEN LAND                         | 1.02 Ac.±   | 0.3%       |
| 4159 E4       | PINE, DISTURBED (76-100% EXOTICS) | 1.57 Ac.±   | 0.4%       |
| 524           | MAN-MADE LAKE                     | 26.97 Ac.±  | 6.6%       |
| 740           | DISTURBED LAND                    | 291.00 Ac.± | 71.6%      |
| 814           | ROAD                              | 4.02 Ac.±   | 1.0%       |
| 8335          | WATER PUMPING STATION             | 0.05 Ac.±   | 0.0%       |
| TOTAL         |                                   | 406.16 Ac.± | 100.0%     |

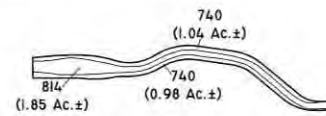
NOTES:

CPA AREAS FROM BARRACO AND ASSOCIATES, INC.  
DRAWING No. CPA TO PASSARELLA.DWG DATED  
AUGUST 11, 2021.

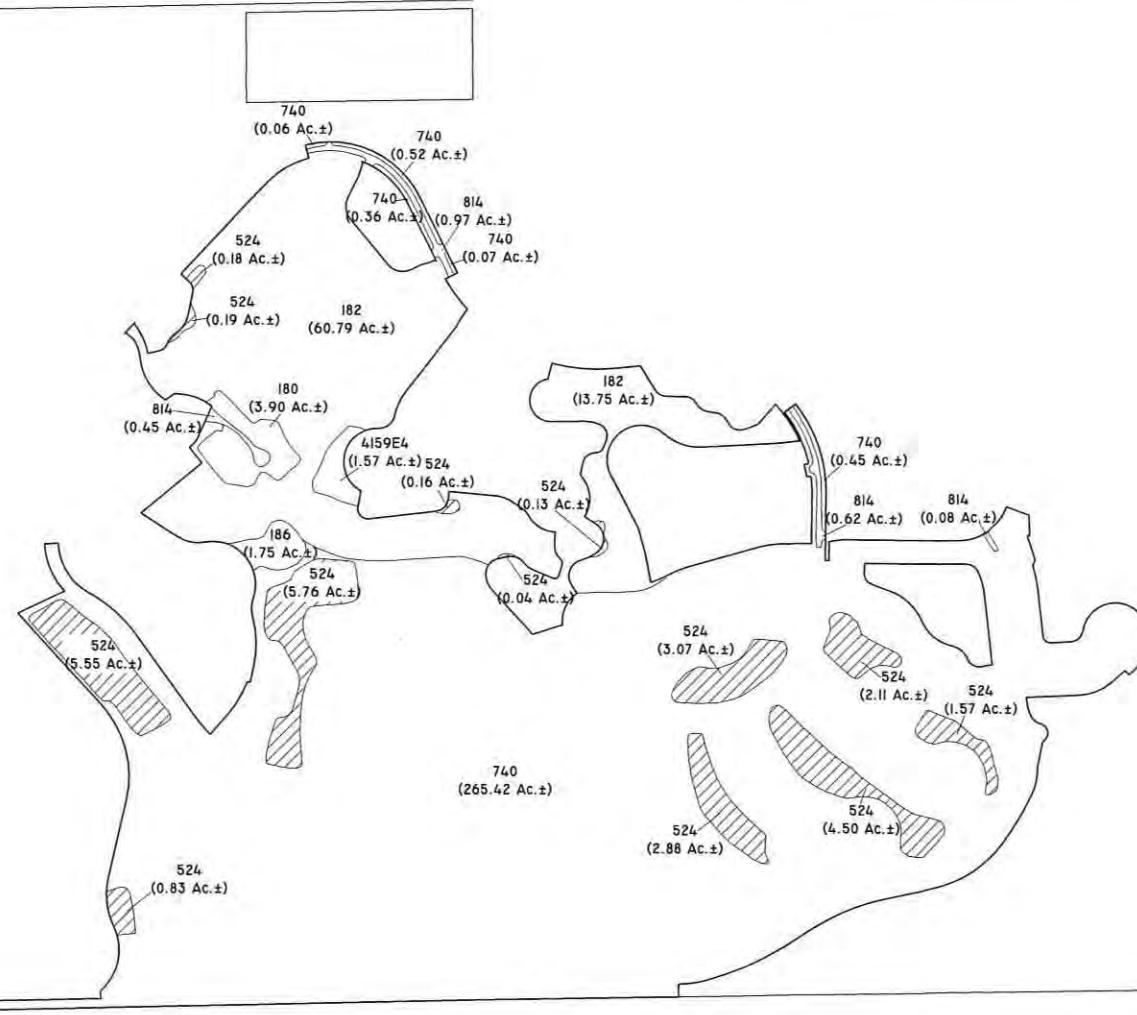
FLUCFCS LINES ESTIMATED FROM 1"-200' AERIAL  
PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.



RIVER HALL



| REVISIONS | DATE | DRAWN BY    | DATE    |
|-----------|------|-------------|---------|
|           |      | P.F.        | 8/27/21 |
|           |      | DESIGNED BY | DATE    |
|           |      | C.C.        | 8/27/21 |
|           |      | REVIEWED BY | DATE    |
|           |      | S.J.        | 8/27/21 |

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



RIVER HALL CPA AREAS  
FLUCFCS AND OSW MAP

|             |           |
|-------------|-----------|
| DRAWING No. | 18GPC2956 |
| SHEET No.   | EXHIBIT 2 |

**EXHIBIT 3**

**AERIAL WITH FLUCFCS AND OSW MAP**





SCALE: 1" = 500'

LEGEND:  
SFWMD "OTHER SURFACE WATERS"  
(26.97 Ac.±)

NOTES:  
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.  
CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.  
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.  
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).  
OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

| FLUCFCS CODES | DESCRIPTIONS                      | ACREAGE     | % OF TOTAL |
|---------------|-----------------------------------|-------------|------------|
| 180           | GOLF COURSE SUPPORT FACILITIES    | 3.90 Ac.±   | 1.0%       |
| 182           | GOLF COURSE                       | 74.54 Ac.±  | 18.4%      |
| 186           | COMMUNITY RECREATIONAL FACILITIES | 3.09 Ac.±   | 0.8%       |
| 190           | OPEN LAND                         | 1.02 Ac.±   | 0.3%       |
| 4159 E4       | PINE, DISTURBED (75-100% EXOTICS) | 1.57 Ac.±   | 0.4%       |
| 524           | MAN-MADE LAKE                     | 26.97 Ac.±  | 6.6%       |
| 740           | DISTURBED LAND                    | 291.00 Ac.± | 71.6%      |
| 814           | ROAD                              | 4.02 Ac.±   | 1.0%       |
| 8335          | WATER PUMPING STATION             | 0.05 Ac.±   | 0.0%       |
| TOTAL         |                                   | 406.16 Ac.± | 100.0%     |

J:\2018\18GPC2956\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 3 AERIAL WITH FLUCFCS AND OSW MAP.DWG TAB: 36V24-C OCT 07 2021 - 11:27AM PLOTTED BY: PAUL F

| REVISIONS | DATE | DRAWN BY    | DATE    | 13620 Metropolis Avenue<br>Suite 200<br>Ft. Myers, FL 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 | PASSARELLA<br>& ASSOCIATES INC<br>Consulting Ecologists | RIVER HALL CPA AREAS<br>AERIAL WITH FLUCFCS AND OSW MAP | DRAWING No.<br>18GPC2956<br>SHEET No.<br>EXHIBIT 3 |
|-----------|------|-------------|---------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------|
|           |      | P.F.        | 8/27/21 |                                                                                                           |                                                         |                                                         |                                                    |
|           |      | DESIGNED BY | DATE    |                                                                                                           |                                                         |                                                         |                                                    |
|           |      | C.C.        | 8/27/21 |                                                                                                           |                                                         |                                                         |                                                    |
|           |      | REVIEWED BY | DATE    |                                                                                                           |                                                         |                                                         |                                                    |
|           |      | S.J.        | 8/27/21 |                                                                                                           |                                                         |                                                         |                                                    |



## **EXHIBIT 4**

### **EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS**



# RIVER HALL CPA AREAS EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

October 2021

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the Project site, and a description of each of the FLUCFCS classifications follows.

**Table 1. Existing Land Use and Cover Summary**

| FLUCFCS Code | Description                       | Acreage       | Percent of Total |
|--------------|-----------------------------------|---------------|------------------|
| 180          | Golf Course Support Facilities    | 3.90          | 1.0              |
| 182          | Golf Course                       | 74.54         | 18.4             |
| 186          | Community Recreational Facilities | 3.09          | 0.8              |
| 190          | Open Land                         | 1.02          | 0.3              |
| 4159 E4      | Pine, Disturbed (76-100% Exotics) | 1.57          | 0.4              |
| 524          | Man-Made Lake                     | 26.97         | 6.6              |
| 740          | Disturbed Land                    | 291.00        | 71.6             |
| 814          | Road                              | 4.02          | 1.0              |
| 8335         | Water Pumping Station             | 0.05          | 0.0              |
| <b>Total</b> |                                   | <b>406.16</b> | <b>100.0</b>     |

## Golf Course Support Facilities (FLUCFCS Code 180)

This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

## Golf Course (FLUCFCS Code 182)

This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

## Community Recreational Facilities (FLUCFCS Code 186)

This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (*Sabal palmetto*). The sub-canopy contains Southern magnolia (*Magnolia grandiflora*), myrsine (*Myrsine cubana*), star jasmine (*Jasminum multiflorum*), cocoplum (*Chrysobalanus icaco*), pitchapple (*Clusia rosea*), and wax myrtle (*Morella cerifera*). The ground cover included St. Augustine grass (*Stenotaphrum secundatum*), Eastern gama grass (*Tripsacum dactyloides*), and wiregrass (*Aristida stricta*).

Open Land (FLUCFCS Code 190)

This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)

This land use occupies 1.57± acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper (*Schinus terebinthifolia*). The sub-canopy contains Brazilian pepper, scattered saw palmetto (*Serenoa repens*), shortleaf wild coffee (*Psychotria tenuifolia*), cabbage palm, and muscadine grapevine (*Vitis rotundifolia*). The ground cover included shortleaf wild coffee, Virginia creeper (*Parthenocissus quinquefolia*), caesarweed (*Urena lobata*), cabbage palm, and cassia (*Senna pendula* var. *glabrata*).

Man-Made Lake (FLUCFCS Code 524)

This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

Disturbed Land (FLUCFCS Code 740)

This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (*Baccharis halimifolia*), Brazilian pepper, slash pine, earleaf acacia (*Acacia auriculiformis*), cabbage palm, poison ivy (*Toxicodendron radicans*), myrsine, hog plum (*Prunus umbellata*), red cedar (*Juniperus virginiana*), Carolina willow, winged sumac (*Rhus copallinum*), and wax myrtle. The ground cover included common ragweed (*Ambrosia artemisiifolia*), bushy bluestem (*Andropogon glomeratus*), caesarweed, knotroot foxtail (*Setaria parviflora*), false buttonweed (*Spermacoce verticillata*), primrose willow (*Ludwigia octovalvis*), Guinea grass (*Panicum maximum*), limpograss (*Hemarthria altissima*), thalia lovegrass (*Eragrostis atrovirens*), St. Augustine grass, cogon grass (*Imperata cylindrica*), torpedograss, and beggar-ticks (*Bidens alba*).

Road (FLUCFCS Code 814)

This land use occupies 4.02± acres or 1.0 percent of the property and consists of a paved road through the property.

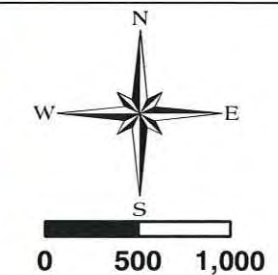
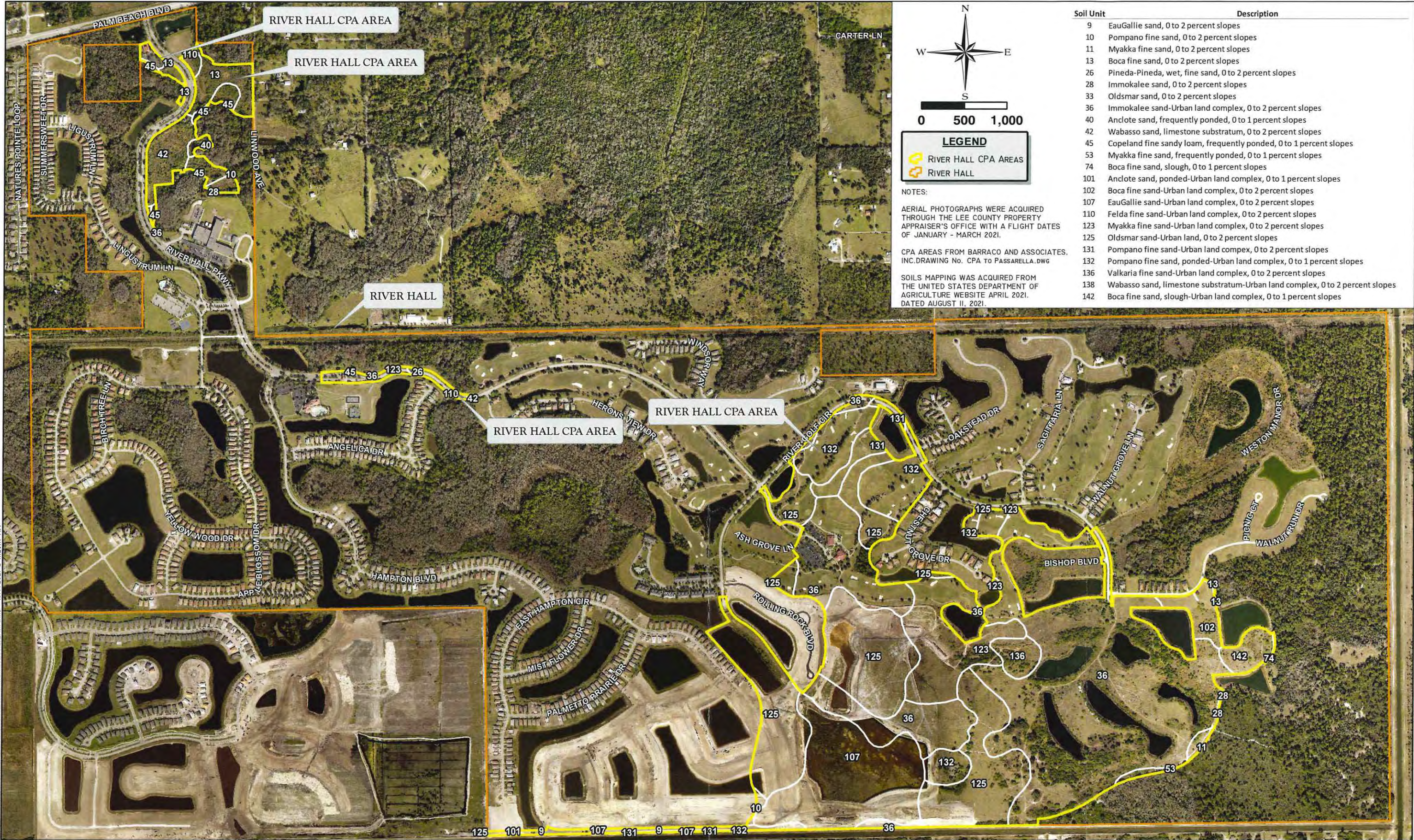
Water Pumping Station (FLUCFCS 8335)

This land use occupies 0.05± acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.



**EXHIBIT 5**  
**SOILS MAP**





**LEGEND**

RIVER HALL CPA AREAS

RIVER HALL

NOTES:

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

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE APRIL 2021. DATED AUGUST 11, 2021.

| Soil Unit | Description                                                                  |
|-----------|------------------------------------------------------------------------------|
| 9         | EauGallie sand, 0 to 2 percent slopes                                        |
| 10        | Pompano fine sand, 0 to 2 percent slopes                                     |
| 11        | Myakka fine sand, 0 to 2 percent slopes                                      |
| 13        | Boca fine sand, 0 to 2 percent slopes                                        |
| 26        | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes                         |
| 28        | Immokalee sand, 0 to 2 percent slopes                                        |
| 33        | Oldsmar sand, 0 to 2 percent slopes                                          |
| 36        | Immokalee sand-Urban land complex, 0 to 2 percent slopes                     |
| 40        | Anclote sand, frequently ponded, 0 to 1 percent slopes                       |
| 42        | Wabasso sand, limestone substratum, 0 to 2 percent slopes                    |
| 45        | Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes           |
| 53        | Myakka fine sand, frequently ponded, 0 to 1 percent slopes                   |
| 74        | Boca fine sand, slough, 0 to 1 percent slopes                                |
| 101       | Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes               |
| 102       | Boca fine sand-Urban land complex, 0 to 2 percent slopes                     |
| 107       | EauGallie sand-Urban land complex, 0 to 2 percent slopes                     |
| 110       | Felda fine sand-Urban land complex, 0 to 2 percent slopes                    |
| 123       | Myakka fine sand-Urban land complex, 0 to 2 percent slopes                   |
| 125       | Oldsmar sand-Urban land, 0 to 2 percent slopes                               |
| 131       | Pompano fine sand-Urban land complex, 0 to 2 percent slopes                  |
| 132       | Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes          |
| 136       | Valkaria fine sand-Urban land complex, 0 to 2 percent slopes                 |
| 138       | Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes |
| 142       | Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes             |

J:\2018\18GPC2956\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\EXHIBITS\EXHIBIT\_5\_SOILS\_MAP.MXD - 10/7/2021 @ 11:20:17 AM

|           |      |             |         |                                                                                                                 |                                                                                                                                      |                                   |  |             |
|-----------|------|-------------|---------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--|-------------|
| REVISIONS | DATE | DRAWN BY    | DATE    | 13620 Metropolis Avenue<br>Suite 200<br>Fort Myers, Florida 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 |  <div>PASSARELLA<br/>&amp; ASSOCIATES INC</div> | RIVER HALL CPA AREAS<br>SOILS MAP |  | DRAWING No. |
|           |      | P.F.        | 8/25/21 |                                                                                                                 |                                                                                                                                      |                                   |  | 18GPC2956   |
|           |      | DESIGNED BY | DATE    |                                                                                                                 |                                                                                                                                      |                                   |  | SHEET No.   |
|           |      | B.T.        | 8/25/21 |                                                                                                                 |                                                                                                                                      |                                   |  | EXHIBIT 5   |
|           |      | REVIEWED BY | DATE    |                                                                                                                 |                                                                                                                                      |                                   |  |             |
|           |      | S.J.        | 8/25/21 |                                                                                                                 |                                                                                                                                      |                                   |  |             |



## **EXHIBIT 6**

### **SOILS SUMMARY TABLE AND DESCRIPTIONS**

# RIVER HALL CPA AREAS SOILS SUMMARY TABLE AND DESCRIPTIONS

October 2021

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

| Mapping Unit | Description                                                                  |
|--------------|------------------------------------------------------------------------------|
| 9            | EauGallie sand, 0 to 2 percent slopes                                        |
| 10           | Pompano fine sand, 0 to 2 percent slopes                                     |
| 11           | Myakka fine sand, 0 to 2 percent slopes                                      |
| 13           | Boca fine sand, 0 to 2 percent slopes                                        |
| 26           | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes                         |
| 28           | Immokalee sand, 0 to 2 percent slopes                                        |
| 33           | Oldsmar sand, 0 to 2 percent slopes                                          |
| 36           | Immokalee sand-Urban land complex, 0 to 2 percent slopes                     |
| 40           | Anclote sand, frequently ponded, 0 to 1 percent slopes                       |
| 42           | Wabasso sand, limestone substratum, 0 to 2 percent slopes                    |
| 45           | Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes           |
| 53           | Myakka fine sand, frequently ponded, 0 to 1 percent slopes                   |
| 74           | Boca fine sand, slough, 0 to 1 percent slopes                                |
| 101          | Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes               |
| 102          | Boca fine sand-Urban land complex, 0 to 2 percent slopes                     |
| 107          | EauGallie sand-Urban land complex, 0 to 2 percent slopes                     |
| 110          | Felda fine sand- Urban land complex, 0 to 2 percent slopes                   |
| 123          | Myakka fine sand-Urban land complex, 0 to 2 percent slopes                   |
| 125          | Oldsmar sand-Urban land, 0 to 2 percent slopes                               |
| 131          | Pompano fine sand-Urban land complex, 0 to 2 percent slopes                  |
| 132          | Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes          |
| 136          | Valkaria fine sand-Urban land complex, 0 to 2 percent slopes                 |
| 138          | Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes |
| 142          | Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes             |

## 9 – EauGallie sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. 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.

## 10 – Pompano fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine



sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

11 – Myakka fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

13 - Boca fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

26 - Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is about 1 inch thick and composed of black fine sand. The subsurface layer is very pale brown fine sand and about 4 inches thick. The upper portion of the subsoil is brownish yellow fine sand and about 8 inches thick. The next 10 inches is strong brown fine sand. The following 6 inches is a yellowish-brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower portion of the subsoil is approximately 18 inches thick and light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand reaching a depth of 80 inches or more. 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 slowly moving water for periods of about 7 to 30 days or more.

28 – Immokalee Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the



water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

36 – Immokalee Sand – Urban Land Complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry season.

40 – Anclote Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

42 – Wabasso sand, limestone substratum, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.



45 – Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months.

53 – Myakka fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are smooth to concave and are less than 1 percent. Typically, the surface layer is black fine sand about 5 inches thick. The subsurface layer is fine sand about 26 inches thick. The upper 4 inches is light gray, and the lower 22 inches is light brownish gray. The subsoil is fine sand about 17 inches thick. The upper 6 inches is dark brown with grayish brown streaks, and the sand grains are well coated with organic matter. The lower 11 inches is very brown with many well coated sand grains. Below this, extending to a depth of 80 inches or more is brown fine sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months. The water table is 10 to 40 inches below the surface for about 3 to 6 months.

74 – Boca fine sand, slough, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. 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 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

101 – Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions and flatwoods. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 8 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

102 – Boca fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured



limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

107 – EauGallie sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. 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.

110 – Felda fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad, nearly level sloughs and flatwoods. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 4 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, the soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. 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.

123 – Myakka fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

125 – Oldsmar sand-Urban land, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

131 – Pompano fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a



depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

132 – Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are concave and less than 1 percent. Typically, the surface layer is about 12 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

136 – Valkaria fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs and flatwoods. Slopes are smooth to concave with 0 to 2 percent slopes. Typically, the surface layer is about 5 inches thick of dark grayish brown fine sand. The subsurface layer is 10 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for about 6 months then recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

138 – Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes

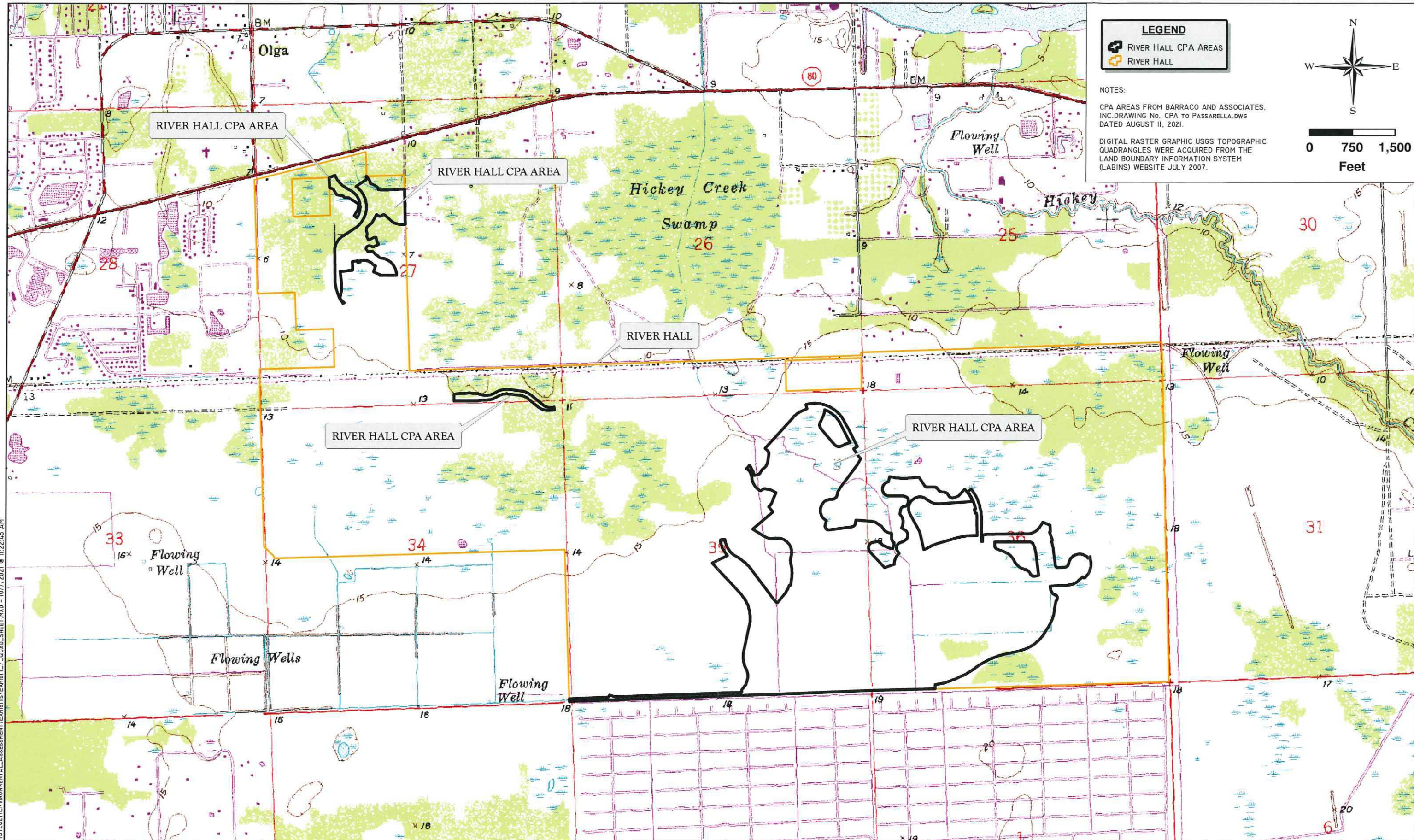
This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

142 – Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. 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 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

**EXHIBIT 7**  
**QUAD SHEET**





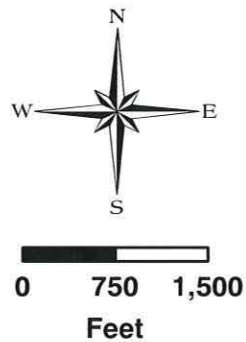
**LEGEND**

- RIVER HALL CPA AREAS
- RIVER HALL

NOTES:

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING NO. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.

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



J:\2018\18GPC2956\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\EXHIBITS\EXHIBIT\_7\_QUAD\_SHEET.MXD - 10/7/2021 @ 11:22:45 AM

|           |  |      |             |         |                                                                                                                 |                                                                                                                                   |                                    |             |  |
|-----------|--|------|-------------|---------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------|--|
| REVISIONS |  | DATE | DRAWN BY    | DATE    | 13620 Metropolis Avenue<br>Suite 200<br>Fort Myers, Florida 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 |  <b>PASSARELLA<br/>&amp; ASSOCIATES</b> INC. | RIVER HALL CPA AREAS<br>QUAD SHEET | DRAWING No. |  |
|           |  |      | P.F.        | 8/25/21 |                                                                                                                 |                                                                                                                                   |                                    | 18GPC2956   |  |
|           |  |      | DESIGNED BY | DATE    |                                                                                                                 |                                                                                                                                   |                                    | SHEET No.   |  |
|           |  |      | B.T.        | 8/25/21 |                                                                                                                 |                                                                                                                                   |                                    | EXHIBIT 7   |  |
|           |  |      | REVIEWED BY | DATE    |                                                                                                                 |                                                                                                                                   |                                    |             |  |
|           |  |      | S.J.        | 8/25/21 |                                                                                                                 |                                                                                                                                   |                                    |             |  |

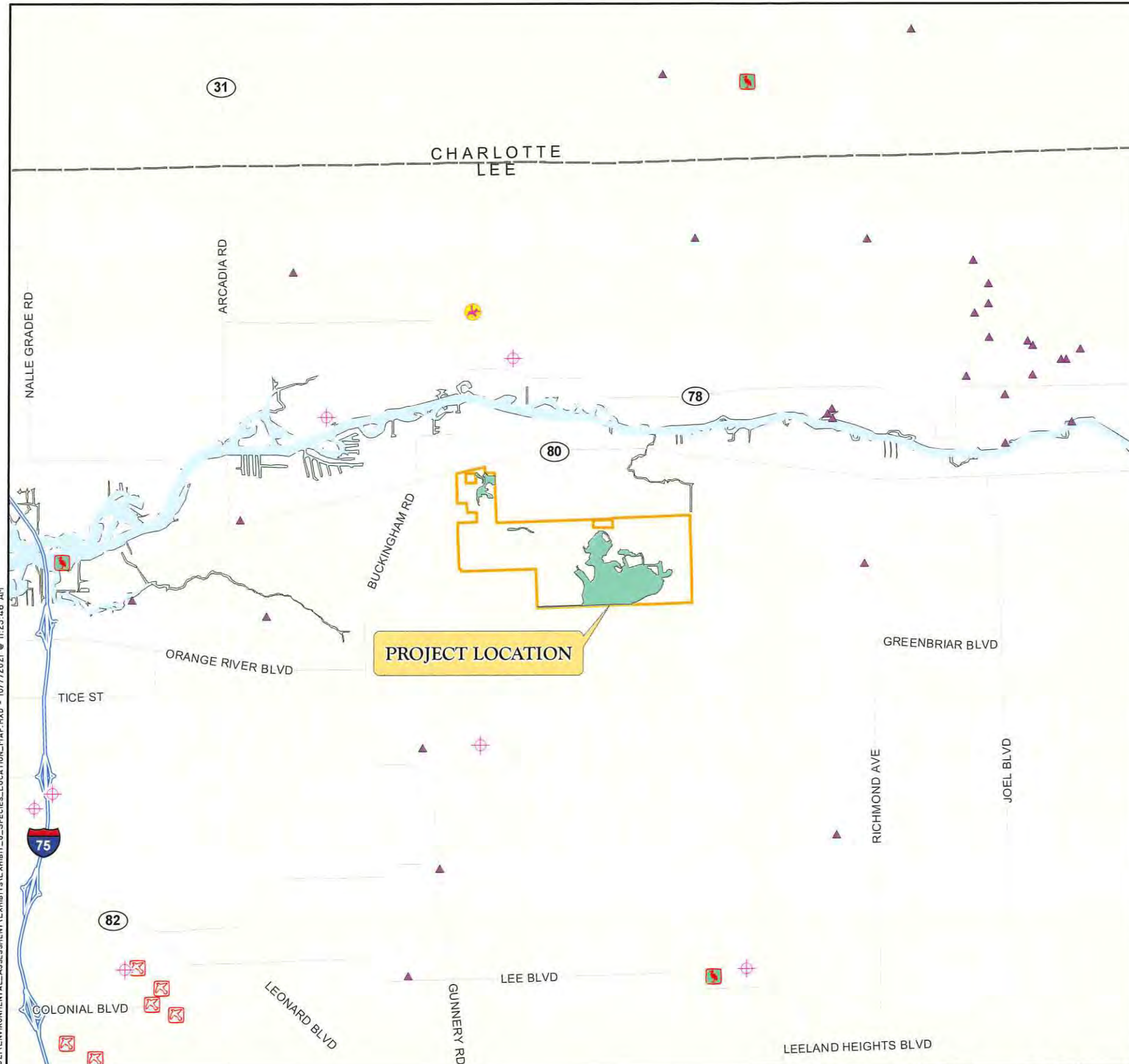


## **EXHIBIT 8**

### **DOCUMENTED OCCURRENCES OF LISTED SPECIES**

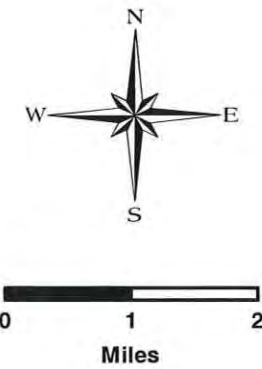


J:\2018\18062056\GIS\2021\ENVIRONMENTAL\_ASSESSMENT\EXHIBITS\EXHIBIT\_8\_SPECIES\_LOCATION\_MAP.MXD - 10/7/2021 @ 11:23:46 AM



**LEGEND**

- RIVER HALL CPA AREAS
- RIVER HALL
- BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- FLORIDA PANTHER TELEMTRY
- BLACK BEAR LOCATION
- RED COCKADED WOODPECKER LOCATION
- WADING BIRD LOCATION
- SCRUB JAY LOCATION



NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AND AUDUBON EAGLEWATCH ON NOVEMBER 2020 AND ARE CURRENT TO 2020.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND ARE CURRENT TO 2007.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2017 AND ARE CURRENT TO 2016.

PANTHER TELEMTRY WAS ACQUIRED FROM THE FWCC ON MAY 2021 AND IS CURRENT TO JUNE 2020.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS FTP SITE ON OCTOBER 2019.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC DECEMBER 2020 AND ARE CURRENT TO 1999.

EXHIBIT 8. DOCUMENTED OCCURRENCES OF LISTED SPECIES  
RIVER HALL CPA AREAS

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| P.F.        | 8/25/21 |
| REVIEWED BY | DATE    |
| B.T.        | 8/25/21 |
| REVISED     | DATE    |



**EXHIBIT 9**

**AERIAL WITH FLUCFCS, SURVEY TRANSECTS,  
AND LISTED SPECIES LOCATIONS MAP**







**RIVER HALL CPA AREAS  
LEE COUNTY PROTECTED SPECIES SURVEY**

**October 2021**

Prepared For:

***Greenpointe Communities***  
*2401 River Hall Parkway*  
*Alva, Florida 33920*  
*(239) 274-0321*

Prepared By:

***Passarella & Associates, Inc.***  
*13620 Metropolis Avenue, Suite 200*  
*Fort Myers, Florida 33912*  
*(239) 274-0067*



## TABLE OF CONTENTS

|                                                   | <u>Page</u> |
|---------------------------------------------------|-------------|
| 1.0 Introduction.....                             | 1           |
| 2.0 Land Uses and Vegetation Associations.....    | 1           |
| 3.0 Methodology and Discussion.....               | 4           |
| 4.0 Survey Results .....                          | 6           |
| 5.0 Abundance of Protected Species Observed ..... | 6           |
| 6.0 Management Activities .....                   | 9           |
| 7.0 References.....                               | 9           |

## LIST OF FIGURES

|                                     | <u>Page</u> |
|-------------------------------------|-------------|
| Figure 1. Project Location Map..... | 2           |



## LIST OF TABLES

|                                                                       | <u>Page</u> |
|-----------------------------------------------------------------------|-------------|
| Table 1. Existing Land Use and Cover Summary .....                    | 1           |
| Table 2. Potential Lee County Protected Species by Habitat Type ..... | 4           |
| Table 3. Summary of Habitat Coverage.....                             | 5           |
| Table 4. Lee County Protected Species Abundance Calculations .....    | 6           |
| Table 5. Lee County Protected Species Survey Summary.....             | 7           |

## LIST OF APPENDICES

|                                                                                                 | <u>Page</u> |
|-------------------------------------------------------------------------------------------------|-------------|
| Appendix A. Aerial with FLUCFCS and OSW Map .....                                               | A-1         |
| Appendix B. Aerial with FLUCFCS, Survey Transects,<br>and Protected Species Locations Map ..... | B-1         |



## 1.0 INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey on River Hall CPA Areas (Project) on August 24 and 25, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 406.16± acres and is located in Section 35, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the Project site is located within River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

The following information details the land uses, survey methodology, and survey results.

## 2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A.

A total of nine vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres or 71.6 percent of the site. Table 1 provides a breakdown of the FLUCFCS codes by acreage, followed by a brief description of each of the classifications.

**Table 1. Existing Land Use and Cover Summary**

| FLUCFCS Code | Description                       | Acreage | Percent of Total |
|--------------|-----------------------------------|---------|------------------|
| 180          | Golf Course Support Facilities    | 3.90    | 1.0              |
| 182          | Golf Course                       | 74.54   | 18.4             |
| 186          | Community Recreational Facilities | 3.09    | 0.8              |
| 190          | Open Land                         | 1.02    | 0.3              |
| 4159 E4      | Pine, Disturbed (76-100% Exotics) | 1.57    | 0.4              |
| 520          | Man-Made Lake                     | 26.97   | 6.6              |
| 740          | Disturbed Land                    | 291.00  | 71.6             |



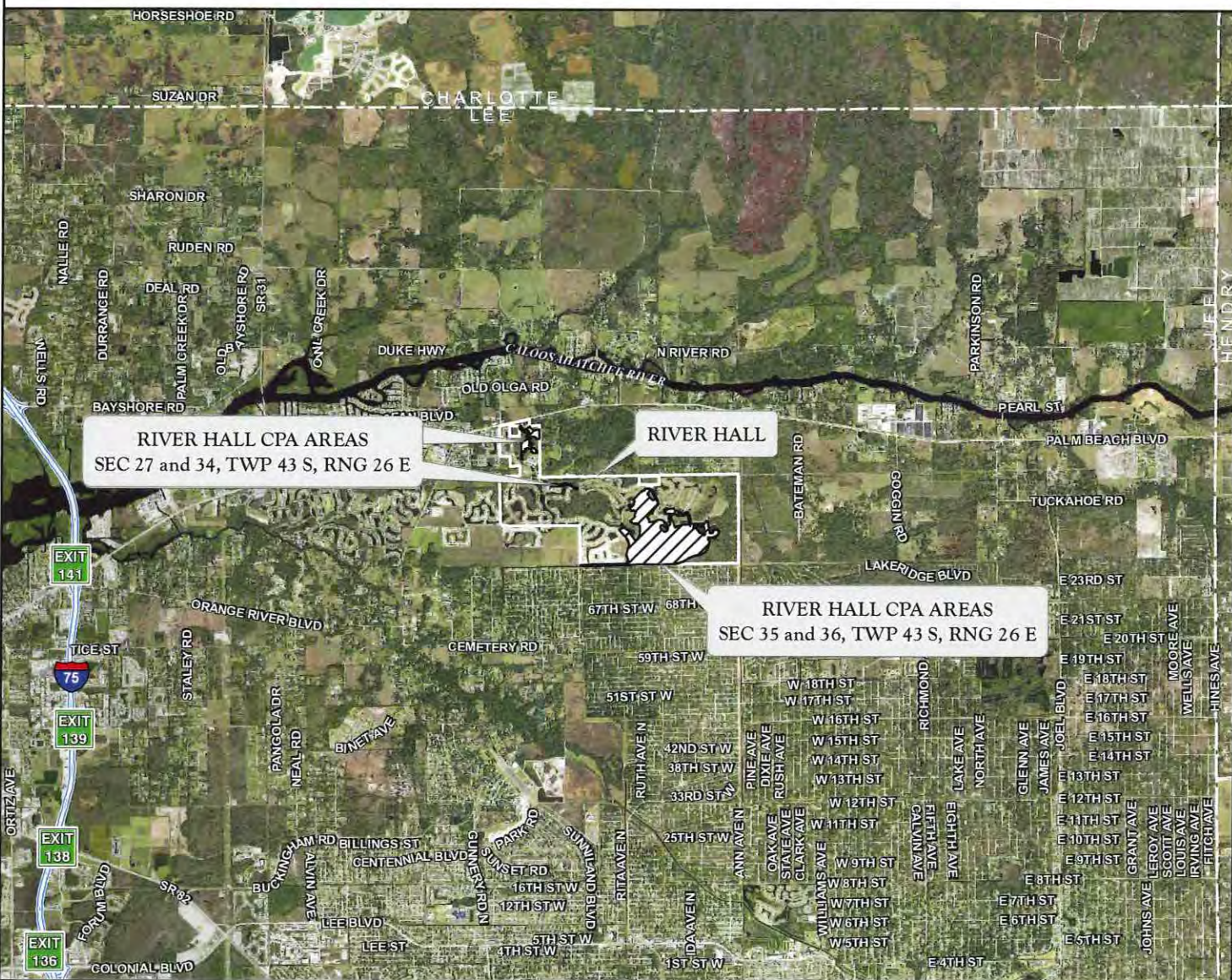
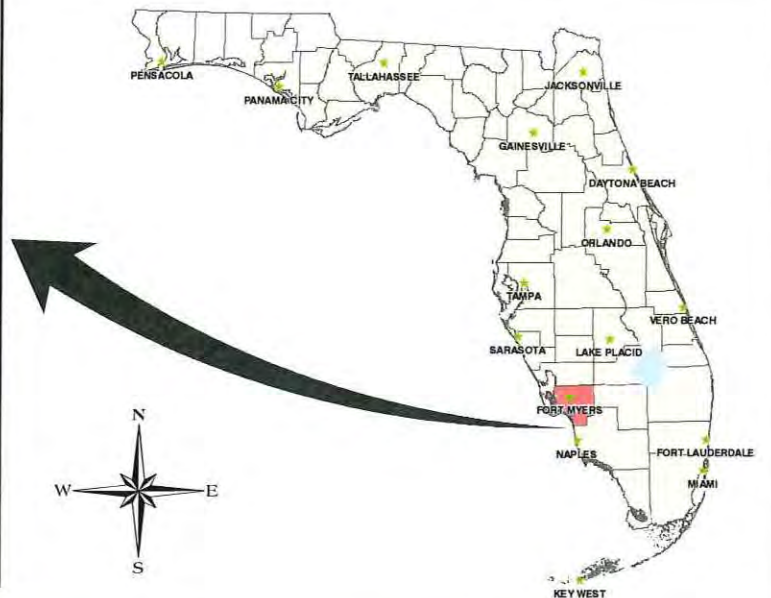


FIGURE 1. PROJECT LOCATION MAP  
RIVER HALL CPA AREAS

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| P.F.        | 8/25/21 |
| REVIEWED BY | DATE    |
| B.T.        | 8/25/21 |
| REVISED     | DATE    |



PASSARELLA  
& ASSOCIATES INC



**Table 1. (Continued)**

| <b>FLUCFCS Code</b> | <b>Description</b>    | <b>Acreage</b> | <b>Percent of Total</b> |
|---------------------|-----------------------|----------------|-------------------------|
| 814                 | Road                  | 4.02           | 1.0                     |
| 8335                | Water Pumping Station | 0.05           | 0.0                     |
| <b>Total</b>        |                       | <b>406.16</b>  | <b>100.0</b>            |

Golf Course Support Facilities (FLUCFCS Code 180)

This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

Golf Course (FLUCFCS Code 182)

This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

Community Recreational Facilities (FLUCFCS Code 186)

This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (*Sabal palmetto*). The sub-canopy contains Southern magnolia (*Magnolia grandiflora*), myrsine (*Myrsine cubana*), star jasmine (*Jasminum multiflorum*), cocoplum (*Chrysobalanus icaco*), pitchapple (*Clusia rosea*), and wax myrtle (*Morella cerifera*). The ground cover included St. Augustine grass (*Stenotaphrum secundatum*), Eastern gama grass (*Tripsacum dactyloides*), and wiregrass (*Aristida stricta*).

Open Land (FLUCFCS Code 190)

This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)

This land use occupies 1.57± acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper. The sub-canopy contains Brazilian pepper, scattered saw palmetto (*Serenoa repens*), shortleaf wild coffee (*Psychotria tenuifolia*), cabbage palm, and muscadine grapevine (*Vitis rotundifolia*). The ground cover included shortleaf wild coffee, Virginia creeper (*Parthenocissus quinquefolia*), caesarweed (*Urena lobata*), cabbage palm, and cassia (*Senna pendula* var. *glabrata*).

Man-Made Lake (FLUCFCS Code 524)

This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

Disturbed Land (FLUCFCS Code 740)

This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (*Baccharis*

*halimifolia*), Brazilian pepper, slash pine, earleaf acacia (*Acacia auriculiformis*), cabbage palm, poison ivy (*Toxicodendron radicans*), myrsine, hog plum (*Prunus umbellata*), red cedar (*Juniperus virginiana*), Carolina willow, winged sumac (*Rhus copallinum*), and wax myrtle. The ground cover included common ragweed (*Ambrosia artemisiifolia*), bushy bluestem (*Andropogon glomeratus*), caesarweed, knotroot foxtail (*Setaria parviflora*), false buttonweed (*Spermacoce verticillata*), primrose willow (*Ludwigia octovalvis*), Guinea grass (*Panicum maximum*), limpgrass (*Hemarthria altissima*), thalia lovegrass (*Eragrostis atrovirens*), St. Augustine grass, cogon grass (*Imperata cylindrica*), torpedograss, and beggar-ticks (*Bidens alba*).

#### Road (FLUCFCS Code 814)

This land use occupies 4.02± acres or 1.0 percent of the property and consists of a paved road through the property.

#### Water Pumping Station (FLUCFCS 8335)

This land use occupies 0.05± acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.

### 3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association and land cover type.

**Table 2. Potential Lee County Protected Species by Habitat Type**

| FLUCFCS Code | Description                       | Potential Protected Species                                      |
|--------------|-----------------------------------|------------------------------------------------------------------|
| 180*         | Golf Course Support Facilities    | Florida burrowing owl ( <i>Athene cunicularia floridana</i> )    |
|              |                                   | Gopher tortoise ( <i>Gopherus polyphemus</i> )                   |
|              |                                   | Florida sandhill crane ( <i>Grus canadensis pratensis</i> )      |
| 182*         | Golf Course                       | Florida burrowing owl ( <i>Athene cunicularia floridana</i> )    |
|              |                                   | Gopher tortoise ( <i>Gopherus polyphemus</i> )                   |
|              |                                   | Florida sandhill crane ( <i>Grus canadensis pratensis</i> )      |
| 186*         | Community Recreational Facilities | Florida burrowing owl ( <i>Athene cunicularia floridana</i> )    |
|              |                                   | Gopher tortoise ( <i>Gopherus polyphemus</i> )                   |
|              |                                   | Florida sandhill crane ( <i>Grus canadensis pratensis</i> )      |
| 4159 E4      | Pine, Disturbed (76-100% Exotics) | Eastern indigo snake ( <i>Drymarchon corais couperi</i> )        |
|              |                                   | Gopher tortoise ( <i>Gopherus polyphemus</i> )                   |
|              |                                   | Gopher frog ( <i>Lithobates capito</i> )                         |
|              |                                   | Red-cockaded woodpecker ( <i>Picoides borealis</i> )             |
|              |                                   | Florida panther ( <i>Puma concolor coryi</i> )                   |
|              |                                   | Southeastern American kestrel ( <i>Falco sparverius paulus</i> ) |
|              |                                   | Florida scrub jay ( <i>Aphelocoma coerulescens</i> )             |



**Table 2. (Continued)**

| FLUCFCS Code           | Description                          | Potential Protected Species                                       |
|------------------------|--------------------------------------|-------------------------------------------------------------------|
| 4159 E4<br>(Continued) | Pine, Disturbed<br>(76-100% Exotics) | Audobon's crested caracara ( <i>Polyborus plancus audubonii</i> ) |
|                        |                                      | Big Cypress fox squirrel ( <i>Sciurus niger avicennia</i> )       |
|                        |                                      | Florida black bear ( <i>Ursus americanus floridanus</i> )         |
| 524*                   | Man-Made Lake                        | American alligator ( <i>Alligator mississippiensis</i> )          |
|                        |                                      | Everglade snail kite ( <i>Rostrhamus sociabilis plumbeus</i> )    |
|                        |                                      | Limpkin ( <i>Aramus guarauna</i> )                                |
|                        |                                      | Little blue heron ( <i>Egretta caerulea</i> )                     |
|                        |                                      | Reddish egret ( <i>Egretta rufescens</i> )                        |
|                        |                                      | Roseate spoonbill ( <i>Ajaia ajaja</i> )                          |
|                        |                                      | Snowy egret ( <i>Egretta thula</i> )                              |
|                        |                                      | Tri-colored heron ( <i>Egretta tricolor</i> )                     |
|                        |                                      | Everglades mink ( <i>Mustela vison evergladensis</i> )            |
| 740*                   | Disturbed Land                       | Eastern indigo snake ( <i>Drymarchon corais couperi</i> )         |
|                        |                                      | Gopher tortoise ( <i>Gopherus polyphemus</i> )                    |
|                        |                                      | Crested caracara ( <i>Caracara cheriway</i> )                     |
|                        |                                      | Florida burrowing owl ( <i>Athene cunicularia floridana</i> )     |
|                        |                                      | Florida sandhill crane ( <i>Grus canadensis pratensis</i> )       |
|                        |                                      | Southeastern American kestrel ( <i>Falco sparverius paulus</i> )  |

\*Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the protected species survey on August 24 and 25, 2021. Weather conditions during the survey period included temperatures in the low 70s to low 90s, cloud cover ranging from 0 to 60 percent, and zero to five mile per hour winds. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with the FLUCFCS overlay and approximate locations of walked transects is provided as Appendix B.

**Table 3. Summary of Habitat Coverage**

| FLUCFCS Code | Description                       | Total Area (Acres) | Average Visibility (Feet)* | Percent Coverage | Transect Length (Feet) |
|--------------|-----------------------------------|--------------------|----------------------------|------------------|------------------------|
| 180          | Golf Course Support Facilities    | 3.90               | 50                         | 80               | 1,359                  |
| 182          | Golf Course                       | 74.54              | 100                        | 90               | 14,611                 |
| 186          | Community Recreational Facilities | 3.09               | 50                         | 80               | 1,076                  |
| 190          | Open                              | 1.02               | 60                         | 85               | 315                    |
| 4159 E4      | Pine, Disturbed (76-100% Exotics) | 1.57               | 20                         | 80               | 1,367                  |
| 524          | Man-Made Lake                     | 26.97              | 75                         | 90               | 7,049                  |

**Table 3. (Continued)**

| FLUCFCS Code | Description           | Total Area (Acres) | Average Visibility (Feet)* | Percent Coverage | Transect Length (Feet) |
|--------------|-----------------------|--------------------|----------------------------|------------------|------------------------|
| 740          | Disturbed Land        | 291.00             | 50                         | 80               | 101,408                |
| 814          | Road                  | 4.02               | 40                         | 90               | 1,970                  |
| 8335         | Water Pumping Station | 0.05               | 20                         | 95               | 52                     |

\*Average visibility to each side of transect

#### 4.0 SURVEY RESULTS

A total of 57 gopher tortoise (*Gopherus polyphemus*) burrows, three little blue herons (*Egretta caerulea*), and two Florida sandhill cranes (*Grus canadensis pratensis*) were observed on the Project during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC) (2021). The locations of the gopher tortoise burrows, little blue herons, and Florida sandhill cranes observed are depicted on Appendix B. No Lee County protected plant species were documented on-site.

#### 5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

**Table 4. Lee County Protected Species Abundance Calculations**

$$\text{Protected Species Density} = \{n (C) / [L (W1+W2)]\} (43,560 \text{ ft}^2/\text{ac})$$

- Where n = number of individuals observed or active plus inactive gopher tortoise burrows  
 L = length of transect  
 W1= distance of visibility to the right of transect  
 W2= distance of visibility to the left of transect  
 C = gopher tortoise conversion factor (0.5)\*

\*Used for gopher tortoise calculation only



### **Gopher Tortoise (Burrow)**

*FLUCFCS Code 740*

$$\begin{aligned} &= \{57 \text{ GT } (0.5) / [101,408 \text{ ft } (50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{28.5 \text{ GT}/10,140,800 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{2.8 \times 10^{-6} \text{ GT}/\text{ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.12 \text{ Gopher Tortoise burrows / acre} \end{aligned}$$

### **Florida Sandhill Crane (SACR)**

*FLUCFCS Code 182*

$$\begin{aligned} &= \{2 \text{ SACR } / [14,611 \text{ ft } (100 \text{ ft} + 100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{2 \text{ SACR}/2,922,200 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{6.0 \times 10^{-7} \text{ GT}/\text{ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.03 \text{ Florida sandhill cranes / acre} \end{aligned}$$

### **Little Blue Heron (LBHE)**

*FLUCFCS Code 182*

$$\begin{aligned} &= \{1 \text{ LBHE } / [14,611 \text{ ft } (100 \text{ ft} + 100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{1 \text{ LBHE}/2,922,200 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{3.0 \times 10^{-7} \text{ GT}/\text{ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.01 \text{ Little blue heron / acre} \end{aligned}$$

*FLUCFCS Code 524*

$$\begin{aligned} &= \{2 \text{ LBHE } / [7,049 \text{ ft } (75 \text{ ft} + 75 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{2 \text{ LBHE}/1,057,350 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{1.8 \times 10^{-6} \text{ GT}/\text{ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.08 \text{ Little blue heron / acre} \end{aligned}$$

**Table 5. Lee County Protected Species Survey Summary**

| Protected Species                                            | FLUCFCS Code/Area | Percent Area Surveyed | Present | Absent | Density (Per Acre) |
|--------------------------------------------------------------|-------------------|-----------------------|---------|--------|--------------------|
| <b>Reptiles</b>                                              |                   |                       |         |        |                    |
| American alligator<br>( <i>Alligator mississippiensis</i> )  | 524               | 90                    |         | X      |                    |
| Eastern indigo snake<br>( <i>Drymarchon corais couperi</i> ) | 4159 E4           | 80                    |         | X      |                    |
|                                                              | 740               | 80                    |         | X      |                    |

Table 5. (Continued)

| Protected Species                                                          | FLUCFCS Code/Area | Percent Area Surveyed | Present | Absent | Density (Per Acre) |
|----------------------------------------------------------------------------|-------------------|-----------------------|---------|--------|--------------------|
| <b>Reptiles (Continued)</b>                                                |                   |                       |         |        |                    |
| Gopher tortoise (burrows)<br>( <i>Gopherus polyphemus</i> )                | 180               | 80                    |         | X      |                    |
|                                                                            | 182               | 90                    |         | X      |                    |
|                                                                            | 186               | 80                    |         | X      |                    |
|                                                                            | 4159 E4           | 80                    |         | X      |                    |
|                                                                            | 740               | 80                    | X       |        | 0.12               |
| Gopher frog ( <i>Lithobates capito</i> )                                   | 4159 E4           | 80                    |         | X      |                    |
| <b>Birds</b>                                                               |                   |                       |         |        |                    |
| Crested caracara<br>( <i>Caracara cheriway</i> )                           | 4159 E4           | 80                    |         | X      |                    |
|                                                                            | 740               | 80                    |         | X      |                    |
| Everglade snail kite<br>( <i>Rostrhamus sociabilis plumbeus</i> )          | 524               | 90                    |         | X      |                    |
| Florida burrowing owl (burrows)<br>( <i>Athene cunicularia floridana</i> ) | 180               | 80                    |         | X      |                    |
|                                                                            | 182               | 90                    |         | X      |                    |
|                                                                            | 186               | 80                    |         | X      |                    |
|                                                                            | 740               | 80                    |         | X      |                    |
| Florida sandhill crane<br>( <i>Grus canadensis pratensis</i> )             | 180               | 80                    |         | X      |                    |
|                                                                            | 182               | 90                    | X       |        | 0.03               |
|                                                                            | 186               | 80                    |         | X      |                    |
|                                                                            | 740               | 80                    |         | X      |                    |
| Florida scrub jay<br>( <i>Aphelocoma coerulescens</i> )                    | 4159 E4           | 80                    |         | X      |                    |
| Limpkin<br>( <i>Aramus guarauna</i> )                                      | 524               | 90                    |         | X      |                    |
| Little blue heron<br>( <i>Egretta caerulea</i> )                           | 182               | 90                    | X       |        | 0.01               |
|                                                                            | 524               | 90                    | X       |        | 0.08               |
| Reddish egret<br>( <i>Egretta rufescens</i> )                              | 524               | 90                    |         | X      |                    |
| Red-cockaded woodpecker<br>( <i>Picoides borealis</i> )                    | 4159 E4           | 80                    |         | X      |                    |
| Roseate spoonbill<br>( <i>Ajaia ajaja</i> )                                | 524               | 90                    |         | X      |                    |
| Southeastern American kestrel<br>( <i>Falco sparverius paulus</i> )        | 4159 E4           | 80                    |         | X      |                    |
|                                                                            | 740               | 80                    |         | X      |                    |
| Snowy egret<br>( <i>Egretta thula</i> )                                    | 524               | 90                    |         | X      |                    |
| Tri-colored heron<br>( <i>Egretta tricolor</i> )                           | 524               | 90                    |         | X      |                    |



**Table 5. (Continued)**

| Protected Species                                              | FLUCFCS Code/Area | Percent Area Surveyed | Present | Absent | Density (Per Acre) |
|----------------------------------------------------------------|-------------------|-----------------------|---------|--------|--------------------|
| <b>Mammals</b>                                                 |                   |                       |         |        |                    |
| Everglades mink<br>( <i>Mustela vison evergladensis</i> )      | 524               | 85                    |         | X      |                    |
| Florida panther<br>( <i>Puma concolor coryi</i> )              | 4159 E4           | 80                    |         | X      |                    |
| Florida black bear<br>( <i>Ursus americanus floridanus</i> )   | 4159 E4           | 80                    |         | X      |                    |
| Big Cypress fox squirrel<br>( <i>Sciurus niger avicennia</i> ) | 4159 E4           | 80                    |         | X      |                    |

## 6.0 MANAGEMENT ACTIVITIES

A detailed management plan will be prepared for the protected species observed and submitted to the County as part of the development order review process. FWCC Gopher Tortoise Incidental Take Permit (ITP) No. LEE-58 was issued for the overall River Hall project on September 6, 2000. Prior to initiating construction activities on the Project, the applicant will relocate gopher tortoises to the designated on-site preserve in accordance with the ITP. The details of ITP No. LEE-58 and gopher tortoise relocation activities will be incorporated into the protected species management plan, accordingly.

## 7.0 REFERENCES

- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

## **APPENDIX A**

### **AERIAL WITH FLUCFCS AND OSW MAP**





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



RIVER HALL PARCEL J  
AERIAL WITH FLUCFCS MAP

DRAWING No.  
18GPC2956  
SHEET No.  
APPENDIX A



## **APPENDIX B**

### **AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS**



J:\2018\18GPC2956\0-PARCEL J\2021\PASS\APPENDIX B AERIAL WITH FLUCFCS TRANSECTS AND LISTED SPECIES LOCATIONS.DWG TAB: 17XII-C OCT 07, 2021 - 11:15AM PLOTTED BY: PAULF



- LEGEND:
- APPROXIMATE LOCATION OF WALKED TRANSECTS
  - ▨ SFWMD "OTHER SURFACE WATERS" (5.37 Ac.±)
  - **GOPH** GOPHER TORTOISE
  - **LBHE** LITTLE BLUE HERON

| FLUCFCS CODES | DESCRIPTIONS   | ACREAGE    | % OF TOTAL |
|---------------|----------------|------------|------------|
| 514           | DITCH          | 0.14 Ac.±  | 0.3%       |
| 520           | LAKE           | 5.23 Ac.±  | 10.7%      |
| 740           | DISTURBED LAND | 43.35 Ac.± | 89.0%      |
| TOTAL         |                | 48.72 Ac.± | 100.0%     |

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MAY 2020.

PARCEL J BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. BOUNDARY LINE.DWG DATED MAY 17, 2021.

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

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

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

|           |      |             |         |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |
|-----------|------|-------------|---------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------|
| REVISIONS | DATE | DRAWN BY    | DATE    | 13620 Metropolis Avenue<br>Suite 200<br>Ft. Myers, FL 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 |  <b>PASSARELLA &amp; ASSOCIATES</b> INC. | RIVER HALL PARCEL J<br>AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND<br>LISTED SPECIES LOCATIONS | DRAWING No.<br>18GPC2956<br>SHEET No.<br>APPENDIX B |
|           |      | P.F.        | 5/25/21 |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |
|           |      | DESIGNED BY | DATE    |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |
|           |      | C.R.        | 5/25/21 |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |
|           |      | REVIEWED BY | DATE    |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |
|           |      | S.J.        | 5/25/21 |                                                                                                           |                                                                                                                               |                                                                                               |                                                     |



**RIVER HALL PARCEL J  
LEE COUNTY PROTECTED SPECIES SURVEY**

**October 2021**

Prepared For:

***Greenpointe Communities***  
*2401 River Hall Parkway*  
*Alva, Florida 33920*  
*(239) 274-0321*

Prepared By:

***Passarella & Associates, Inc.***  
*13620 Metropolis Avenue, Suite 200*  
*Fort Myers, Florida 33912*  
*(239) 274-0067*

Project No. 18GPC2956



## TABLE OF CONTENTS

|                                               | <u>Page</u> |
|-----------------------------------------------|-------------|
| Introduction.....                             | 1           |
| Land Uses and Vegetation Associations.....    | 1           |
| Methodology and Discussion.....               | 3           |
| Survey Results .....                          | 4           |
| Abundance of Protected Species Observed ..... | 5           |
| Management Activities .....                   | 7           |
| References.....                               | 7           |

## LIST OF FIGURES

|                                     | <u>Page</u> |
|-------------------------------------|-------------|
| Figure 1. Project Location Map..... | 2           |



## LIST OF TABLES

|                                                                       | <u>Page</u> |
|-----------------------------------------------------------------------|-------------|
| Table 1. Existing Land Use and Cover Summary.....                     | 1           |
| Table 2. Potential Lee County Protected Species by Habitat Type ..... | 3           |
| Table 3. Summary of Habitat Coverage.....                             | 4           |
| Table 4. Lee County Protected Species Abundance Calculations .....    | 5           |
| Table 5. Lee County Protected Species Survey Summary.....             | 6           |

## LIST OF APPENDICES

|                                                                                         | <u>Page</u> |
|-----------------------------------------------------------------------------------------|-------------|
| Appendix A. Aerial with FLUCFCS Map.....                                                | A-1         |
| Appendix B. Aerial with FLUCFCS, Survey Transects, and<br>Listed Species Locations..... | B-1         |



## INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey (PSS) at River Hall Parcel J (Project) on May 19, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 48.72± acres and is located in Section 25 and 36, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the site is located in the northeast portion of River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

## LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on May 19, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing the FLUCFCS Level III (Florida Department of Transportation 1999). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A. Three land uses (i.e., FLUCFCS Codes) were identified within the Project area. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, while a description of each of the classifications follow.

**Table 1. Existing Land Use and Cover Summary**

| <b>FLUCFCS Code</b> | <b>Description</b> | <b>Acreage</b> | <b>Percent of Total</b> |
|---------------------|--------------------|----------------|-------------------------|
| 514                 | Ditch              | 0.14           | 0.3                     |
| 520                 | Lake               | 5.23           | 10.7                    |
| 740                 | Disturbed Land     | 43.35          | 89.0                    |
| <b>Total</b>        |                    | <b>48.72</b>   | <b>100.0</b>            |

### Ditch (FLUCFCS Code 514)

This land use occupies 0.14± acre or 0.3 percent of the property. The canopy is open. The sub-canopy is comprised of scattered willow (*Salix caroliniana*), wax myrtle (*Morella cerifera*), and Brazilian pepper (*Schinus terebinthifolia*) along the edges. The ground cover is comprised of spikerush (*Eleocharis cellulosa*), lovegrass (*Eragrostis* sp.), torpedograss (*Panicum repens*), yellow-eyed grass (*Xyris* sp.), broomsedge (*Andropogon virginicus*), cattail (*Typha* sp.), and cogongrass (*Imperata cylindrica*) around the edges.







#### Lake (FLUCFCS Code 520)

This land use occupies 5.23± acres or 10.7 percent of the property. The canopy is open. The sub-canopy is comprised of scattered willow, wax myrtle, and widely scattered Brazilian pepper along the edges. The ground cover is comprised of spikerush, lovegrass, torpedograss, purple mecardonia (*Mecardonia acuminata*), yellow-eyed grass, cattail, and broomsedge around the edge of the lake.

#### Disturbed Land (FLUCFCS Code 740)

This land use occupies 43.35± acres or 89.0 percent of the property. The canopy is open. The sub-canopy consists of scattered wax myrtle, Brazilian pepper, saltbush (*Baccharis halimifolia*), willow, lead tree (*Leucaena leucocephala*), and widely scattered slash pine (*Pinus elliottii*) and saw palmetto (*Serenoa repens*). The ground cover is comprised largely of cogongrass.

### METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations according to the LDC.

**Table 2. Potential Lee County Protected Species by Habitat Type**

| FLUCFCS Code | Description | Potential Protected Species                              |
|--------------|-------------|----------------------------------------------------------|
| 514          | Ditch       | American alligator ( <i>Alligator mississippiensis</i> ) |
|              |             | Least tern ( <i>Sterna antillarum</i> )                  |
|              |             | Limpkin ( <i>Aramus guarauna</i> )                       |
|              |             | Little blue heron ( <i>Egretta caerulea</i> )            |
|              |             | Reddish egret ( <i>Egretta rufescens</i> )               |
|              |             | Roseate spoonbill ( <i>Ajaia ajaja</i> )                 |
|              |             | Snowy egret ( <i>Egretta thula</i> )                     |
|              |             | Tri-colored heron ( <i>Egretta tricolor</i> )            |
|              |             | Wood stork ( <i>Mycteria americana</i> )                 |
|              |             | Everglades mink ( <i>Mustela vison evergladensis</i> )   |
|              |             |                                                          |
| 520          | Lake        | American alligator ( <i>Alligator mississippiensis</i> ) |
|              |             | Least tern ( <i>Sterna antillarum</i> )                  |
|              |             | Limpkin ( <i>Aramus guarauna</i> )                       |
|              |             | Little blue heron ( <i>Egretta caerulea</i> )            |
|              |             | Reddish egret ( <i>Egretta rufescens</i> )               |
|              |             | Roseate spoonbill ( <i>Ajaia ajaja</i> )                 |
|              |             | Snail kite ( <i>Rostrhamus sociabilis</i> )              |
|              |             | Snowy egret ( <i>Egretta thula</i> )                     |
|              |             | Tri-colored heron ( <i>Egretta tricolor</i> )            |

**Table 2. (Continued)**

| FLUCFCS Code | Description         | Potential Protected Species                                      |
|--------------|---------------------|------------------------------------------------------------------|
| 520          | Lake<br>(Continued) | Wood stork ( <i>Mycteria americana</i> )                         |
|              |                     | Everglades mink ( <i>Mustela vison evergladensis</i> )           |
| 740*         | Disturbed Land      | Eastern indigo snake ( <i>Drymarchon corais couperi</i> )        |
|              |                     | Gopher tortoise ( <i>Gopherus polyphemus</i> )                   |
|              |                     | Crested caracara ( <i>Caracara cheriway</i> )                    |
|              |                     | Florida burrowing owl ( <i>Athene cunicularia floridana</i> )    |
|              |                     | Florida sandhill crane ( <i>Grus canadensis pratensis</i> )      |
|              |                     | Southeastern American kestrel ( <i>Falco sparverius paulus</i> ) |

\*Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the PSS on May 19, 2021. Weather conditions during the survey period included temperatures in the low to mid-80s, 70 to 80 percent cloud cover, and 10 to 15 mph winds. The survey was conducted between 9:00 a.m. and 4:00 p.m. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

**Table 3. Summary of Habitat Coverage**

| FLUCFCS Code | Description    | Total Area (Acres) | Transect Length (Feet) | Average Visibility (Feet)* | Percent Coverage |
|--------------|----------------|--------------------|------------------------|----------------------------|------------------|
| 514          | Ditch          | 0.14               | 122                    | 20                         | 80               |
| 520          | Lake           | 5.23               | 2,050                  | 50                         | 90               |
| 740          | Disturbed Land | 43.35              | 37,767                 | 20                         | 80               |

\*Average visibility to each side of transect

## SURVEY RESULTS

One gopher tortoise (*Gopherus polyphemus*) burrow and one little blue heron (*Egretta caerulea*) were observed on the Project site during the May 19, 2021 PSS. The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (2018). The locations of the gopher tortoise burrow and little blue heron are depicted on Appendix B. No Lee County protected plant species were documented on-site.



## ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the PSS findings.

**Table 4. Lee County Protected Species Abundance Calculations**

$$\text{Protected Species Density} = \{n (C) / [L (W_1 + W_2)]\} (43,560 \text{ ft}^2/\text{ac})$$

- Where n = number of individuals observed or active plus inactive  
gopher tortoise burrows  
L = length of transect  
W<sub>1</sub> = distance of visibility to the right of transect  
W<sub>2</sub> = distance of visibility to the left of transect  
C = gopher tortoise conversion factor (0.5)\*

---

\*Used for gopher tortoise calculation only

### **Gopher Tortoise (GT)**

*FLUCFCS Code 740*  
= {1 GT burrow (0.5) / [(37,767)(20 ft + 20 ft)]} (43,560 ft<sup>2</sup>/ac)  
= (0.5/1,510,680)(43,560)  
= (3.3 x 10<sup>-6</sup>)(43,560)  
= 0.01 Gopher tortoise (burrow) / acre

### **Little Blue Heron (LBHE)**

*FLUCFCS Code 520*  
= {1 LBHE / [2,050 ft (20 ft + 20 ft)]} (43,560 ft<sup>2</sup>/ac)  
= (1/82,000)(43,560)  
= (4.88 x 10<sup>-6</sup>)(43,560)  
= 0.53 Little blue herons / acre

---

**Table 5. Lee County Protected Species Survey Summary**

| Protected Species                                                          | FLUCFCS Code/Area | Percent Area Surveyed | Present | Absent | Density (Per Acre) |
|----------------------------------------------------------------------------|-------------------|-----------------------|---------|--------|--------------------|
| <b>Reptiles</b>                                                            |                   |                       |         |        |                    |
| American alligator<br>( <i>Alligator mississippiensis</i> )                | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Eastern indigo snake<br>( <i>Drymarchon corais couperi</i> )               | 740               | 80                    |         | X      |                    |
| Gopher tortoise (burrows)<br>( <i>Gopherus polyphemus</i> )                | 740               | 80                    | X       |        | 0.01               |
| <b>Birds</b>                                                               |                   |                       |         |        |                    |
| Crested caracara<br>( <i>Caracara cheriway</i> )                           | 740               | 80                    |         | X      |                    |
| Florida burrowing owl (burrows)<br>( <i>Athene cunicularia floridana</i> ) | 740               | 80                    |         | X      |                    |
| Florida sandhill crane<br>( <i>Grus canadensis pratensis</i> )             | 740               | 80                    |         | X      |                    |
| Least tern<br>( <i>Sterna antillarum</i> )                                 | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Limpkin<br>( <i>Aramus guarauna</i> )                                      | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Little blue heron<br>( <i>Egretta caerulea</i> )                           | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    | X       |        | 0.53               |
| Reddish egret<br>( <i>Egretta rufescens</i> )                              | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Roseate spoonbill<br>( <i>Ajaia ajaja</i> )                                | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Snail kite<br>( <i>Rostrhamus sociabilis</i> )                             | 520               | 90                    |         | X      |                    |
| Snowy egret<br>( <i>Egretta thula</i> )                                    | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Southeastern American Kestrel<br>( <i>Falco sparverius paulus</i> )        | 740               | 80                    |         | X      |                    |
| Tri-colored heron<br>( <i>Egretta tricolor</i> )                           | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| Wood stork<br>( <i>Mycteria americana</i> )                                | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |
| <b>Mammals</b>                                                             |                   |                       |         |        |                    |
| Everglades mink<br>( <i>Mustela vison evergladensis</i> )                  | 514               | 80                    |         | X      |                    |
|                                                                            | 520               | 90                    |         | X      |                    |



## **MANAGEMENT ACTIVITIES**

Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project, as applicable. The protected species management plan will outline protection measures for the protected species documented on the Project site.

## **REFERENCES**

- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2018. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

**APPENDIX A**

**AERIAL WITH FLUCFCS MAP**



J:\2018\18GPC2956\2021\PASS\APPENDIX A AERIAL WITH FLUCFCS AND OSW MAP.DWG TAB: 36X21-C OCT 07, 2021 - 11:43AM PLOTTED BY: PAUL F



SCALE: 1" = 500'

LEGEND:  
SFWMD \*OTHER SURFACE WATERS\*  
(26.97 Ac.±)

NOTES:  
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.  
CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.  
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.  
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).  
OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

| FLUCFCS CODES | DESCRIPTIONS                      | ACREAGE     | % OF TOTAL |
|---------------|-----------------------------------|-------------|------------|
| 180           | GOLF COURSE SUPPORT FACILITIES    | 3.90 Ac.±   | 1.0%       |
| 182           | GOLF COURSE                       | 74.54 Ac.±  | 18.4%      |
| 186           | COMMUNITY RECREATIONAL FACILITIES | 3.09 Ac.±   | 0.8%       |
| 190           | OPEN LAND                         | 1.02 Ac.±   | 0.3%       |
| 4159 E4       | PINE, DISTURBED (76-100% EXOTICS) | 1.57 Ac.±   | 0.4%       |
| 524           | MAN-MADE LAKE                     | 26.97 Ac.±  | 6.6%       |
| 740           | DISTURBED LAND                    | 291.00 Ac.± | 71.6%      |
| 814           | ROAD                              | 4.02 Ac.±   | 1.0%       |
| 8335          | WATER PUMPING STATION             | 0.05 Ac.±   | 0.0%       |
| TOTAL         |                                   | 406.16 Ac.± | 100.0%     |

|           |      |                     |                 |                                                                                                           |                                                                                                                               |                                                         |                          |
|-----------|------|---------------------|-----------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------|
| REVISIONS | DATE | DRAWN BY<br>P.F.    | DATE<br>8/27/21 | 13620 Metropolis Avenue<br>Suite 200<br>Ft. Myers, FL 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 |  <b>PASSARELLA &amp; ASSOCIATES INC.</b> | RIVER HALL CPA AREAS<br>AERIAL WITH FLUCFCS AND OSW MAP | DRAWING No.<br>18GPC2956 |
|           |      | DESIGNED BY<br>C.C. | DATE<br>8/27/21 |                                                                                                           |                                                                                                                               |                                                         | SHEET No.                |
|           |      | REVIEWED BY<br>S.J. | DATE<br>8/27/21 |                                                                                                           |                                                                                                                               |                                                         | APPENDIX A               |
|           |      |                     |                 |                                                                                                           |                                                                                                                               |                                                         |                          |



## **APPENDIX B**

### **AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP**







# **Traffic Report and Maps**





RIVER HALL  
COMPREHENSIVE PLAN AMENDMENT  
TRAFFIC STUDY

*January 17, 2022*





**Prepared By:**  
David Plummer & Associates

**Prepared For:**  
GreenPointe Communities, LLC

**Date Prepared:**  
August 27, 2021  
January 17, 2022 - Revised

**DPA Job #:**  
20512



**RIVER HALL**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY**

**Introduction**

River Hall, hereafter referred to as the Project, is an existing mixed-use development located in east Lee County, Florida. The Project site is located on SR 80, approximately three-fourths of a mile east of Buckingham Road at River Hall Parkway (Exhibit 1).

The existing FLUM and zoning for the River Hall community allows 2,695 residential dwelling units (and supporting amenities), 30,000 square feet of retail, and 15,000 square feet of office.

The applicant is requesting a comprehensive plan amendment (CPA) to allow a maximum residential density of 3,184 residential units. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application.

**Revised Traffic Study**

The original traffic study dated August 27, 2021 was submitted to Lee County as part of the comprehensive plan amendment application. The traffic study has been revised in response to discussions with Lee County development review staff. Revisions to the study are limited to Exhibits 7 and 8 which have been updated for consistency with FDOT traffic data; the revisions do not affect the results of the original analysis.

**Executive Summary**

The results of this CPA transportation assessment are as follows.

- The Long Range – 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated “without” and “with” the proposed CPA.
  - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
  - Widen Cemetery Road to 4 lanes from Buckingham Road to Higgins Avenue.
  - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions “without” the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.

- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.
- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.

### **Transportation Methodology**

The traffic study has been prepared in accordance with requirements included in the Lee County Application for a Comprehensive Plan Amendment, Appendix A.

### **Study Area**

As required by Section III, Part B of Lee County's Application for a Comprehensive Plan Amendment, the traffic impacts of the proposed CPA are analyzed for major roadways within a three-mile radius of the subject property, as shown in Exhibit 2.

### **Existing Road Network**

The existing roadway network in the vicinity of the Project is depicted in Exhibit 2. There are several major roadways in the vicinity of the Project including the following.

- Buckingham Road – County-maintained, two-lane arterial roadway.
- Cemetery Road – County-maintained, two-lane collector roadway.
- North River Road – County-maintained, two-lane arterial roadway.
- Olga Road – County-maintained, two-lane collector roadway.
- Orange River Boulevard – County maintained, two-lane arterial roadway.
- SR 80 – State maintained, arterial roadway. Four-lane roadway east of SR 31.

### **Planned Roadway Improvements**

The Lee County MPO 2045 LRTP consists of two highway transportation plans: 1) the 2045 Highway Needs Plan; and 2) the 2045 Highway Cost Feasible Plan, Appendix B. The two highway plans are the subject of this CPA traffic analysis and described below.

#### **2045 Highway Needs Plan**

The MPO 2045 LRTP Highway Needs Plan identifies improvements that are considered to be



the future roadway “needs” to support the anticipated county-wide demands. The adopted 2045 LRTP Highway Needs Plan roadway improvements in the study area include the following.

- Buckingham Road from Orange River Boulevard to SR 80 – 2 to 4 Lanes
- SR 80 from SR 31 to Buckingham Road – 4 to 6 Lanes

#### 2045 Highway Cost Feasible Plan

The MPO 2045 LRTP Highway Cost Feasible Plan identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues. The adopted 2045 LRTP Highway Cost Feasible Plan roadway improvements in the study area included the following.

- Buckingham Road from Orange River Boulevard to SR 80 – 2 to 4 Lanes

#### Scheduled Roadway Improvements

The scheduled road improvements in Lee County are shown on Lee County’s Capital Improvement Program and FDOT’s Five-Year Work Program. No roadway capacity improvements are currently scheduled for construction within the study area.

#### CPA Land Use Parameters

The proposed CPA increases the maximum allowable development of River Hall to a total of 3,184 residential units. Accessory/ancillary uses (amenities located behind community gated entrances) are not considered for this transportation assessment and are conservatively assumed to have no effect on the Project’s net new external trip generation (no intrazonal capture). For purposes of this traffic assessment, the River Hall development parameters are summarized as follows.

| <b>River Hall<br/>Development Parameters</b> |                             |                    |                 |                   |
|----------------------------------------------|-----------------------------|--------------------|-----------------|-------------------|
| <b>Land Use</b>                              | <b>Constructed/Occupied</b> | <b>Without CPA</b> | <b>With CPA</b> | <b>Net Change</b> |
| Residential Units                            | 950                         | 2,695              | 3,184           | +489              |
| Office (sq. ft.)                             | 0                           | 15,000             | 15,000          | No change         |
| Retail (sq. ft.)                             | 0                           | 30,000             | 30,000          | No change         |

#### Travel Model

The Lee County Metropolitan Planning Organization (MPO) travel model is relied on for a CPA traffic analysis. The MPO 2045 traffic analysis zone (TAZ) structure was modified to reflect the River Hall community in the travel model as 4 separate TAZs as summarized in the following.

| River Hall<br>TAZ Development Parameters |                                                  |                                                  |                |
|------------------------------------------|--------------------------------------------------|--------------------------------------------------|----------------|
| TAZ / Land Use                           | Without CPA                                      | With CPA                                         | Net Change     |
| TAZ #4500 (School)                       | 1,500 students                                   | 1,500 students                                   | No change      |
| TAZ #4501 (Town Center)                  | Office: 15,000 sq. ft.<br>Retail: 30,000 sq. ft. | Office: 15,000 sq. ft.<br>Retail: 30,000 sq. ft. | No change      |
| TAZ #4502 (Approved Residential)         | 2,695 SF units                                   | 2,695 SF units                                   | No change      |
| TAZ #4502 (Proposed Residential)         | 0 SF units                                       | 489 SF units                                     | + 489 SF units |

Buildout of River Hall is assumed to occur within a five-year period (2026). For traffic analysis purposes, the River Hall development parameters were converted to socioeconomic data for the TAZs representing the River Hall community in the travel model, Appendix C.

Adjustments to the MPO 2045 road structure were made to reflect a secondary entrance connecting River Hall and Lehigh Acres. This planned entrance will allow Lehigh school traffic to directly access the River Hall Elementary School.

### **Level of Service Standards**

Roadway level of service (LOS) standards generally vary depending on the jurisdiction. The Florida DOT LOS targets will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. The applicable roadway LOS targets/standards are as follows.

- State Roads in Urbanized Areas – LOS D
- State Roads outside Urbanized Areas – LOS C
- Lee County Roads – LOS E

### **Long Range – 20-Year Horizon (Year 2045) Analysis**

The 2045 DIRPM (FSUTMS) travel model was used to run comparative travel model assignments both “without” and “with” the proposed CPA under the adopted Lee County MPO 2045 Cost Feasible Plan. For these assignments, the future year 2045 Cost Feasible road network and the MPO’s 2045 socioeconomic data projections were used.

### **Year 2045 Traffic Conditions Without CPA**

The study area included roadway segments within a three-mile radius of the Project. Exhibit 3 provides the results of the year 2045 travel model assignment for “without” the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.



Based on the travel model, River Hall (not including the school) generates 22,276 annual average daily traffic (AADT) without the CPA. As shown in Exhibit 3, the following segments are projected to be deficient in year 2045 without the proposed CPA.

| Deficient Roadway Segments – 2045 Needs, Without CPA |                |                    |                   |                                   |                             |
|------------------------------------------------------|----------------|--------------------|-------------------|-----------------------------------|-----------------------------|
| Roadway                                              | From           | To                 | Needed # of Lanes | Adopted # of Lanes <sup>(1)</sup> | Consistent With Needs Plan? |
| Buckingham Rd.                                       | Gunnery Rd.    | Orange River Blvd. | 4                 | 2                                 | No                          |
| Cemetery Rd.                                         | Buckingham Rd. | Higgins Ave.       | 4                 | 2                                 | No                          |
| Orange River Blvd.                                   | Staley Rd.     | Buckingham Rd.     | 4                 | 2                                 | No                          |
| SR 80                                                | SR 31          | Buckingham Rd.     | 6                 | 6                                 | Yes                         |

Footnote:

(1) As reflected in the Lee County 2045 LRTP Needs Plan.

Without the proposed CPA, three of the deficient roadway segments shown above are not consistent with the adopted Lee County MPO 2045 LRTP Needs Plan. The remaining deficient roadway is identified in the Needs Plan (please refer to Appendix B).

#### Year 2045 Traffic Conditions With CPA

The study area included roadway segments within a three-mile radius of the Project. Exhibit 4 provides the results of the year 2045 travel model assignment for the analysis “with” the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.

Based on the travel model, River Hall (not including the school) generates 26,274 annual average daily traffic (AADT) with the CPA. As shown in Exhibit 4, the following segments were projected to be deficient in year 2045 with the proposed CPA.

| Deficient Roadway Segments – 2045 Needs, With CPA |                |                    |                   |                                   |                             |
|---------------------------------------------------|----------------|--------------------|-------------------|-----------------------------------|-----------------------------|
| Roadway                                           | From           | To                 | Needed # of Lanes | Adopted # of Lanes <sup>(1)</sup> | Consistent With Needs Plan? |
| Buckingham Rd.                                    | Gunnery Rd.    | Orange River Blvd. | 4                 | 2                                 | No                          |
| Cemetery Rd.                                      | Buckingham Rd. | Higgins Ave.       | 4                 | 2                                 | No                          |
| Orange River Blvd.                                | Staley Rd.     | Buckingham Rd.     | 4                 | 2                                 | No                          |
| SR 80                                             | SR 31          | Buckingham Rd.     | 6                 | 6                                 | Yes                         |

Footnote:

(1) As reflected in the Lee County 2045 LRTP Needs Plan.

### Summary Comparison of Year 2045 Traffic Conditions

A comparison of the roadway segment “needs” without and with the CPA, along with the MPO needs and financially feasible lanes, is provided in Exhibits 5 and 6 and summarized below.

| 2045 Roadway Needs Comparison |                    |                    |          |                   |           |                   |                |                     |
|-------------------------------|--------------------|--------------------|----------|-------------------|-----------|-------------------|----------------|---------------------|
| Roadway                       | From               | To                 | Existing | MPO Cost Feasible | MPO Needs | Needs Without CPA | Needs With CPA | Difference With CPA |
| Buckingham Rd.                | Gunnery Rd.        | Orange River Blvd. | 2        | 2                 | 2         | 4                 | 4              | 0                   |
|                               | Orange River Blvd. | SR 80              | 2        | 4                 | 4         | 4                 | 4              | 0                   |
| Cemetery Rd.                  | Buckingham Rd.     | Higgins Ave.       | 2        | 2                 | 2         | 4                 | 4              | 0                   |
| North River Rd.               | SR 31              | Franklin Lock Rd.  | 2        | 2                 | 2         | 2                 | 2              | 0                   |
|                               | Franklin Lock Rd.  | Broadway Rd.       | 2        | 2                 | 2         | 2                 | 2              | 0                   |
| Olga Rd.                      | SR 80 W            | SR 80 E            | 2        | 2                 | 2         | 2                 | 2              | 0                   |
| Orange River Blvd.            | Staley Rd.         | Buckingham Rd.     | 2        | 2                 | 2         | 4                 | 4              | 0                   |
| SR 80                         | SR 31              | Buckingham Rd      | 4        | 4                 | 6         | 6                 | 6              | 0                   |
|                               | Buckingham Rd      | River Hall Pkwy.   | 4        | 4                 | 4         | 4                 | 4              | 0                   |
|                               | River Hall Pkwy.   | W. of Werner Drive | 4        | 4                 | 4         | 4                 | 4              | 0                   |
|                               | W. of Werner Drive | Hickey Creek Rd.   | 4        | 4                 | 4         | 4                 | 4              | 0                   |
|                               | Hickey Creek Rd.   | Broadway St./CR 78 | 4        | 4                 | 4         | 4                 | 4              | 0                   |

The complete FSUTMS-Cube travel model run for all CPA scenarios are available for download from: [ftp://ftpfm.dplummer.com/Public/20512\\_RiverHall\\_CPA](ftp://ftpfm.dplummer.com/Public/20512_RiverHall_CPA).

Based on the long range 20-year horizon comparative model analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road, Cemetery Road, Orange River Boulevard, and SR 80 have been identified without the proposed CPA in the study area.
- The deficient roadway segments and the corresponding needed improvements have already been identified in the Lee County MPO 2045 LRTP for the following.
  - SR 80 from SR 31 to Buckingham Road.
  - The Needs Plan does not address the remaining road segments that are deficient as a result of current traffic projections without the CPA.
- The roadway improvements needed to correct the deficient roadways for “without” and “with” the CPA are identical. Therefore, the proposed CPA does not warrant any additional updates to the Needs Plan.

### Year 2045 Recommendations

To address the anticipated 2045 needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Needs Plan in the next LRTP plan update effort.

- Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
- Widen Cemetery Road to 4 lanes from Buckingham Road to Higgins Avenue.
- Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.



The proposed CPA does not warrant any additional updates to the Needs Plan.

### **Short Range Five-Year CIP (Year 2026) Analysis**

The traffic projections for the short-term analysis are based on growth trend analysis and ITE trip generation estimates rather than relying on the travel model.

Growth trends were established from historical AADT data from FDOT's Florida Traffic Online Web Application (2020 data), Appendix D. Future background traffic was estimated by applying growth rates derived from the trend analysis to the existing peak hour directional volumes reported by Lee County (2020 Concurrency Report) and FDOT (District 1 LOS Report), Appendix D.

The select zone assignments from the 2045 model runs are the basis for Project trip distribution.

### **Year 2026 Traffic Conditions Without CPA**

The trip generation estimate for the approved development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 10<sup>th</sup> Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 1,745 residential units) approved under the current zoning. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development without the CPA is summarized below and documented in Appendix E.

| <b>River Hall<br/>Without CPA Trip Generation Summary</b> |                     |            |              |                     |            |              |              |
|-----------------------------------------------------------|---------------------|------------|--------------|---------------------|------------|--------------|--------------|
|                                                           | <b>AM Peak Hour</b> |            |              | <b>PM Peak Hour</b> |            |              | <b>Daily</b> |
|                                                           | <b>In</b>           | <b>Out</b> | <b>Total</b> | <b>In</b>           | <b>Out</b> | <b>Total</b> | <b>Total</b> |
| Net New External                                          | 450                 | 1,002      | 1,452        | 1,106               | 717        | 1,823        | 17,253       |

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes without the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development without the CPA.

Exhibit 7 provides the results of the year 2026 analysis "without" the proposed CPA. As shown in Exhibit 7, the following segments are projected to be deficient in year 2026 without the proposed CPA.

| Deficient Roadway Segments – 2026 Needs, Without CPA |             |                    |                   |                               |                      |
|------------------------------------------------------|-------------|--------------------|-------------------|-------------------------------|----------------------|
| Roadway                                              | From        | To                 | Needed # of Lanes | E+C # of Lanes <sup>(1)</sup> | Consistent With E+C? |
| Buckingham Rd.                                       | Gunnery Rd. | Orange River Blvd. | 4                 | 2                             | No                   |
| SR 80                                                | SR 31       | Buckingham Rd.     | 6                 | 4                             | No                   |

Footnote:

(1) As reflected in the MPO E+C road network.

## Year 2026 Traffic Conditions With CPA

The trip generation estimate for the proposed development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 10<sup>th</sup> Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 2,234 residential units) allowed with the CPA. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development with the CPA is summarized below and documented in Appendix E.

| River Hall<br>With CPA Trip Generation Summary |              |       |       |              |     |       |        |
|------------------------------------------------|--------------|-------|-------|--------------|-----|-------|--------|
|                                                | AM Peak Hour |       |       | PM Peak Hour |     |       | Daily  |
|                                                | In           | Out   | Total | In           | Out | Total | Total  |
| Net New External                               | 537          | 1,262 | 1,799 | 1,373        | 873 | 2,246 | 20,936 |

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes with the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development with the CPA.

Exhibit 8 provides the results of the year 2026 analysis “with” the proposed CPA. As shown in Exhibit 8, the following segments are projected to be deficient in year 2026 without the proposed CPA.

| Deficient Roadway Segments – 2026 Needs, Without CPA |             |                    |                   |                               |                      |
|------------------------------------------------------|-------------|--------------------|-------------------|-------------------------------|----------------------|
| Roadway                                              | From        | To                 | Needed # of Lanes | E+C # of Lanes <sup>(1)</sup> | Consistent With E+C? |
| Buckingham Rd.                                       | Gunnery Rd. | Orange River Blvd. | 4                 | 2                             | No                   |
| SR 80                                                | SR 31       | Buckingham Rd.     | 6                 | 4                             | No                   |

Footnote:

(1) As reflected in the MPO E+C road network.



### **Summary Comparison of Year 2026 Traffic Conditions**

A comparison of the roadway segment “needs” without and with the CPA, along with the existing and E+C number of lanes, is provided in Exhibits 9 and 10 and summarized below.

| 2026 Roadway Needs Comparison |                    |                    |          |     |                   |                |                     |
|-------------------------------|--------------------|--------------------|----------|-----|-------------------|----------------|---------------------|
| Roadway                       | From               | To                 | Existing | E+C | Needs Without CPA | Needs With CPA | Difference With CPA |
| Buckingham Rd.                | Gunnery Rd.        | Orange River Blvd. | 2        | 2   | 2                 | 2              | 0                   |
|                               | Orange River Blvd. | SR 80              | 2        | 2   | 4                 | 4              | 0                   |
| Cemetery Rd.                  | Buckingham Rd.     | Higgins Ave.       | 2        | 2   | 2                 | 2              | 0                   |
| North River Rd.               | SR 31              | Franklin Lock Rd.  | 2        | 2   | 2                 | 2              | 0                   |
|                               | Franklin Lock Rd.  | Broadway Rd.       | 2        | 2   | 2                 | 2              | 0                   |
| Olga Rd.                      | SR 80 W            | SR 80 E            | 2        | 2   | 2                 | 2              | 0                   |
| Orange River Blvd.            | Staley Rd.         | Buckingham Rd.     | 2        | 2   | 2                 | 2              | 0                   |
| SR 80                         | SR 31              | Buckingham Rd.     | 4        | 4   | 6                 | 6              | 0                   |
|                               | Buckingham Rd.     | River Hall Pkwy.   | 4        | 4   | 4                 | 4              | 0                   |
|                               | River Hall Pkwy.   | W. of Werner Drive | 4        | 4   | 4                 | 4              | 0                   |
|                               | W. of Werner Drive | Hickey Creek Rd.   | 4        | 4   | 4                 | 4              | 0                   |
|                               | Hickey Creek Rd.   | Broadway St./CR 78 | 4        | 4   | 4                 | 4              | 0                   |

Based on the short-term (year 2026) comparative analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road and SR 80 have been identified without the proposed CPA in the study area. The improvements needed to address these deficiencies are not identified in Lee County’s CIP for FDOT’s five-year work program.
- The roadway improvements needed to correct the deficient roadways for “without” and “with” the CPA are identical. Therefore, no additional changes to the County’s five-year CIP or FDOT’s five-year work program are warranted as a result of the proposed CPA.

### **Year 2026 Recommendations**

To address the anticipated short-term needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Cost Feasible Plan and/or prioritized for programming.

- Widen Buckingham Road to 4 lanes from Orange River Boulevard to SR 80.
- Widen SR 80 to 6 lanes from SR 31 to Buckingham Road.

No revisions to the County’s five-year CIP or FDOT’s five-year work program are warranted as a result of the proposed CPA.

### **Traffic Mitigation**

The payment of road impact fees represents the full mitigation requirements to accommodate the proposed CPA. The CPA will also generate ad valorem taxes, gas taxes, and other revenues that

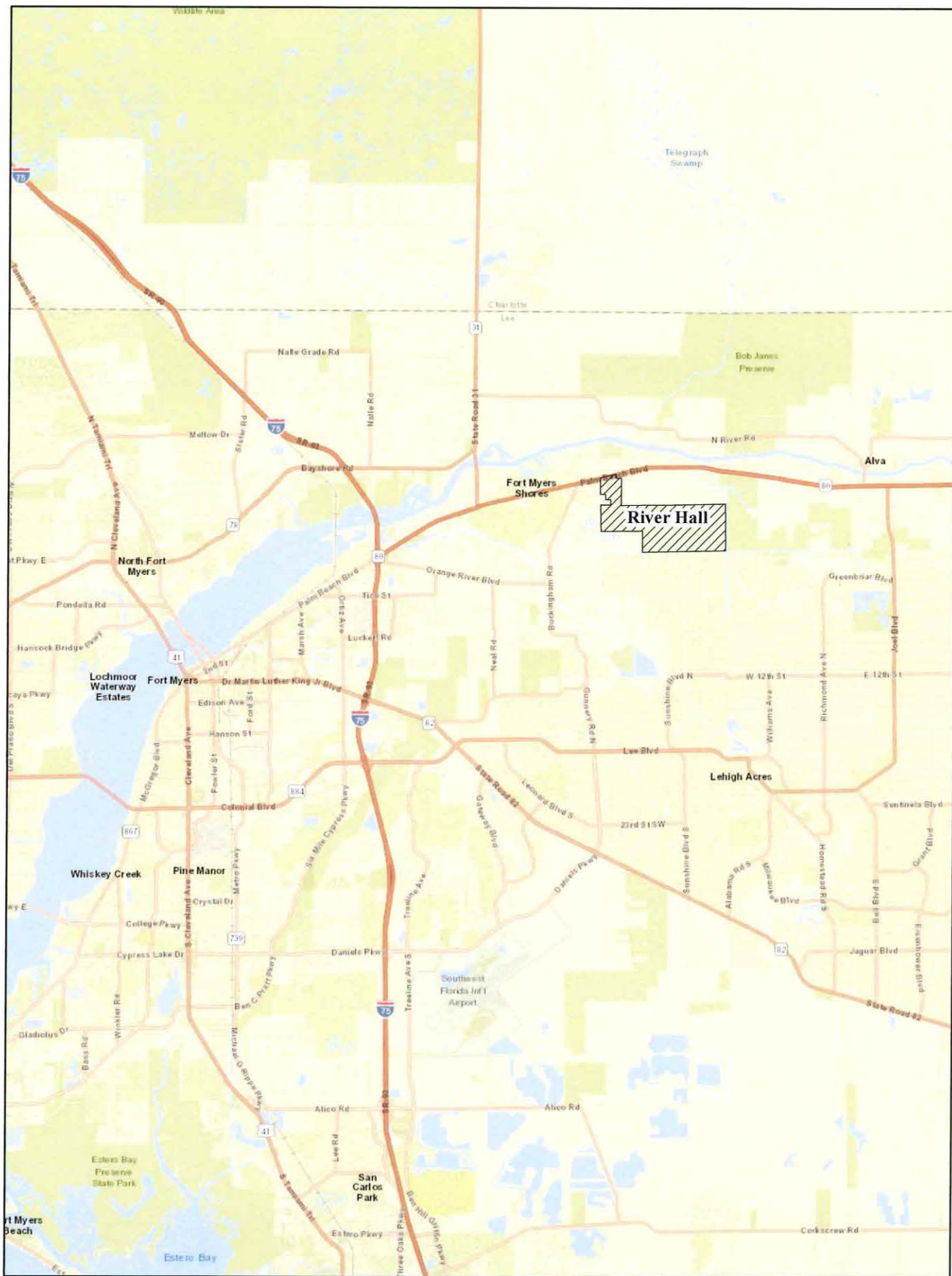
may be used to further assist with the funding of the Lee County MPO LRTP improvements needed without and with the CPA.

### **Conclusions**

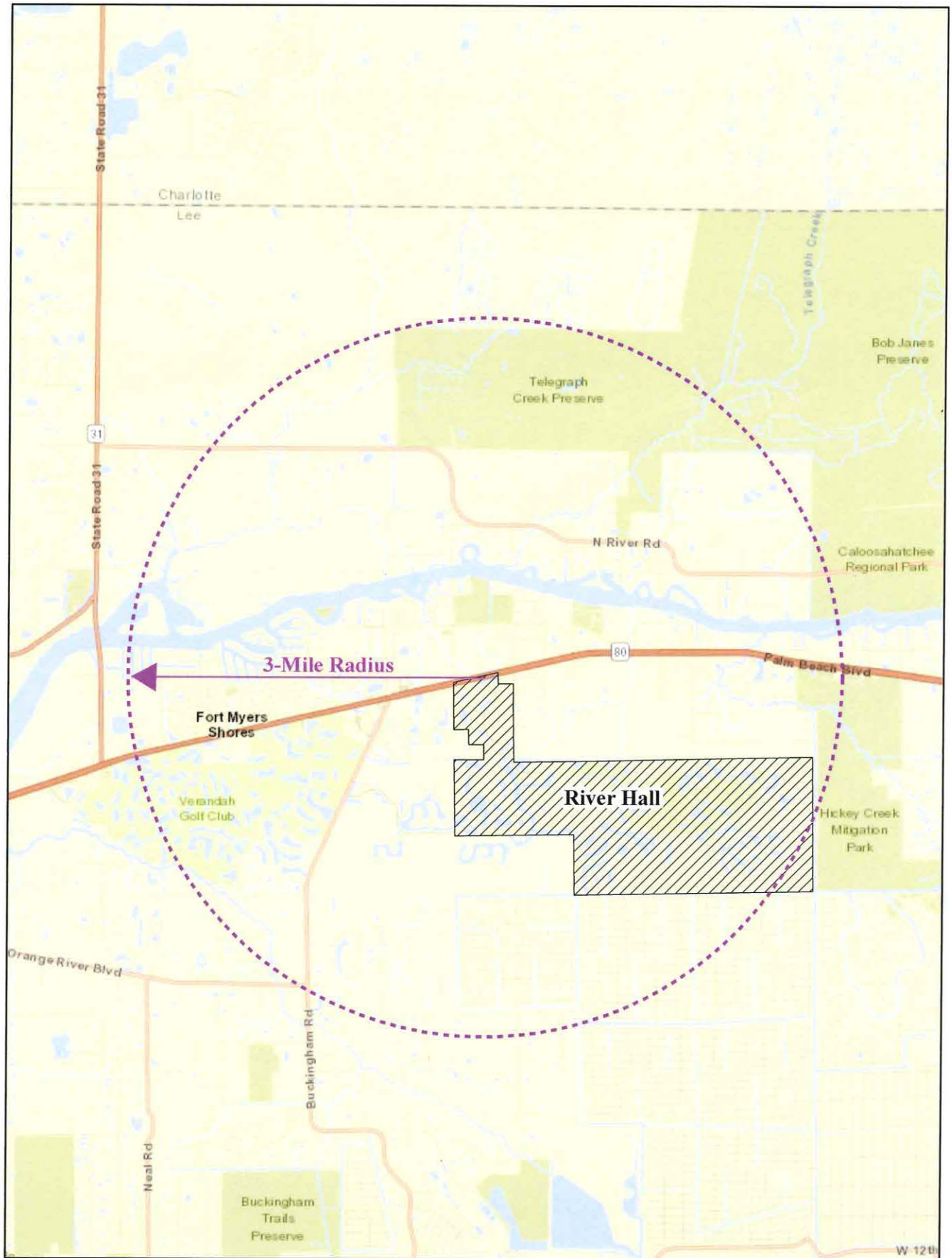
The results of this CPA transportation assessment are as follows.

- The Long Range – 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated “without” and “with” the proposed CPA.
  - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
  - Widen Cemetery Road to 4 lanes from Buckingham Road to Higgins Avenue.
  - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions “without” the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.
- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County’s five-year CIP or FDOT’s five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.
- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.





|                                                                                     |                |                  |       |             |          |         |
|-------------------------------------------------------------------------------------|----------------|------------------|-------|-------------|----------|---------|
|  | RIVER HALL CPA | PROJECT LOCATION | DATE  | PROJECT NO. | FILE NO. | EXHIBIT |
|                                                                                     |                |                  | 08/21 | 20512       | 01/0821  | 1       |



|                                                                                     |                |            |       |             |          |         |
|-------------------------------------------------------------------------------------|----------------|------------|-------|-------------|----------|---------|
|  | RIVER HALL CPA | STUDY AREA | DATE  | PROJECT NO. | FILE NO. | EXHIBIT |
|                                                                                     |                |            | 08/21 | 20512       | 01/0821  | 2       |



EXHIBIT 3

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
LONG RANGE 20-YEAR HORIZON (2045) - WITHOUT CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY                  | FROM                              | TO                                | DIRPM Node Numbers |                |                |                | # of Lanes <sup>(1)</sup> | State/<br>County Roadway | Cost Feasible LOS Facility Type | LOS Std. <sup>(2)</sup> | FDOT Station <sup>(3)</sup> | 2045 AADT <sup>(4)</sup> | 2045 Project AADT <sup>(4)</sup> | % Project Distribution K Factor <sup>(5)</sup> | Two-way Peak Hour Volume | D Factor <sup>(5)</sup> |       | Directional Peak Hr. Vol. |       | Directional Service Volumes <sup>(6)</sup> |       |       |       |       | LOS V/C |       | 2045 LOS |       | Directional Service Volumes <sup>(6)</sup> |        |         |         | Lanes Needed | Additional Lanes Needed |         |       |       |   |         |
|--------------------------|-----------------------------------|-----------------------------------|--------------------|----------------|----------------|----------------|---------------------------|--------------------------|---------------------------------|-------------------------|-----------------------------|--------------------------|----------------------------------|------------------------------------------------|--------------------------|-------------------------|-------|---------------------------|-------|--------------------------------------------|-------|-------|-------|-------|---------|-------|----------|-------|--------------------------------------------|--------|---------|---------|--------------|-------------------------|---------|-------|-------|---|---------|
|                          |                                   |                                   | A <sub>1</sub>     | B <sub>1</sub> | A <sub>2</sub> | B <sub>2</sub> |                           |                          |                                 |                         |                             |                          |                                  |                                                |                          | Dir1                    | Dir2  | Dir1                      | Dir2  | LOS A                                      | LOS B | LOS C | LOS D | LOS E | Std.    | Dir1  | Dir2     | Dir1  | Dir2                                       | 1 Lane | 2 Lanes | 3 Lanes |              |                         | 4 Lanes |       |       |   |         |
|                          |                                   |                                   |                    |                |                |                |                           |                          |                                 |                         |                             |                          |                                  |                                                |                          |                         |       |                           |       |                                            |       |       |       |       |         |       |          |       |                                            |        |         |         |              |                         |         |       |       |   |         |
| Buckingham Rd.           | Gunnery Rd.                       | Orange River Blvd.                | 26412              | 26417          |                |                | 2                         | LC                       | LC Class Arterial 2L            | E                       | 126011                      |                          | 27649                            | 22276                                          | 9.9%                     | 0.090                   | 2,488 | 0.534                     | 0.466 | 1,329                                      | 1,159 |       | 0     | 140   | 800     | 860   | 860      | 860   | 1.55                                       | 1.35   | F       | F       |              | 860                     | 1,960   | 2,940 | 3,940 | 4 | Add 2 L |
|                          | Orange River Blvd.                | SR 80                             | 26567              | 26607          |                |                | 4                         | LC                       | LC Class Arterial 4L            | E                       | 124656                      |                          | 28875                            | 4892                                           | 22.0%                    | 0.095                   | 2,743 | 0.538                     | 0.462 | 1,476                                      | 1,267 |       | 0     | 250   | 1,840   | 1,960 | 1,960    | 1,960 | 0.75                                       | 0.65   | C       | C       |              | 860                     | 1,960   | 2,940 | 3,940 | 4 | Add 0 L |
| Cemetery Rd.             | Buckingham Rd.                    | Higgins Ave.                      | 26417              | 26703          |                |                | 2                         | LC                       | LC Collector 2LU                | E                       | 124656                      |                          | 15397                            | 612                                            | 2.7%                     | 0.095                   | 1,463 | 0.538                     | 0.462 | 787                                        | 676   |       | 0     | 0     | 310     | 660   | 740      | 740   | 1.06                                       | 0.91   | F       | E       |              | 740                     | 1,520   | 2,280 | 3,040 | 4 | Add 2 L |
| North River Rd.          | SR 31                             | Franklin Lock Rd.                 | 25796              | 26100          |                |                | 2                         | LC                       | LC Class Arterial 2L            | E                       | 124650                      |                          | 12710                            | 13                                             | 0.1%                     | 0.095                   | 1,207 | 0.538                     | 0.462 | 649                                        | 558   |       | 0     | 140   | 800     | 860   | 860      | 860   | 0.75                                       | 0.65   | C       | C       |              | 860                     | 1,960   | 2,940 | 3,940 | 2 | Add 0 L |
|                          | Franklin Lock Rd.                 | Broadway Rd.                      | 27309              | 27426          |                |                | 2                         | LC                       | LC Class Arterial 2L            | E                       | 124650                      |                          | 10925                            | 7                                              | 0.0%                     | 0.095                   | 1,038 | 0.538                     | 0.462 | 558                                        | 480   |       | 0     | 140   | 800     | 860   | 860      | 860   | 0.65                                       | 0.56   | C       | C       |              | 860                     | 1,960   | 2,940 | 3,940 | 2 | Add 0 L |
| Olga Rd.                 | SR 80 W                           | SR 80 E                           | 26607              | 26626          |                |                | 2                         | LC                       | LC Collector 2LU                | E                       | 126011                      |                          | 4350                             | 560                                            | 2.5%                     | 0.090                   | 392   | 0.534                     | 0.466 | 209                                        | 183   |       | 0     | 0     | 310     | 660   | 740      | 740   | 0.28                                       | 0.25   | C       | C       |              | 740                     | 1,520   | 2,280 | 3,040 | 2 | Add 0 L |
| Orange River Blvd.       | Staley Rd.                        | Buckingham Rd.                    | 26263              | 26412          |                |                | 2                         | LC                       | LC Collector 2LU                | E                       | 124202                      |                          | 18736                            | 453                                            | 2.0%                     | 0.095                   | 1,780 | 0.538                     | 0.462 | 958                                        | 822   |       | 0     | 0     | 310     | 660   | 740      | 740   | 1.29                                       | 1.11   | F       | F       |              | 740                     | 1,520   | 2,280 | 3,040 | 4 | Add 2 L |
| SR 80 (Palm Beach Blvd.) | SR 31 (Babcock Ranch Rd.)         | CR 80A/Buckingham Rd/Old Olga Rd. | 26393              | 26607          |                |                | 4                         | FDOT                     | 11A S2WAC1 2W 4L D WL WR        | D                       | 120085                      |                          | 44560                            | 11669                                          | 52.4%                    | 0.090                   | 4,010 | 0.537                     | 0.463 | 2,153                                      | 1,857 |       | 0     | 0     | 2,006   | 2,100 | 2,100    | 2,100 | 1.03                                       | 0.88   | F       | C       |              | 970                     | 2,100   | 3,171 | 4,242 | 6 | Add 2 L |
|                          | CR 80A/Buckingham Rd/Old Olga Rd. | River Hall Pkwy.                  | 26783              | 80956          |                |                | 4                         | FDOT                     | 11A UFH 2W 4L D WL WR           | D                       | 120012                      |                          | 44822                            | 17670                                          | 79.3%                    | 0.090                   | 4,034 | 0.537                     | 0.463 | 2,166                                      | 1,868 |       | 0     | 1,800 | 2,600   | 3,280 | 3,730    | 3,280 | 0.66                                       | 0.57   | C       | C       |              | 1,260                   | 3,280   | 4,920 | 7,380 | 4 | Add 0 L |
|                          | River Hall Pkwy.                  | W. of Werner Drive                | 80956              | 26949          |                |                | 4                         | FDOT                     | 11A UFH 2W 4L D WL WR           | D                       | 120012                      |                          | 29842                            | 3276                                           | 14.7%                    | 0.090                   | 2,686 | 0.537                     | 0.463 | 1,442                                      | 1,244 |       | 0     | 1,800 | 2,600   | 3,280 | 3,730    | 3,280 | 0.44                                       | 0.38   | B       | B       |              | 1,260                   | 3,280   | 4,920 | 7,380 | 4 | Add 0 L |
|                          | W. of Werner Drive                | Hickey Creek Rd.                  | 27174              | 26290          |                |                | 4                         | FDOT                     | RDA UFH 2W 4L D WL OR           | C                       | 120012                      |                          | 28367                            | 2549                                           | 11.4%                    | 0.090                   | 2,553 | 0.537                     | 0.463 | 1,371                                      | 1,182 |       | 0     | 1,530 | 2,210   | 2,820 | 3,220    | 2,210 | 0.62                                       | 0.53   | B       | B       |              | 861                     | 2,210   | 3,320 | 4,980 | 4 | Add 0 L |
|                          | Hickey Creek Rd.                  | Broadway St/CR 78                 | 27290              | 27356          |                |                | 4                         | FDOT                     | RDA UFH 2W 4L D WL OR           | C                       | 120006                      |                          | 28075                            | 2498                                           | 11.2%                    | 0.090                   | 2,527 | 0.537                     | 0.463 | 1,357                                      | 1,170 |       | 0     | 1,530 | 2,210   | 2,820 | 3,220    | 2,210 | 0.61                                       | 0.53   | B       | B       |              | 861                     | 2,210   | 3,320 | 4,980 | 4 | Add 0 L |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).  
(3) FDOT count station from FDOT Traffic Online.  
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.  
(5) Adjustment factors per FDOT Traffic Online.  
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

EXHIBIT 4

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
LONG RANGE 20-YEAR HORIZON (2045) - WITH CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY                  | FROM                          | TO                            | DIRPM Node Numbers |                |                |                | # of Lanes <sup>(1)</sup> | State/<br>County Roadway | Cost Feasible LOS Facility Type | LOS Std. <sup>(2)</sup> | FDOT Station <sup>(3)</sup> | 2045 AADT <sup>(4)</sup> | 2045 Project AADT <sup>(4)</sup> | % Project Distribution K Factor <sup>(5)</sup> | Two-way Peak Hour Volume | D Factor <sup>(3)</sup> |       | Directional Peak Hr. Vol. |       | Directional Service Volumes <sup>(6)</sup> |       |       |       |       | LOS   |       | 2045 LOS |      | Directional Service Volumes <sup>(6)</sup> |        |         |         | Lanes Needed | Additional Lanes Needed |         |         |
|--------------------------|-------------------------------|-------------------------------|--------------------|----------------|----------------|----------------|---------------------------|--------------------------|---------------------------------|-------------------------|-----------------------------|--------------------------|----------------------------------|------------------------------------------------|--------------------------|-------------------------|-------|---------------------------|-------|--------------------------------------------|-------|-------|-------|-------|-------|-------|----------|------|--------------------------------------------|--------|---------|---------|--------------|-------------------------|---------|---------|
|                          |                               |                               | A <sub>1</sub>     | B <sub>1</sub> | A <sub>2</sub> | B <sub>2</sub> |                           |                          |                                 |                         |                             |                          |                                  |                                                |                          | Dir1                    | Dir2  | Dir1                      | Dir2  | LOS A                                      | LOS B | LOS C | LOS D | LOS E | Std.  | Dir1  | Dir2     | Dir1 | Dir2                                       | 1 Lane | 2 Lanes | 3 Lanes |              |                         | 4 Lanes |         |
|                          |                               |                               |                    |                |                |                |                           |                          |                                 |                         |                             |                          |                                  |                                                |                          |                         |       |                           |       |                                            |       |       |       |       |       |       |          |      |                                            |        |         |         |              |                         |         |         |
| Buckingham Rd.           | Gunnery Rd.                   | Orange River Blvd.            | 26412              | 26417          |                |                | 2                         | LC                       | LC, ClassArterial 2L            | E                       | 126011                      | 27510                    | 26274                            | 9.3%                                           | 0.090                    | 2,476                   | 0.534 | 0.466                     | 1,322 | 1,154                                      | 0     | 140   | 800   | 860   | 860   | 860   | 1.54     | 1.34 | F                                          | F      | 860     | 1,960   | 2,940        | 3,940                   | 4       | Add 2 L |
|                          | Orange River Blvd.            | SR 80                         | 26567              | 26607          |                |                | 4                         | LC                       | LC, ClassArterial 4L            | E                       | 124656                      | 28968                    | 5441                             | 20.7%                                          | 0.095                    | 2,752                   | 0.538 | 0.462                     | 1,481 | 1,271                                      | 0     | 250   | 1,840 | 1,960 | 1,960 | 1,960 | 0.76     | 0.65 | C                                          | C      | 860     | 1,960   | 2,940        | 3,940                   | 4       | Add 0 L |
| Cemetery Rd.             | Buckingham Rd.                | Higgins Ave.                  | 26417              | 26703          |                |                | 2                         | LC                       | LC, Collector 2L/U              | E                       | 124656                      | 15262                    | 590                              | 2.2%                                           | 0.095                    | 1,450                   | 0.538 | 0.462                     | 780   | 670                                        | 0     | 0     | 310   | 660   | 740   | 740   | 1.05     | 0.91 | F                                          | E      | 740     | 1,520   | 2,280        | 3,040                   | 4       | Add 2 L |
| North River Rd.          | SR 31                         | Franklin Lock Rd.             | 25796              | 26100          |                |                | 2                         | LC                       | LC, ClassArterial 2L            | E                       | 124650                      | 12699                    | 13                               | 0.0%                                           | 0.095                    | 1,206                   | 0.538 | 0.462                     | 649   | 557                                        | 0     | 140   | 800   | 860   | 860   | 860   | 0.75     | 0.65 | C                                          | C      | 860     | 1,960   | 2,940        | 3,940                   | 2       | Add 0 L |
|                          | Franklin Lock Rd.             | Broadway Rd.                  | 27309              | 27426          |                |                | 2                         | LC                       | LC, ClassArterial 2L            | E                       | 124650                      | 10926                    | 7                                | 0.0%                                           | 0.095                    | 1,038                   | 0.538 | 0.462                     | 558   | 480                                        | 0     | 140   | 800   | 860   | 860   | 860   | 0.65     | 0.56 | C                                          | C      | 860     | 1,960   | 2,940        | 3,940                   | 2       | Add 0 L |
| Olga Rd.                 | SR 80 W                       | SR 80 E                       | 26607              | 26626          |                |                | 2                         | LC                       | LC, Collector 2L/U              | E                       | 126011                      | 4362                     | 619                              | 2.4%                                           | 0.090                    | 393                     | 0.534 | 0.466                     | 210   | 183                                        | 0     | 0     | 310   | 660   | 740   | 740   | 0.28     | 0.25 | C                                          | C      | 740     | 1,520   | 2,280        | 3,040                   | 2       | Add 0 L |
| Orange River Blvd.       | Staley Rd.                    | Buckingham Rd.                | 26263              | 26412          |                |                | 2                         | LC                       | LC, Collector 2L/U              | E                       | 124202                      | 18763                    | 528                              | 2.0%                                           | 0.095                    | 1,782                   | 0.538 | 0.462                     | 959   | 823                                        | 0     | 0     | 310   | 660   | 740   | 740   | 1.30     | 1.11 | F                                          | F      | 740     | 1,520   | 2,280        | 3,040                   | 4       | Add 2 L |
| SR 80 (Palm Beach Blvd.) | SR 31 (Babcock Ranch Rd.)     | CR 80A/Buckingham Rd/Old Olga | 26393              | 26907          |                |                | 4                         | FDOT                     | UA, S2WAC1 2W 4L D WL WR        | D                       | 120085                      | 46028                    | 13516                            | 51.4%                                          | 0.090                    | 4,143                   | 0.537 | 0.463                     | 2,225 | 1,918                                      | 0     | 0     | 2,006 | 2,100 | 2,100 | 2,100 | 1.06     | 0.91 | F                                          | C      | 970     | 2,100   | 3,171        | 4,242                   | 6       | Add 2 L |
|                          | CR 80A/Buckingham Rd/Old Olga | River Hall Pkwy.              | 26783              | 89956          |                |                | 4                         | FDOT                     | UA, UFH 2W 4L D WL WR           | D                       | 120012                      | 47066                    | 20213                            | 76.9%                                          | 0.090                    | 4,236                   | 0.537 | 0.463                     | 2,275 | 1,961                                      | 0     | 1,800 | 2,600 | 3,280 | 3,730 | 3,280 | 0.69     | 0.60 | C                                          | C      | 1,260   | 3,280   | 4,920        | 7,380                   | 4       | Add 0 L |
|                          | River Hall Pkwy.              | W. of Werner Drive            | 89956              | 26949          |                |                | 4                         | FDOT                     | UA, UFH 2W 4L D WL WR           | D                       | 120012                      | 29985                    | 3653                             | 13.9%                                          | 0.090                    | 2,699                   | 0.537 | 0.463                     | 1,449 | 1,250                                      | 0     | 1,800 | 2,600 | 3,280 | 3,730 | 3,280 | 0.44     | 0.38 | B                                          | B      | 1,260   | 3,280   | 4,920        | 7,380                   | 4       | Add 0 L |
|                          | W. of Werner Drive            | Hickey Creek Rd.              | 27174              | 26290          |                |                | 4                         | FDOT                     | RDA, UFH 2W 4L D WL OR          | C                       | 120012                      | 28351                    | 2811                             | 10.7%                                          | 0.090                    | 2,552                   | 0.537 | 0.463                     | 1,370 | 1,182                                      | 0     | 1,530 | 2,210 | 2,820 | 3,220 | 2,210 | 0.62     | 0.53 | B                                          | B      | 861     | 2,210   | 3,320        | 4,980                   | 4       | Add 0 L |
|                          | Hickey Creek Rd.              | Broadway St/CR 78             | 27290              | 27356          |                |                | 4                         | FDOT                     | RDA, UFH 2W 4L D WL OR          | C                       | 120006                      | 28056                    | 2755                             | 10.5%                                          | 0.090                    | 2,525                   | 0.537 | 0.463                     | 1,356 | 1,169                                      | 0     | 1,530 | 2,210 | 2,820 | 3,220 | 2,210 | 0.61     | 0.53 | B                                          | B      | 861     | 2,210   | 3,320        | 4,980                   | 4       | Add 0 L |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).  
(3) FDOT count station from FDOT Traffic Online.  
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.  
(5) Adjustment factors per FDOT Traffic Online.  
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads, FDOT Generalized Peak Hour Directional Volumes used for State roads.



EXHIBIT 5

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
LONG RANGE 20-YEAR HORIZON (2045) - NEEDS COMPARISON

|                          |                                   |                                   | Number of Lanes         |                           |                                   |                       |                                        |                      |                                        |                                          |
|--------------------------|-----------------------------------|-----------------------------------|-------------------------|---------------------------|-----------------------------------|-----------------------|----------------------------------------|----------------------|----------------------------------------|------------------------------------------|
|                          |                                   |                                   | Adopted 2045 MPO LRTP   |                           |                                   | CPA Analysis          |                                        |                      |                                        |                                          |
|                          |                                   |                                   | Existing <sup>(1)</sup> | Needs Plan <sup>(2)</sup> | Cost Feasible Plan <sup>(3)</sup> | Without CPA (Current) |                                        | With CPA (Proposed)  |                                        |                                          |
| ROADWAY                  | FROM                              | TO                                |                         |                           |                                   | Needs <sup>(4)</sup>  | Consistent w/ MPO Needs <sup>(5)</sup> | Needs <sup>(6)</sup> | Consistent w/ MPO Needs <sup>(7)</sup> | Consistent w/ Without CPA <sup>(8)</sup> |
| Buckingham Rd.           | Gunnery Rd.                       | Orange River Blvd.                | 2                       | 2                         | 2                                 | 4                     | No                                     | 4                    | No                                     | Yes                                      |
|                          | Orange River Blvd.                | SR 80                             | 2                       | 4                         | 4                                 | 4                     | Yes                                    | 4                    | Yes                                    | Yes                                      |
| Cemetery Rd.             | Buckingham Rd.                    | Higgins Ave.                      | 2                       | 2                         | 2                                 | 4                     | No                                     | 4                    | No                                     | Yes                                      |
| North River Rd.          | SR 31                             | Franklin Lock Rd.                 | 2                       | 2                         | 2                                 | 2                     | Yes                                    | 2                    | Yes                                    | Yes                                      |
|                          | Franklin Lock Rd.                 | Broadway Rd.                      | 2                       | 2                         | 2                                 | 2                     | Yes                                    | 2                    | Yes                                    | Yes                                      |
| Olga Rd.                 | SR 80 W                           | SR 80 E                           | 2                       | 2                         | 2                                 | 2                     | Yes                                    | 2                    | Yes                                    | Yes                                      |
| Orange River Blvd.       | Staley Rd.                        | Buckingham Rd.                    | 2                       | 2                         | 2                                 | 4                     | No                                     | 4                    | No                                     | Yes                                      |
| SR 80 (Palm Beach Blvd.) | SR 31 (Babcock Ranch Rd.)         | CR 80A/Buckingham Rd/Old Olga Rd. | 4                       | 6                         | 4                                 | 6                     | Yes                                    | 6                    | Yes                                    | Yes                                      |
|                          | CR 80A/Buckingham Rd/Old Olga Rd. | River Hall Pkwy.                  | 4                       | 4                         | 4                                 | 4                     | Yes                                    | 4                    | Yes                                    | Yes                                      |
|                          | River Hall Pkwy.                  | W. of Werner Drive                | 4                       | 4                         | 4                                 | 4                     | Yes                                    | 4                    | Yes                                    | Yes                                      |
|                          | W. of Werner Drive                | Hickey Creek Rd.                  | 4                       | 4                         | 4                                 | 4                     | Yes                                    | 4                    | Yes                                    | Yes                                      |
|                          | Hickey Creek Rd.                  | Broadway St./CR 78                | 4                       | 4                         | 4                                 | 4                     | Yes                                    | 4                    | Yes                                    | Yes                                      |

FOOTNOTES:

- (1) Existing 2021 conditions.
- (2) Adopted MPO 2045 LRTP - Highway Needs Plan.
- (3) Adopted MPO 2045 LRTP - Highway Cost Feasible Plan.
- (4) CPA Traffic Analysis - Needed number of lanes without the CPA.
- (5) Comparison between (4) and (2) - Are the needed improvements without the CPA the same or less than those adopted by the MPO?
- (6) CPA Traffic Analysis - Needed number of lanes with the CPA.
- (7) Comparison between (6) and (2) - Are the needed improvements with the CPA the same or less than those adopted by the MPO?
- (8) Comparison between (6) and (4) - Are the needed improvements with the CPA the same or less than those needed without the CPA?





|                                                                                     |                |                                                                              |       |             |          |         |
|-------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------|-------|-------------|----------|---------|
|  | RIVER HALL CPA | LONG RANGE 20-YEAR HORIZON<br>YEAR 2045 ANALYSIS<br>ROADWAY NEEDS COMPARISON | DATE  | PROJECT NO. | FILE NO. | EXHIBIT |
|                                                                                     |                |                                                                              | 08/21 | 20512       | 01/0821  | 6       |



EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY | FROM | TO | DIRPM Node Numbers             |                              |                              |                              | # of Lanes <sup>(1)</sup> | State/<br>County Roadway | E+C LOS Facility Type | LOS Std <sup>(2)</sup> | FDOT Station <sup>(3)</sup> | 2020 AADT | K Factor | D Factor | Existing Directional         |                              |                     | Future 2026 Background |                              |                               | 2045  |       | % Project |       | Future 2026 Total |      | Directional Service Volumes <sup>(11)</sup> |     |        |         |         | LOS     |  | Directional Service Volumes <sup>(11)</sup> |  |  |  | Lanes Needed | Additional Lanes Needed |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|------|----|--------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|--------------------------|-----------------------|------------------------|-----------------------------|-----------|----------|----------|------------------------------|------------------------------|---------------------|------------------------|------------------------------|-------------------------------|-------|-------|-----------|-------|-------------------|------|---------------------------------------------|-----|--------|---------|---------|---------|--|---------------------------------------------|--|--|--|--------------|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|         |      |    | Annual Growth % <sup>(5)</sup> | Growth Factor <sup>(6)</sup> | Peak Hr. Vol. <sup>(4)</sup> | Peak Hr. Vol. <sup>(5)</sup> |                           |                          |                       |                        |                             |           |          |          | Peak Hr. Vol. <sup>(6)</sup> | Peak Hr. Vol. <sup>(7)</sup> | AADT <sup>(8)</sup> | Distribution           | Peak Hr. Vol. <sup>(9)</sup> | Peak Hr. Vol. <sup>(10)</sup> | LOS A | LOS B | LOS C     | LOS D | LOS E             | Std. | V/C                                         | LOS | 1 Lane | 2 Lanes | 3 Lanes | 4 Lanes |  |                                             |  |  |  |              |                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|         |      |    |                                |                              |                              |                              |                           |                          |                       |                        |                             |           |          |          |                              |                              |                     |                        |                              |                               |       |       |           |       |                   |      |                                             |     |        |         |         |         |  |                                             |  |  |  |              |                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).  
(3) FDOT count station from FDOT Traffic Online.  
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrence Report. For State Roads: directional peak hour volumes received from traffic data sourced from FDOT Traffic Online (2020).  
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).  
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads.  
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.  
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).  
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).  
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.  
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY | FROM | TO | DIRPM Node Numbers |                |                |                | # of Lanes <sup>(1)</sup> | State/<br>County<br>Roadway | E+C LOS Facility Type | LOS<br>Std. <sup>(2)</sup> | FDOT<br>Station <sup>(3)</sup> | 2020 |          | Existing<br>Directional<br>Peak Hr. Vol. <sup>(4)</sup> | Annual<br>Growth % <sup>(5)</sup> | Growth<br>Factor <sup>(6)</sup> | Future 2026 Background<br>Directional<br>Peak Hr. Vol. <sup>(7)</sup> | 2045<br>Project<br>AADT <sup>(8)</sup> | % Project<br>Distribution | Future 2026 Total<br>Directional<br>Peak Hr. Vol. <sup>(9)</sup> | Directional Service Volumes <sup>(11)</sup> |       |       |       |       |      | Directional Service Volumes <sup>(11)</sup> |     |           |            | Additional<br>Lanes<br>Needed |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|------|----|--------------------|----------------|----------------|----------------|---------------------------|-----------------------------|-----------------------|----------------------------|--------------------------------|------|----------|---------------------------------------------------------|-----------------------------------|---------------------------------|-----------------------------------------------------------------------|----------------------------------------|---------------------------|------------------------------------------------------------------|---------------------------------------------|-------|-------|-------|-------|------|---------------------------------------------|-----|-----------|------------|-------------------------------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|         |      |    | A <sub>1</sub>     | B <sub>1</sub> | A <sub>2</sub> | B <sub>2</sub> |                           |                             |                       |                            |                                | AADT | K Factor |                                                         |                                   |                                 |                                                                       |                                        |                           |                                                                  | LOS A                                       | LOS B | LOS C | LOS D | LOS E | Std. | V/C                                         | LOS | 1<br>Lane | 2<br>Lanes |                               | 3<br>Lanes | 4<br>Lanes |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|         |      |    |                    |                |                |                |                           |                             |                       |                            |                                |      |          |                                                         |                                   |                                 |                                                                       |                                        |                           |                                                                  |                                             |       |       |       |       |      |                                             |     |           |            |                               |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).  
(3) FDOT count station from FDOT Traffic Online.  
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrence Report. For State Roads: directional peak hour volumes derived from traffic data sourced from FDOT Traffic Online (2020).  
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).  
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..  
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.  
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).  
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).  
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.  
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.



EXHIBIT 9

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
SHORT RANGE 5-YEAR CIP HORIZON (2026) - NEEDS COMPARISON

|                          |                                   |                                   | Number of Lanes         |                    |                      |                                     |                      |                                     |                                             |  |
|--------------------------|-----------------------------------|-----------------------------------|-------------------------|--------------------|----------------------|-------------------------------------|----------------------|-------------------------------------|---------------------------------------------|--|
|                          |                                   |                                   | CPA Analysis            |                    |                      |                                     |                      |                                     |                                             |  |
|                          |                                   |                                   | Without CPA (Current)   |                    |                      |                                     | With CPA (Proposed)  |                                     |                                             |  |
| ROADWAY                  | FROM                              | TO                                | Existing <sup>(1)</sup> | E+C <sup>(2)</sup> | Needs <sup>(3)</sup> | Consistent w/<br>E+C <sup>(4)</sup> | Needs <sup>(5)</sup> | Consistent w/<br>E+C <sup>(6)</sup> | Consistent w/<br>Without CPA <sup>(7)</sup> |  |
| Buckingham Rd.           | Gunnery Rd.                       | Orange River Blvd.                | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
|                          | Orange River Blvd.                | SR 80                             | 2                       | 2                  | 4                    | No                                  | 4                    | No                                  | Yes                                         |  |
| Cemetery Rd.             | Buckingham Rd.                    | Higgins Ave.                      | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
| North River Rd.          | SR 31                             | Franklin Lock Rd.                 | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
|                          | Franklin Lock Rd.                 | Broadway Rd.                      | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
| Olga Rd.                 | SR 80 W                           | SR 80 E                           | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
| Orange River Blvd.       | Staley Rd.                        | Buckingham Rd.                    | 2                       | 2                  | 2                    | Yes                                 | 2                    | Yes                                 | Yes                                         |  |
| SR 80 (Palm Beach Blvd.) | SR 31 (Babcock Ranch Rd.)         | CR 80A/Buckingham Rd/Old Olga Rd. | 2                       | 2                  | 6                    | No                                  | 6                    | No                                  | Yes                                         |  |
|                          | CR 80A/Buckingham Rd/Old Olga Rd. | River Hall Pkwy.                  | 2                       | 2                  | 4                    | No                                  | 4                    | No                                  | Yes                                         |  |
|                          | River Hall Pkwy.                  | W. of Werner Drive                | 4                       | 4                  | 4                    | Yes                                 | 4                    | Yes                                 | Yes                                         |  |
|                          | W. of Werner Drive                | Hickey Creek Rd.                  | 4                       | 4                  | 4                    | Yes                                 | 4                    | Yes                                 | Yes                                         |  |
|                          | Hickey Creek Rd.                  | Broadway St./CR 78                | 2                       | 2                  | 4                    | No                                  | 4                    | No                                  | Yes                                         |  |

FOOTNOTES:

- (1) Existing 2021 conditions.
- (2) Existing plus committed number of lanes.
- (3) CPA Traffic Analysis - Needed number of lanes without the CPA.
- (4) Comparison between (3) and (2) - Are the needed improvements without the CPA the same or less than those adopted by the MPO?
- (5) CPA Traffic Analysis - Needed number of lanes with the CPA.
- (6) Comparison between (5) and (2) - Are the needed improvements with the CPA the same or less than those adopted by the MPO?
- (7) Comparison between (6) and (4) - Are the needed improvements with the CPA the same or less than those needed without the CPA?





|                                                                                     |                |                                                                          |       |             |          |         |
|-------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------|-------|-------------|----------|---------|
|  | RIVER HALL CPA | SHORT RANGE 5-YEAR CIP<br>YEAR 2026 ANALYSIS<br>ROADWAY NEEDS COMPARISON | DATE  | PROJECT NO. | FILE NO. | EXHIBIT |
|                                                                                     |                |                                                                          | 08/21 | 20512       | 01/0821  | 10      |



**APPENDIX A**  
**LEE COUNTY CPA APPLICATION**  
**(TRAFFIC CIRCULATION ANALYSIS)**



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 533-8585  
FAX: (239) 485-8344

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: \_\_\_\_\_

PROJECT SUMMARY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plan Amendment Type: ☐ Normal ☐ Small Scale ☐ DRI

### APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

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

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner or Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Owner or Authorized Representative



**I. APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Agent\*: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) of Record: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: \_\_\_\_\_

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

**A. Property Location:**

1. Site Address: \_\_\_\_\_  
2. STRAP(s): \_\_\_\_\_

**B. Property Information:**

- Total Acreage of Property: \_\_\_\_\_  
Total Acreage included in Request: \_\_\_\_\_  
Total Uplands: \_\_\_\_\_  
Total Wetlands: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_  
Current Future Land Use Designation: \_\_\_\_\_  
Area of each Existing Future Land Use Category: \_\_\_\_\_  
Existing Land Use: \_\_\_\_\_

**C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:**

- Lehigh Acres Commercial Overlay: \_\_\_\_\_  
Airport Noise Zone 2 or 3: \_\_\_\_\_  
Acquisition Area: \_\_\_\_\_  
Joint Planning Agreement Area (adjoining other jurisdictional lands): \_\_\_\_\_  
Community Redevelopment Area: \_\_\_\_\_

**D. Proposed change for the subject property:**

\_\_\_\_\_

**E. Potential development of the subject property:**

**1. Calculation of maximum allowable development under existing FLUM:**

- Residential Units/Density \_\_\_\_\_  
Commercial intensity \_\_\_\_\_  
Industrial intensity \_\_\_\_\_

**2. Calculation of maximum allowable development under proposed FLUM:**

- Residential Units/Density \_\_\_\_\_  
Commercial intensity \_\_\_\_\_  
Industrial intensity \_\_\_\_\_



#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.



B. Public Facilities Impacts

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.



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

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

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

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

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
  2. A map and description of the soils found on the property (identify the source of the information).
  3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
  4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
  5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
  6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
- D. Impacts on Historic Resources  
List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:
1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
  2. A map showing the subject property location on the archeological sensitivity map for Lee County.
- E. Internal Consistency with the Lee Plan
1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
  2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
  3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
  4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.
- F. Additional Requirements for Specific Future Land Use Amendments
1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
    - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
    - b. Provide data and analysis required by Policy 2.4.4,
    - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.



2. Requests moving lands from a Non-Urban Area to a Future Urban Area
    - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
  3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
  4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles  
Be sure to support all conclusions made in this justification with adequate data and analysis.
- H. Planning Communities/Community Plan Area Requirements  
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
- ☐ Not Applicable
  - ☐ Alva Community Plan area [Lee Plan Objective 26.7]
  - ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
  - ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
  - ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
  - ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
  - ☐ Estero Planning Community [Lee Plan Objective 19.5]
  - ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
  - ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
  - ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
  - ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
  - ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
  - ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
  - ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

### AFFIDAVIT

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Name typed, printed or stamped)



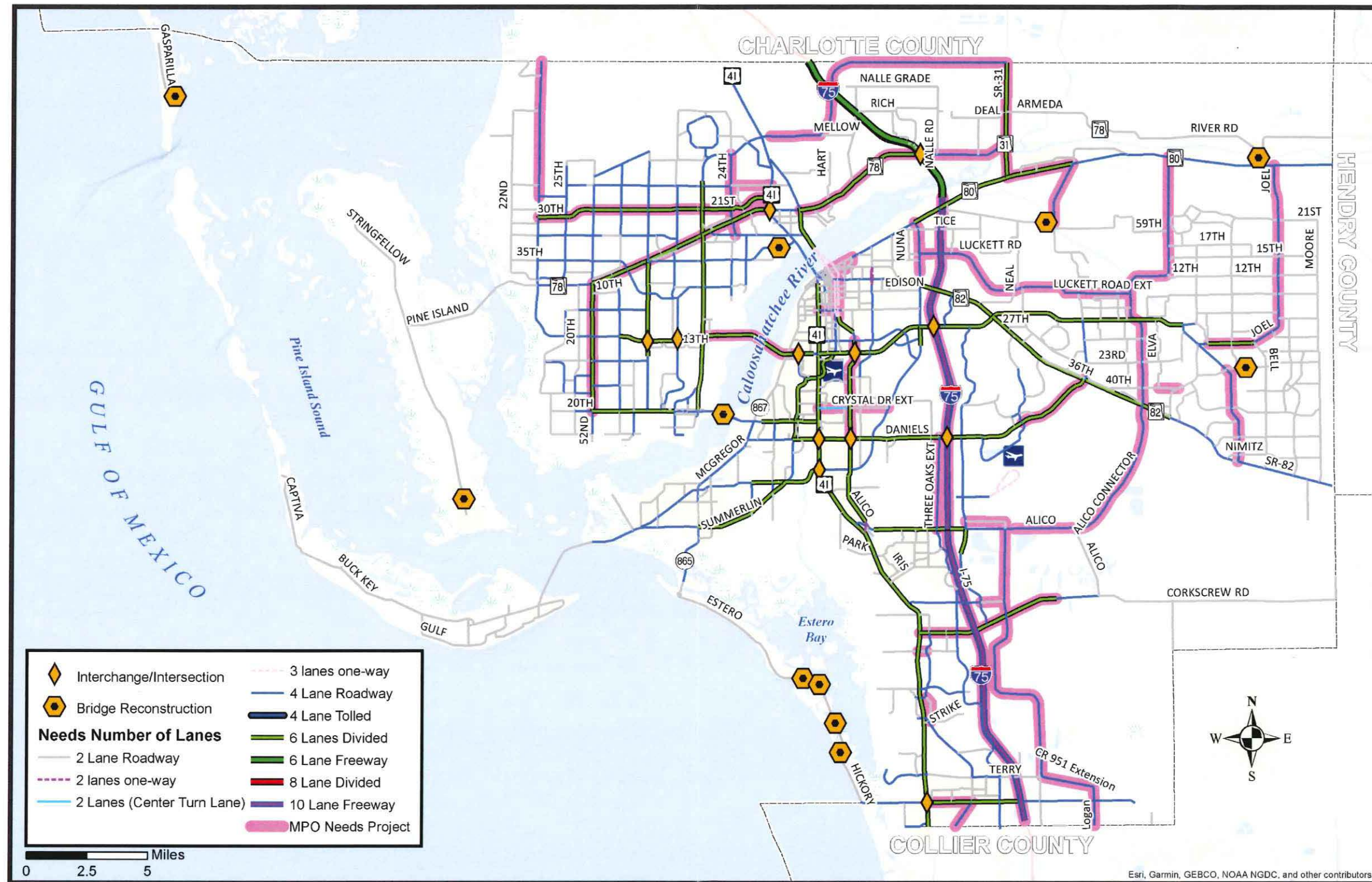
**APPENDIX B**

**PLANNED AND SCHEDULED ROADWAY IMPROVEMENTS**

**Lee County Metropolitan Planning Organization**  
**2045 Long Range Transportation Plan – Needs Plan**



Map 4-3: Roadway Capacity Needs Plan, 2020–2045



## 2045 Transportation Plan





**Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)**

| Project # | Rank       | Facility                        | From               | To                      | Jurisdiction | Improvement           | Unweighted Score | Weighted Score | Cost       | Length (miles) |
|-----------|------------|---------------------------------|--------------------|-------------------------|--------------|-----------------------|------------------|----------------|------------|----------------|
| 1         | 18         | 1 <sup>st</sup> Street          | Fowler St          | Palm Beach Blvd         | Fort Myers   | Two way               | 40               | 3.7            | \$ 2.50    | 1.00           |
| 2         | 47         | 2nd Street                      | Fowler St          | Palm Beach Blvd         | Fort Myers   | Two way               | 30               | 2.28           | \$ 2.50    | 1.00           |
| 3         | 54         | 40 <sup>th</sup> Street         | End of 40th Street | Alabama                 | County       | New 2L                | 10               | 1.6            | \$ 4.51    | 0.20           |
| 4         | 56         | Airport Haul Rd Ext             | Corkscrew Road     | Alico Road              | County       | New 4 lanes           | 24               | 1.33           | \$ 93.60   | 3.70           |
| 5         | 53         | Alico Road/Alico Road Connector | Airport Haul Road  | SR 82                   | County       | 2 to 4 lanes/New 4 L. | 29               | 1.68           | \$ 96.88   | 9.20           |
| 6         | 24         | Bonita Beach Rd                 | US 41              | Old US 41               | County       | 4 to 6 lanes          | 32               | 3.23           | \$ 27.70   | 1.70           |
| 7         | 30         | Buckingham Road                 | Orange River Blvd. | SR 80                   | County       | 2 to 4 lanes          | 30               | 3              | \$ 50.30   | 2.60           |
| 8         | 14         | Burnt Store Road                | Van Buren Parkway  | Charlotte Co. Line      | County       | 2 to 4 lanes          | 45               | 3.9            | \$ 57.09   | 5.50           |
| 9         | 39         | Chiquita Blvd.                  | Cape Coral Parkway | Pine Island Road        | Cape Coral   | 4 to 6 lanes          | 31               | 2.75           | \$ 98.50   | 5.50           |
| 10        | 1          | Colonial                        | McGregor           | US 41                   | County       | Intersections         | 50               | 5.28           | \$ 44.45   | 1.20           |
| 11        | 5          | Corkscrew Road                  | US 41              | Three Oaks Pkwy         | County       | 4 to 6 lanes          | 48               | 4.68           | \$ 18.20   | 1.30           |
| 12        | 7          | Corkscrew Road                  | Three Oaks         | I-75                    | County       | 4 to 6 lanes          | 50               | 4.58           | \$ 7.70    | 1.00           |
| 13        | 63         | CR 951 Extension                | Lee Co/L.          | Corkscrew Road          | County       | New 4 lanes           | 10               | 0.85           | \$ 426.00  | 11.80          |
| 14        | 36         | Crystal Drive                   | US 41              | Metro Pkwy              | County       | 2 to 3 lanes          | 30               | 2.83           | \$ 10.25   | 1.20           |
| 15        | 61         | Crystal Drive Ext.              | Plantation         | Six Mile Cypress        | County       | New 2L                | 15               | 1.03           | \$ 8.10    | 1.00           |
| 16        | 23         | Daniels Parkway                 | Gateway Blvd       | SR 82                   | County       | 4 to 6 lanes          | 30               | 3.28           | \$ 38.00   | 2.80           |
| 17        | 71         | Del Prado Extension             | e/o US 41          | e/o Prairie Pines       | County       | 2 to 4 lanes          | 7                | 0.55           |            | 3.00           |
| 18        | 65         | Del Prado Extension             | e/o Prairie Pines  | I-75                    | County       | New 4 lanes           | 12               | 0.73           |            | 1.30           |
| 19        | 60         | Del Prado Extension             | I-75               | SR 31                   | County       | New 4 lanes           | 17               | 1.05           | \$ 263.20  | 6.80           |
| 20        | 51         | Diplomat Parkway                | Burnt Store Road   | US 41                   | Cape Coral   | 4 to 6 lanes          | 18               | 1.98           | \$ 49.11   | 8.80           |
| 21        | 72         | East West                       | Ben Hill Griffin   | Airport Haul Road       | Developer    | New 2 lane            | 7                | 0.48           | \$ 46.90   | 2.60           |
| 56        | 50         | Edison Ave Extension            | Arcadia Street     | Ortiz Avenue            | Fort Myers   | New 2 lanes           | 32               | 2.03           |            |                |
| 22        | 73         | Estero Ext.                     | Ben Hill Griffin   | Airport Haul Ext        | County       | New 2 lanes           | 7                | 0.48           | \$ 34.50   | 1.20           |
| 23        | 10         | Fowler Street                   | Metro/Fowler       | SR 82                   | State        | Reconstruct 3/2       | 43               | 4.08           |            |                |
| 24        | 57         | Hanson Street                   | US 41              | Fowler St               | Fort Myers   | 2 to 4 lanes          | 20               | 1.28           | \$ 13.60   | 0.60           |
| 25        | 49         | Homestead Road                  | SR 82              | Milwaukee               | County       | 2 to 4 lanes          | 20               | 2.1            | \$ 36.41   | 2.30           |
| 26        | 48         | Homestead Road                  | Milwaukee          | Sunrise                 | County       | 2 to 4 lanes          | 20               | 2.1            | \$ 21.30   | 1.60           |
| 27        | 37         | I-75                            | Collier Co. Line   | SR80                    | State        | Managed Lanes         | 29               | 2.8            | \$1,534.00 |                |
| 28        | 28         | I-75                            | at Daniels Parkway |                         | State        | Interchange           | 32               | 3.1            | \$ 19.30   | 0.50           |
| 29        | 34         | I-75                            | SR 78              |                         | State        | Interchange           | 37               | 2.85           | \$ 40.00   | 1.00           |
| 30        | 46         | Joel Blvd                       | 17th St            | Palm Beach Blvd         | County       | 2 to 4 lanes          | 25               | 2.35           | \$ 60.30   | 3.25           |
| 61        | Not Ranked | Joel Blvd                       | Leeland Heights    | East 17th Street        | County       | Reconstruction        |                  |                | \$33.69    | 4.5            |
| 31        | 33         | Leeland Heights Boulevard       | Lee Blvd           | Bell Blvd               | County       | 4 to 6 lanes          | 38               | 2.88           | \$ 39.40   | 1.70           |
| 32        | 68         | Luckett Road ext.               | e/o I-75           | Buckingham Rd           | County       | New 4 lanes           | 12               | 0.73           | \$ 124.90  | 3.90           |
| 33        | 66         | Luckett Road ext.               | Buckingham Rd      | Gunnery Rd              | County       | New 4 lanes           | 12               | 0.73           | \$ 67.20   | 2.10           |
| 34        | 67         | Luckett Road ext.               | Gunnery Rd         | Sunshine Blvd           | County       | 2 to 4 lanes          | 12               | 0.73           | \$ 34.00   | 1.90           |
| 35        | 26         | Metro Parkway                   | Daniels Parkway    | South of Winkler Avenue | State        | 4 to 6 lanes          | 42               | 3.18           | \$ 101.10  | 4.10           |
| 36        | 27         | MidPoint Bridge                 | Del Prado          | W. of Summerlin         | County       | 4 to 6 lanes          | 34               | 3.18           | \$ 106.00  | 3.30           |
| 37        | 52         | NE 24th Avenue                  | Pondella Road      | NE 28th Street          | Cape Coral   | 2 to 4 lanes          | 21               | 1.78           | \$ 53.10   | 2.50           |
| 38        | 44         | NE 24th Avenue                  | NE 28th Street     | Del Prado Boulevard     | Cape Coral   | New 4 lanes           | 28               | 2.48           | \$ 32.10   | 0.80           |



| Project # | Rank       | Facility                                           | From                                    | To                               | Jurisdiction | Improvement        | Unweighted Score | Weighted Score | Cost                      | Length (miles) |
|-----------|------------|----------------------------------------------------|-----------------------------------------|----------------------------------|--------------|--------------------|------------------|----------------|---------------------------|----------------|
| 39        | 38         | Old US 41                                          | Bonita Beach Road                       | Collier Co. Line                 | Bonita       | 2 to 4 lanes       | 30               | 2.8            | \$ 21.00                  | 1.20           |
| 40        | 42         | Ortiz Avenue/Luckett Rd                            | Martin Luther King                      | I-75                             | County       | 2 to 4 lanes       | 31               | 2.63           | \$ 22.04                  | 1.30           |
| 41        | 19         | Ortiz Avenue                                       | Luckett Road                            | SR 80                            | County       | 2 to 4 lanes       | 43               | 3.68           | \$ 16.86                  | 1.30           |
| 42        | 41         | Pine Island Road                                   | Del Pine Dr                             | Hancock Creek Blvd (NE 24th Ave) | State        | 4 to 6 lanes       | 28               | 2.68           | \$ 12.90                  | 0.90           |
| 43        | 55         | Sandy Lane Extension                               | Strike Lane                             | Pelican Colony                   | Bonita       | New 2 lane         | 14               | 1.38           | \$ 28.80                  | 1.00           |
| 44        | 2          | SR 31                                              | SR 80                                   | SR 78                            | State        | 2 to 6 lanes       | 57               | 4.85           | \$ 100.00                 | 1.40           |
| 45        | 11         | SR 31                                              | SR 78                                   | Charlotte Co. Line               | State        | 2 to 6 lanes       | 45               | 4              | \$ 67.00                  | 3.30           |
| 46        | 25         | SR 78                                              | Chiquita Boulevard                      | w/o Santa Barbara                | State        | 4 to 6 lanes       | 38               | 3.23           | \$ 28.40                  | 2.00           |
| 47        | 20         | SR 78                                              | W. of Santa Barbara                     | East of Pondella                 | State        | 4 to 6 lanes       | 34               | 3.58           | \$ 41.10                  | 2.90           |
| 48        | 31         | SR 78                                              | 24th Ave                                | US 41                            | State        | 4 to 6 lanes       | 31               | 2.98           | \$ 21.40                  | 1.50           |
| 49        | 13         | SR 78                                              | Business 41                             | I-75                             | State        | 4 to 6 lanes       | 41               | 3.98           | \$ 73.70                  | 5.20           |
| 50        | 4          | SR 78                                              | I-75                                    | SR 31                            | State        | 2 to 4 lanes       | 55               | 4.73           | \$ 24.60                  | 1.40           |
| 51        | 12         | SR 80                                              | SR 31                                   | Buckingham Rd                    | State        | 4 to 6 lanes       | 39               | 4              | \$ 35.40                  | 2.50           |
| 59        | Not Ranked | Sunshine Blvd                                      | Lee Blvd                                | 75th Street West                 | County       | 2L to 4L           |                  |                | Included with total below | 6              |
| 60        | Not Ranked | Sunshine Blvd                                      | 75th Street West                        | SR 80                            | County       | New 4L             |                  |                | \$96.50                   | 1.9            |
| 52        | 59         | Sunshine Blvd                                      | SR 82                                   | Lee Blvd                         | County       | 2 to 4 lanes       | 13               | 1.15           | \$ 48.50                  | 3.60           |
| 53        | 15         | US 41                                              | Bonita Beach Road                       |                                  | State        | Intersection       | 45               | 3.9            | \$ 22.00                  | 0.50           |
| 54        | 16         | US 41                                              | Six Mile Cypress                        |                                  | State        | Intersection       | 46               | 3.8            | \$ 30.00                  | 0.50           |
| 55        | 22         | US 41                                              | SR 78                                   |                                  | State        | Intersection       | 39               | 3.35           | \$ 3.30                   | 0.50           |
| 57        | Not Ranked | Veterans Parkway                                   | Santa Barbara Blvd                      |                                  | Cape Coral   | Intersection       |                  |                | \$ 30.00                  |                |
| 58        | Not Ranked | US 41                                              | Daniels Parkway                         |                                  | State        | Intersection       |                  |                | \$ 30.00                  |                |
| b1        | 40         | Alva Drawbridge                                    |                                         |                                  | County       | Reconstruct Bridge | 31               | 2.73           | \$ 17.89                  |                |
| b2        | 17         | Big Carlos Bridge                                  | Bridge Replacement                      |                                  | County       | Reconstruct Bridge | 47               | 3.78           | \$ 25.00                  |                |
| b3        | 3          | Cape Coral Bridge                                  |                                         |                                  | County       | Reconstruct Bridge | 53               | 4.78           | \$ 99.10                  | 0.80           |
| b4        | 6          | Hancock Bridge Parkway Bridge                      |                                         |                                  | County       | Reconstruct Bridge | 53               | 4.63           | \$ 3.92                   |                |
| b5        | 58         | Harbor Drive Bridge                                | Over Boca Grande Canal                  |                                  | County       | Reconstruct Bridge | 14               | 1.18           | \$ 2.04                   |                |
| b6        | 32         | Little Carlos Pass, New Pass & Big Hickory Bridges |                                         |                                  | County       | Reconstruct Bridge | 32               | 2.93           | \$ 46.72                  |                |
| b7        | 9          | Orange River Road Bridge                           |                                         |                                  | County       | Reconstruct Bridge | 50               | 4.46           | \$ 2.42                   |                |
| b8        | 8          | Stringfellow Road Bridge                           | Over Monroe Canal                       |                                  | County       | Reconstruct Bridge | 51               | 4.51           | \$ 1.75                   |                |
| b9        | Not Ranked | Sunrise Blvd                                       | Bridge Connection                       |                                  | County       | Reconstruct Bridge |                  |                | \$4.11                    | 0.1            |
| other     | 62         | Intermodal Freight Terminal                        | Rail/Truck at Hanson/Veronica Shoemaker |                                  | State        |                    | 20               | 0.93           | \$ 3.00                   |                |
| other     | 74         | ATMS Last Phase                                    |                                         |                                  | State        |                    | 0                | 0              | \$ 9.20                   |                |
| other     | 75         | Intersection and AV/CV Box                         |                                         |                                  | State        |                    | 0                | 0              |                           |                |
| other     | 76         | Traffic Operations Center                          |                                         |                                  | County       |                    | 0                | 0              | \$ 0.92                   |                |
| Other     | 77         | Transportation Enhancement Box                     | Bike/Ped/CMP/Transit                    |                                  | State        |                    | 0                | 0              | \$ 89.10                  |                |

## 2045 Transportation Plan





**Lee County Metropolitan Planning Organization**  
**2045 Long Range Transportation Plan – Cost Feasible Plan**







| Road Name                       | From                          | To                             | Improvement                       | Phase      | 2021-2025 | 2026-2030 | 2031-2035 | 2036-2045 | Total Cost (YOE) | Total Cost (PDC) |
|---------------------------------|-------------------------------|--------------------------------|-----------------------------------|------------|-----------|-----------|-----------|-----------|------------------|------------------|
| Buckingham Road                 | Orange River                  | Palm Beach Blvd                | Widen 2L to 4L                    | PE         |           | \$0       | \$7,420   | \$0       | \$7,420          | \$5,250          |
| Buckingham Road                 | Orange River                  | Palm Beach Blvd                | Widen 2L to 4L                    | ROW        |           | \$0       | \$15,120  | \$0       | \$15,120         | \$10,000         |
| Buckingham Road                 | Orange River                  | Palm Beach Blvd                | Widen 2L to 4L                    | CST        |           | \$0       | \$0       | \$64,930  | \$64,930         | \$35,000         |
| Corkscrew Road                  | Three Oaks Pkwy               | I-75                           | Widen 4L to 6L                    | PE         |           | \$1,010   | \$0       | \$0       | \$1,010          | \$810            |
| Corkscrew Road                  | Three Oaks Pkwy               | I-75                           | Widen 4L to 6L                    | ROW        |           | \$0       | \$3,020   | \$0       | \$3,020          | \$2,000          |
| Corkscrew Road                  | Three Oaks Pkwy               | I-75                           | Widen 4L to 6L                    | CST        |           | \$0       | \$7,100   | \$0       | \$7,100          | \$4,500          |
| Crystal Drive                   | US 41                         | Metro Parkway                  | Reconstruct/3L                    | PE/ROW/CST |           | \$0       | \$16,160  | \$0       | \$16,160         | \$10,250         |
| Crystal Drive Extension         | Plantation Road               | Six Mile Cypress Pkwy          | New 2L                            | PE/ROW/CST |           | \$0       | \$12,730  | \$0       | \$12,730         | \$8,075          |
| Homestead Road                  | Milwaukee Boulevard           | Sunrise Boulevard              | Widen 2L to 4L                    | PE         |           | \$2,810   | \$0       | \$0       | \$2,810          | \$2,250          |
| Homestead Road                  | Milwaukee Boulevard           | Sunrise Boulevard              | Widen 2L to 4L                    | ROW        |           | \$0       | \$6,050   | \$0       | \$6,050          | \$4,000          |
| Homestead Road                  | Milwaukee Boulevard           | Sunrise Boulevard              | Widen 2L to 4L                    | CST        |           | \$0       | \$23,660  | \$0       | \$23,660         | \$15,030         |
| Homestead Road                  | Milwaukee Boulevard           | SR 82                          | Widen 2L to 4L                    | PE         |           | \$0       | \$5,520   | \$0       | \$5,520          | \$3,900          |
| Homestead Road                  | Milwaukee Boulevard           | SR 82                          | Widen 2L to 4L                    | ROW        |           | \$0       | \$9,830   | \$0       | \$9,830          | \$6,500          |
| Homestead Road                  | Milwaukee Boulevard           | SR 82                          | Widen 2L to 4L                    | CST        |           | \$0       | \$0       | \$48,230  | \$48,230         | \$26,000         |
| Littleton Road                  | Corbett Road                  | US 41                          | Widen 2L to 3L                    | CST        | \$12,000  | \$0       | \$0       | \$0       | \$12,000         | \$12,000         |
| Daniels Parkway                 | Gateway Boulevard             | SR 82                          | Widen 4L to 6L                    | PE         |           | \$0       | \$4,960   | \$0       | \$4,960          | \$4,960          |
| Daniels Parkway                 | Gateway Boulevard             | SR 82                          | Widen 4L to 6L                    | CST        |           | \$0       | \$0       | \$61,360  | \$61,360         | \$33,080         |
| Ortiz Avenue                    | Dr Martin Luther King Jr Blvd | Luckett Road & Luckett to I-75 | Widen 2L to 4L                    | PE         | \$1,450   | \$0       | \$0       | \$0       | \$1,450          | \$1,450          |
| Ortiz Avenue                    | Dr Martin Luther King Jr Blvd | Luckett Road & Luckett to I-75 | Widen 2L to 4L                    | CST        |           | \$25,200  | \$0       | \$0       | \$25,570         | \$19,400         |
| Ortiz Avenue                    | Luckett Road                  | Palm Beach Blvd                | Widen 2L to 4L                    | CST        |           | \$0       | \$26,590  | \$0       | \$26,590         | \$16,860         |
| Ortiz Avenue                    | Colonial Boulevard            | Dr Martin Luther King Jr Blvd  | Widen 2L to 4L                    | CST        | \$20,025  | \$0       | \$0       | \$0       | \$20,025         | \$20,025         |
| Three Oaks Extension North      | North of Alico Road           | Daniels Parkway                | New 4L                            | CST        | \$73,550  | \$0       | \$0       | \$0       | \$73,550         | \$73,550         |
| Veterans Parkway                |                               | at Santa Barbara Boulevard     | Intersection                      | PE         |           | \$0       | \$5,480   | \$0       | \$5,480          | \$3,970          |
| Veterans Parkway                |                               | at Santa Barbara Boulevard     | Intersection                      | CST        |           | \$0       | \$39,730  | \$0       | \$39,730         | \$26,480         |
| Colonial Boulevard              | McGregor Boulevard            | US 41                          | Major Intersections/TBD           | CST        |           | \$0       | \$70,100  | \$0       | \$70,100         | \$44,450         |
| Major Intersection Improvements |                               |                                | Operational & Safety Improvements | PE/ROW/CST |           |           | \$40,000  | \$100,000 | \$140,000        | \$74,600         |
| 40th Street Extension           | East end of 4th Street        | Alabama Road                   | New 2L                            | PE         |           | \$0       | \$440     | \$0       | \$440            | \$320            |
| 40th Street Extension           | East end of 4th Street        | Alabama Road                   | New 2L                            | ROW        |           | \$0       | \$0       | \$4,850   | \$4,850          | \$2,070          |
| 40th Street Extension           | East end of 4th Street        | Alabama Road                   | New 2L                            | CST        |           | \$0       | \$0       | \$4,050   | \$4,050          | \$2,120          |

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

## 2045 Transportation Plan





**APPENDIX C**  
**FSUTMS SOCIOECONOMIC DATA**

APPROVED DEVELOPMENT SUMMARY

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

|                         |                     |        | TAX No. > | School<br>4500 | Commercial<br>4501 | Approved<br>Residential<br>4502 | Proposed<br>Residential<br>4503 | Total |
|-------------------------|---------------------|--------|-----------|----------------|--------------------|---------------------------------|---------------------------------|-------|
| Industrial              | emp/1k<br>2.00      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Commercial              |                     |        |           |                |                    |                                 |                                 | 0     |
| General Retail          | emp/1k<br>2.50      | Emplys |           | 0              | 75                 | 0                               | 0                               | 75    |
| Gas (1)                 | emp/whole<br>1.74   | Emplys |           | 0              | 60                 | 0                               | 0                               | 60    |
|                         | Subtotal            | Emplys |           | 0              | 135                | 0                               | 0                               | 135   |
| Service / Other         |                     |        |           |                |                    |                                 |                                 |       |
| Hotel                   | emp/hm<br>0.90      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| General Office          | emp/1k<br>4.50      | Emplys |           | 0              | 68                 | 0                               | 0                               | 68    |
| Medical Office          | emp/1k<br>4.10      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Government Office       | emp/1k<br>4.50      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Hospital                | emp/bed<br>2.28     | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Assisted Living         | emp/unit<br>0.65    | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
|                         | Sub Total           | Emplys |           | 0              | 68                 | 0                               | 0                               | 68    |
| Communitie - Ancillary  |                     |        |           |                |                    |                                 |                                 |       |
| Public Park             | emp/acre<br>0.27    | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Civic/Recreation Center | emp/1k<br>2.00      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Library                 | emp/1k<br>1.10      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Church                  | emp/1k<br>1.00      | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| Elementary School       | emp/student<br>0.10 | Emplys |           | 150            | 0                  | 0                               | 0                               | 150   |
| Middle School           | emp/student<br>0.18 | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
| High School             | emp/student<br>0.15 | Emplys |           | 0              | 0                  | 0                               | 0                               | 0     |
|                         | Sub Total           | Emplys |           | 150            | 0                  | 0                               | 0                               | 150   |
|                         | Total Service       |        |           | 150            | 68                 | 0                               | 0                               | 218   |
| Total Employment        | Total               | Emplys |           | 150            | 203                | 0                               | 0                               | 353   |
| Students                |                     |        |           |                |                    |                                 |                                 |       |
| Elementary School       | Students            |        |           | 1,500          | 0                  | 0                               | 0                               | 1,500 |
| Middle School           | Students            |        |           | 0              | 0                  | 0                               | 0                               | 0     |
| High School             | Students            |        |           | 0              | 0                  | 0                               | 0                               | 0     |
|                         | Total               |        |           | 1,500          | 0                  | 0                               | 0                               | 1,500 |



### PROPOSED DEVELOPMENT SUMMARY

ZDATA(FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

|                         |                     | TYPE ><br>TAZ No. > | School<br>4500 | Commercial<br>4501 | Approved<br>Residential<br>4502 | Proposed<br>Residential<br>4503 |  |  |  |  | Total |
|-------------------------|---------------------|---------------------|----------------|--------------------|---------------------------------|---------------------------------|--|--|--|--|-------|
| Industrial              | emp/1k<br>2.00      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Commercial              |                     |                     |                |                    |                                 |                                 |  |  |  |  |       |
| General Retail          | emp/1k<br>7.50      | Emplys              | 0              | 76                 | 0                               | 0                               |  |  |  |  | 76    |
| Gas Station             | emp/1k<br>1.74      | Emplys              | 0              | 63                 | 0                               | 0                               |  |  |  |  | 63    |
|                         | Subtotal            | Emplys              | 0              | 139                | 0                               | 0                               |  |  |  |  | 139   |
| Service / Other         |                     |                     |                |                    |                                 |                                 |  |  |  |  |       |
| Hotel                   | emp/1k<br>0.90      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| General Office          | emp/1k<br>4.50      | Emplys              | 0              | 68                 | 0                               | 0                               |  |  |  |  | 68    |
| Medical Office          | emp/1k<br>4.10      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Government Office       | emp/1k<br>4.50      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Hospital                | emp/bed<br>2.28     | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Assisted Living         | emp/unit<br>0.65    | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
|                         | Sub Total           | Emplys              | 0              | 68                 | 0                               | 0                               |  |  |  |  | 68    |
| Community - Ancillary   |                     |                     |                |                    |                                 |                                 |  |  |  |  |       |
| Public Park             | emp/acre<br>0.27    | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Civic/Recreation Center | emp/1k<br>2.00      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Library                 | emp/1k<br>1.10      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Church                  | emp/1k<br>1.00      | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| Elementary School       | emp/student<br>0.10 | Emplys              | 160            | 0                  | 0                               | 0                               |  |  |  |  | 160   |
| Middle School           | emp/student<br>0.18 | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| High School             | emp/student<br>0.18 | Emplys              | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
|                         | Sub Total           | Emplys              | 160            | 0                  | 0                               | 0                               |  |  |  |  | 160   |
|                         | Total Service       |                     | 160            | 68                 | 0                               | 0                               |  |  |  |  | 218   |
| Total Employment        | Total               | Emplys              | 160            | 209                | 0                               | 0                               |  |  |  |  | 359   |
| Students                |                     |                     |                |                    |                                 |                                 |  |  |  |  |       |
| Elementary School       | Students            |                     | 1,500          | 0                  | 0                               | 0                               |  |  |  |  | 1,500 |
| Middle School           | Students            |                     | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
| High School             | Students            |                     | 0              | 0                  | 0                               | 0                               |  |  |  |  | 0     |
|                         | Total               | Students            | 1,500          | 0                  | 0                               | 0                               |  |  |  |  | 1,500 |

**APPENDIX D**  
**TRAFFIC DATA**



**FDOT TRAFFIC DATA**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

| YEAR | AADT  |   | DIRECTION 1 |  | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|-------|---|-------------|--|-------------|-----------|----------|----------|
|      |       |   |             |  |             |           |          |          |
| 2020 | 24000 | C | E 12000     |  | W 12000     | 9.50      | 53.70    | 13.00    |
| 2019 | 23000 | C | E 11500     |  | W 11500     | 9.50      | 54.00    | 13.10    |
| 2018 | 22000 | C | E 11000     |  | W 11000     | 9.50      | 55.20    | 12.40    |
| 2017 | 20000 | C | E 10000     |  | W 10000     | 9.50      | 54.40    | 14.00    |
| 2016 | 20000 | C | E 10000     |  | W 10000     | 9.00      | 57.70    | 12.40    |
| 2015 | 17700 | C | E 8900      |  | W 8800      | 9.00      | 57.50    | 13.30    |
| 2014 | 15600 | S | E 7800      |  | W 7800      | 9.00      | 56.80    | 10.90    |
| 2013 | 15200 | F | E 7600      |  | W 7600      | 9.00      | 56.50    | 10.90    |
| 2012 | 15200 | C | E 7600      |  | W 7600      | 9.00      | 54.20    | 10.90    |
| 2011 | 15200 | F | E 7500      |  | W 7700      | 9.00      | 56.20    | 14.10    |
| 2010 | 15200 | C | E 7500      |  | W 7700      | 9.91      | 56.34    | 14.10    |
| 2009 | 15600 | C | E 7600      |  | W 8000      | 9.98      | 55.90    | 15.90    |
| 2008 | 15500 | C | E 7700      |  | W 7800      | 10.16     | 57.01    | 13.40    |
| 2007 | 18000 | C | E 8900      |  | W 9100      | 10.16     | 54.76    | 17.50    |
| 2006 | 18600 | C | E 9300      |  | W 9300      | 10.23     | 54.38    | 19.40    |
| 2005 | 17500 | F | E 8900      |  | W 8600      | 10.30     | 54.10    | 17.60    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

| YEAR | AADT  |   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|-------|---|-------------|-------------|-----------|----------|----------|
|      |       |   |             |             |           |          |          |
| 2020 | 29000 | C | E 14500     | W 14500     | 9.00      | 53.70    | 12.40    |
| 2019 | 28000 | C | E 14000     | W 14000     | 9.00      | 54.00    | 12.40    |
| 2018 | 26000 | C | E 13000     | W 13000     | 9.00      | 55.20    | 12.40    |
| 2017 | 24000 | C | E 12000     | W 12000     | 9.00      | 54.40    | 11.80    |
| 2016 | 23500 | C | E 11500     | W 12000     | 9.00      | 57.70    | 10.30    |
| 2015 | 21000 | C | E 10500     | W 10500     | 9.00      | 57.50    | 10.20    |
| 2014 | 18200 | S | E 9100      | W 9100      | 9.00      | 56.80    | 12.00    |
| 2013 | 17800 | F | E 8900      | W 8900      | 9.00      | 56.50    | 12.00    |
| 2012 | 17800 | C | E 8900      | W 8900      | 9.00      | 54.20    | 12.00    |
| 2011 | 21000 | F | E 10500     | W 10500     | 9.00      | 56.20    | 12.50    |
| 2010 | 21000 | C | E 10500     | W 10500     | 9.91      | 56.34    | 12.50    |
| 2009 | 21000 | C | E 10500     | W 10500     | 9.98      | 55.90    | 13.70    |
| 2008 | 21000 | C | E 10500     | W 10500     | 10.16     | 57.01    | 11.20    |
| 2007 | 23000 | C | E 11500     | W 11500     | 10.16     | 54.76    | 15.60    |
| 2006 | 21000 | C | E 10500     | W 10500     | 10.23     | 54.38    | 14.00    |
| 2005 | 21500 | C | E 10500     | W 11000     | 10.30     | 54.10    | 14.00    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

| YEAR | AADT  |   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|-------|---|-------------|-------------|-----------|----------|----------|
| 2020 | 36500 | C | E 18000     | W 18500     | 9.00      | 53.70    | 8.30     |
| 2019 | 36500 | C | E 18000     | W 18500     | 9.00      | 54.00    | 9.00     |
| 2018 | 33500 | C | E 16500     | W 17000     | 9.00      | 55.20    | 9.30     |
| 2017 | 33500 | C | E 16500     | W 17000     | 9.00      | 54.40    | 8.50     |
| 2016 | 35000 | C | E 17500     | W 17500     | 9.00      | 57.70    | 8.20     |
| 2015 | 32000 | C | E 16000     | W 16000     | 9.00      | 57.50    | 9.00     |
| 2014 | 29500 | S | E 15000     | W 14500     | 9.00      | 56.80    | 9.20     |
| 2013 | 28500 | F | E 14500     | W 14000     | 9.00      | 56.50    | 9.20     |
| 2012 | 28500 | C | E 14500     | W 14000     | 9.00      | 54.20    | 9.20     |
| 2011 | 29500 | F | E 14500     | W 15000     | 9.00      | 56.20    | 9.40     |
| 2010 | 29500 | C | E 14500     | W 15000     | 9.91      | 56.34    | 9.40     |
| 2009 | 29500 | C | E 14500     | W 15000     | 9.98      | 55.90    | 9.50     |
| 2008 | 30000 | C | E 15000     | W 15000     | 10.16     | 57.01    | 8.10     |
| 2007 | 34000 | C | E 17000     | W 17000     | 10.16     | 54.76    | 8.50     |
| 2006 | 36000 | C | E 18000     | W 18000     | 10.23     | 54.38    | 11.00    |
| 2005 | 31500 | C | E 15500     | W 16000     | 10.30     | 54.10    | 12.10    |

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4202 - ORANGE RIVER BLVD, W OF BUCKINGHAM RD

| YEAR | AADT   |   | DIRECTION 1 |   | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|---|-------------|---|-------------|-----------|----------|----------|
|      |        |   |             |   |             |           |          |          |
| 2020 | 9800 C | E | 4800        | W | 5000        | 9.50      | 53.80    | 6.90     |
| 2019 | 8800 F | E | 4400        | W | 4400        | 9.50      | 54.90    | 7.70     |
| 2018 | 8400 C | E | 4200        | W | 4200        | 9.50      | 55.20    | 8.00     |
| 2017 | 7500 S | E | 3700        | W | 3800        | 9.50      | 54.90    | 7.40     |
| 2016 | 7100 F | E | 3500        | W | 3600        | 9.50      | 54.80    | 7.00     |
| 2015 | 6700 C | E | 3300        | W | 3400        | 9.50      | 55.50    | 5.90     |
| 2014 | 6400 S |   |             |   |             | 9.50      | 55.20    | 15.60    |
| 2013 | 6300 F |   | 0           |   | 0           | 9.50      | 55.00    | 5.10     |
| 2012 | 6300 C | E | 0           | W | 0           | 9.50      | 55.30    | 5.60     |

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

| YEAR | AADT   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|-------------|-------------|-----------|----------|----------|
| 2020 | 3400 S | E 1700      | W 1700      | 9.50      | 53.80    | 12.50    |
| 2019 | 3400 F | E 1700      | W 1700      | 9.50      | 54.90    | 12.50    |
| 2018 | 3200 C | E 1600      | W 1600      | 9.50      | 55.20    | 12.50    |
| 2017 | 3200 T | E 1600      | W 1600      | 9.50      | 54.90    | 12.20    |
| 2016 | 3000 S | E 1500      | W 1500      | 9.50      | 54.80    | 15.00    |
| 2015 | 2800 F | E 1400      | W 1400      | 9.50      | 55.50    | 15.00    |
| 2014 | 2600 C | E 1300      | W 1300      | 9.50      | 55.20    | 15.00    |
| 2013 | 1000 S | 0           | 0           | 9.50      | 55.00    | 12.20    |
| 2012 | 1000 F | 0           | 0           | 9.50      | 55.30    | 11.50    |
| 2011 | 1000 C | E 0         | W 0         | 9.50      | 55.20    | 11.70    |

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4656 - BUCKINGHAM / ORANGE ROAD, NORTH OF ASTORIA AVENUE

| YEAR | AADT    |   | DIRECTION 1 |   | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|---|-------------|---|-------------|-----------|----------|----------|
|      |         |   |             |   |             |           |          |          |
| 2020 | 10200 S | N | 5000        | S | 5200        | 9.50      | 53.80    | 13.90    |
| 2019 | 10200 F | N | 5000        | S | 5200        | 9.50      | 54.90    | 13.90    |
| 2018 | 9800 C  | N | 4800        | S | 5000        | 9.50      | 55.20    | 13.90    |
| 2017 | 9400 T  | N | 4700        | S | 4700        | 9.50      | 54.90    | 11.10    |
| 2016 | 9000 S  | N | 4500        | S | 4500        | 9.50      | 54.80    | 8.30     |
| 2015 | 8400 F  | N | 4200        | S | 4200        | 9.50      | 55.50    | 8.30     |
| 2014 | 8000 C  | N | 4000        | S | 4000        | 9.50      | 55.20    | 8.30     |
| 2013 | 8400 S  |   | 0           |   | 0           | 9.50      | 55.00    | 14.20    |
| 2012 | 8400 F  |   | 0           |   | 0           | 9.50      | 55.30    | 10.80    |
| 2011 | 8500 C  | N | 0           | S | 0           | 9.50      | 55.20    | 12.40    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

| YEAR | AADT    | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-------------|-------------|-----------|----------|----------|
| 2020 | 10000 S | 0           | 0           | 9.00      | 53.40    | 13.00    |
| 2019 | 10500 F | 0           | 0           | 9.00      | 53.80    | 12.70    |
| 2018 | 10538 C | 0           | 0           | 9.00      | 53.30    | 12.30    |
| 2017 | 9800 F  | 0           | 0           | 9.00      | 55.40    | 12.20    |
| 2016 | 9856 C  | N 4913      | S 4943      | 9.00      | 63.90    | 11.20    |
| 2015 | 9348 C  | N 4665      | S 4683      | 9.00      | 51.70    | 11.50    |
| 2014 | 9120 C  | N 4581      | S 4539      | 9.00      | 51.70    | 11.80    |
| 2013 | 8793 C  | N 4369      | S 4424      | 9.00      | 51.70    | 12.20    |
| 2012 | 8700 C  | N 4290      | S 4410      | 9.00      | 52.30    | 11.50    |
| 2011 | 8444 C  | N 4178      | S 4266      | 9.00      | 52.80    | 11.70    |
| 2010 | 8378 C  | N 4156      | S 4222      | 10.47     | 55.10    | 13.30    |
| 2009 | 8500 C  | N 0         | S 0         | 9.27      | 57.21    | 14.80    |
| 2008 | 8212 C  | N 4103      | S 4109      | 9.21      | 58.32    | 9.00     |

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



**LEE COUNTY TRAFFIC DATA**



5/25/2020

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME                         | ROADWAY LINK             |                       | ROAD TYPE | PERFORMANCE STANDARD |             | 2019 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                                   |
|----------|------------------------------|--------------------------|-----------------------|-----------|----------------------|-------------|-------------------------|--------|-----------------|--------|-----------------------------------------|
|          |                              | FROM                     | TO                    |           | LOS                  | CAPACITY    | LOS                     | VOLUME | LOS             | VOLUME |                                         |
| 00100    | A & W BULB RD                | GLADIOLUS DR             | McGREGOR BLVD         | 2LN       | E                    | 860         | C                       | 380    | C               | 399    |                                         |
| 00200    | ALABAMA RD                   | SR 82                    | MILWAUKEE BLVD        | 2LN       | E                    | 990         | C                       | 270    | C               | 284    |                                         |
| 00300    | ALABAMA RD                   | MILWAUKEE BLVD           | HOMESTEAD RD          | 2LN       | E                    | 990         | D                       | 481    | D               | 506    |                                         |
| 00400    | ALEXANDER BELL               | SR 82                    | MILWAUKEE BLVD        | 2LN       | E                    | 990         | D                       | 553    | D               | 581    |                                         |
| 00500    | ALEXANDER BELL               | MILWAUKEE BLVD           | LEELAND HEIGHTS       | 2LN       | E                    | 990         | D                       | 553    | D               | 626    | Shadow Lakes                            |
| 00590    | ALICO RD                     | US 41                    | DUSTY RD              | 4LD       | E                    | 1,980       | B                       | 1,107  | B               | 1,163  |                                         |
| 00600    | ALICO RD                     | DUSTY RD                 | LEE RD                | 6LD       | E                    | 2,960       | B                       | 1,107  | B               | 1,468  | Alico Business Park                     |
| 00700    | ALICO RD                     | LEE RD                   | THREE OAKS PKWY       | 6LD       | E                    | 2,960       | B                       | 1,107  | B               | 1,355  | Three Oaks Regional Center              |
| 00800    | ALICO RD                     | THREE OAKS PKWY          | I-75                  | 6LD       | E                    | 2,960       | B                       | 2,438  | B               | 2,563  | EEPCO Study                             |
| 00900    | ALICO RD                     | I-75                     | BEN HILL GRIFFIN BLVD | 6LD       | E                    | 2,960       | B                       | 1,246  | B               | 1,393  | EEPCO Study                             |
| 01000    | ALICO RD                     | BEN HILL GRIFFIN BLVD    | GREEN MEADOW DR       | 2LN       | E                    | 1,100/1,840 | C                       | 385    | E               | 789    | 4 Ln constr 2018, EEPCO Study*          |
| 01050    | ALICO RD                     | GREEN MEADOW DR          | CORKSCREW RD          | 2LN       | E                    | 1,100       | B                       | 131    | B               | 224    | EEPCO Study                             |
| 01200    | BABCOCK RD                   | US 41                    | ROCKEFELLER CIR       | 2LN       | E                    | 860         | C                       | 55     | C               | 162    | old count                               |
| 01400    | BARRETT RD                   | PONDELLA RD              | PINE ISLAND RD        | 2LN       | E                    | 860         | C                       | 103    | C               | 116    | old count projection(2009)              |
| 01500    | BASS RD                      | SUMMERLIN RD             | GLADIOLUS DR          | 4LN       | E                    | 1,790       | C                       | 612    | C               | 870    |                                         |
| 01600    | BAYSHORE RD (SR 78)          | BUS 41                   | NEW POST RD/HART RD   | 4LD       | D                    | 2,100       | C                       | 1,690  | C               | 1,750  |                                         |
| 01700    | BAYSHORE RD (SR 78)          | HART RD                  | SLATER RD             | 4LD       | D                    | 2,100       | C                       | 1,703  | C               | 1,831  |                                         |
| 01800    | BAYSHORE RD (SR 78)          | SLATER RD                | I-75                  | 4LD       | D                    | 2,100       | C                       | 1,285  | C               | 1,683  |                                         |
| 01900    | BAYSHORE RD (SR 78)          | I-75                     | NALLE RD              | 2LN       | D                    | 924         | C                       | 710    | C               | 678    |                                         |
| 02000    | BAYSHORE RD (SR 78)          | NALLE RD                 | SR 31                 | 2LN       | D                    | 924         | C                       | 515    | C               | 520    |                                         |
| 02100    | BEN HILL GRIFFIN PKWY        | CORKSCREW RD             | FGCU ENTRANCE         | 4LD       | E                    | 2,000       | B                       | 1,402  | B               | 1,474  |                                         |
| 02200    | BEN HILL GRIFFIN PKWY        | FGCU BOULEVARD S         | COLLEGE CLUB DR       | 4LD       | E                    | 2,000       | B                       | 1,402  | B               | 1,505  |                                         |
| 02250    | BEN HILL GRIFFIN PKWY        | COLLEGE CLUB DR          | ALICO RD              | 6LD       | E                    | 3,000       | B                       | 1,127  | B               | 1,219  |                                         |
| 26950    | BEN HILL GRIFFIN PKWY        | ALICO RD                 | TERMINAL ACCESS RD    | 4LD       | E                    | 1,980       | A                       | 1,017  | A               | 1,069  |                                         |
| 02300    | BETH STACEY BLVD             | 23RD ST                  | HOMESTEAD RD          | 2LN       | E                    | 860         | C                       | 346    | C               | 548    |                                         |
| 02400    | BONITA BEACH RD              | HICKORY BLVD             | VANDERBILT DR         | 4LD       | E                    | 1,900       | C                       | 581    | C               | 611    | Constrained In City Plan *              |
| 02500    | BONITA BEACH RD              | VANDERBILT DR            | US 41                 | 4LD       | E                    | 1,900       | C                       | 1,530  | C               | 1,608  | Constrained In City Plan                |
| 02600    | BONITA BEACH RD              | US 41                    | OLD 41                | 4LD       | E                    | 1,860       | C                       | 1,167  | C               | 1,318  | Constrained, old count projection(2010) |
| 02700    | BONITA BEACH RD              | OLD 41                   | IMPERIAL ST           | 6LD       | E                    | 2,800       | C                       | 1,864  | C               | 1,959  | Constrained In City Plan(2010)          |
| 02800    | BONITA BEACH RD              | IMPERIAL ST              | W OF I-75             | 6LD       | E                    | 2,800       | C                       | 2,132  | C               | 2,241  | Constrained In City Plan                |
| 02900    | BONITA BEACH RD              | E OF I-75                | BONITA GRAND DR       | 4LD       | E                    | 2,020       | B                       | 671    | B               | 705    | Constrained In City Plan                |
| 02950    | BONITA BEACH RD              | BONITA GRANDE DR         | END OF CO. MAINTAINED | 4LD       | E                    | 2,020       | B                       | 671    | B               | 705    | Constrained In City Plan                |
| 03100    | BONITA GRANDE DR             | BONITA BEACH RD          | E TERRY ST            | 2LN       | E                    | 860         | D                       | 692    | E               | 782    | old count projection(2009)              |
| 03200    | BOYSCOUT RD                  | SUMMERLIN RD             | US 41                 | 6LN       | E                    | 2,520       | E                       | 1,776  | E               | 1,866  |                                         |
| 03300    | BRANTLEY RD                  | SUMMERLIN RD             | US 41                 | 2LN       | E                    | 860         | C                       | 276    | C               | 290    |                                         |
| 03400    | BRIARCLIFF RD                | US 41                    | TRIPLE CROWN CT       | 2LN       | E                    | 860         | C                       | 197    | C               | 218    |                                         |
| 03500    | BROADWAY RD (ALVA)           | SR 80                    | N. RIVER RD           | 2LN       | E                    | 860         | C                       | 269    | C               | 304    | old count projection(2009)              |
| 03700    | BUCKINGHAM RD                | SR 82                    | GUNNERY RD            | 2LN       | E                    | 990         | C                       | 405    | C               | 426    |                                         |
| 03730    | BUCKINGHAM RD                | GUNNERY RD               | ORANGE RIVER BLVD     | 2LN       | E                    | 990         | C                       | 423    | D               | 445    |                                         |
| 03800    | BUCKINGHAM RD                | ORANGE RIVER BLVD        | SR 80                 | 2LN       | E                    | 990         | D                       | 538    | F               | 1,207  | Buckingham 345 & Portico                |
| 03900    | BURNT STORE RD               | SR 78                    | VAN BUREN PKWY        | 4LD       | E                    | 2,950       | B                       | 942    | B               | 990    |                                         |
| 04000    | BURNT STORE RD               | VAN BUREN PKWY           | COUNTY LINE           | 2LN       | E                    | 1,140       | C                       | 465    | C               | 563    |                                         |
| 04200    | BUS 41 (N TAMIAMI TR, SR 78) | CITY LIMITS (N END EDIS) | PONDELLA RD           | 6LD       | D                    | 3,171       | C                       | 1,471  | C               | 1,673  |                                         |
| 04300    | BUS 41 (N TAMIAMI TR, SR 78) | PONDELLA RD              | SR 78                 | 6LD       | D                    | 3,171       | C                       | 1,471  | C               | 1,673  |                                         |
| 04400    | BUS 41 (N TAMIAMI TR, SR 78) | SR 78                    | LITTLETON RD          | 4LD       | D                    | 2,100       | C                       | 959    | C               | 1,003  |                                         |
| 04500    | BUS 41 (N TAMIAMI TR, SR 78) | LITTLETON RD             | US 41                 | 4LD       | D                    | 2,100       | C                       | 552    | C               | 575    |                                         |
| 04600    | CAPE CORAL BRIDGE            | DEL PRADO BLVD           | McGREGOR BLVD         | 4LB       | E                    | 4,000       | D                       | 3,074  | D               | 3,231  |                                         |
| 04700    | CAPTIVA DR                   | BLIND PASS               | SOUTH SEAS            | 2LN       | E                    | 860         | C                       | 267    | C               | 302    | Constrained, old count(2010)            |
| 04800    | CEMETERY RD                  | BUCKINGHAM RD            | HIGGINS AVE           | 2LN       | E                    | 860         | C                       | 242    | C               | 255    |                                         |
| 04900    | CHAMBERLIN PKWY              | AIRPORT ENT              | DANIELS PKWY          | 4LN       | E                    | 1,790       | C                       | 105    | C               | 150    | Port Authority maintained               |
| 05000    | COCONUT RD                   | WEST END                 | VIA VENETTO BLVD      | 2LN       | E                    | 860         | C                       | 268    | C               | 420    | Estero maintains to east                |
| 05100    | COLLEGE PKWY                 | McGREGOR BLVD            | WINKLER RD            | 6LD       | E                    | 2,980       | D                       | 2,292  | D               | 2,409  |                                         |
| 05200    | COLLEGE PKWY                 | WINKLER RD               | WHISKEY CREEK DR      | 6LD       | E                    | 2,980       | D                       | 2,059  | D               | 2,164  |                                         |
| 05300    | COLLEGE PKWY                 | WHISKEY CREEK DR         | SUMMERLIN RD          | 6LD       | E                    | 2,980       | D                       | 2,059  | D               | 2,164  |                                         |
| 05400    | COLLEGE PKWY                 | SUMMERLIN RD             | US 41                 | 6LD       | E                    | 2,980       | D                       | 1,825  | D               | 1,918  |                                         |
| 05500    | COLONIAL BLVD                | McGREGOR BLVD            | SUMMERLIN RD          | 6LD       | E                    | 2,840       | F                       | 3,049  | F               | 3,204  |                                         |
| 05600    | COLONIAL BLVD                | SUMMERLIN RD             | US 41                 | 6LD       | E                    | 2,840       | F                       | 2,882  | F               | 3,028  |                                         |
| 06200    | COLONIAL BLVD                | DYNASTY DR               | SR 82                 | 6LD       | D                    | 3,040       | B                       | 2,117  | C               | 2,225  | *                                       |
| 06300    | COLUMBUS BLVD                | SR 82                    | MILWAUKEE BLVD        | 2LN       | E                    | 860         | C                       | 100    | C               | 105    |                                         |
| 06400    | CONSTITUTION BLVD            | US 41                    | CONSTITUTION CIR      | 2LN       | E                    | 860         | C                       | 217    | C               | 245    | old count projection(2010)              |
| 06500    | CORBETT RD                   | SR 78 (PINE ISLAND RD)   | LITTLETON RD          | 2LN       | E                    | 860         | C                       | 22     | C               | 226    | old count, added VA clinic(2009)        |
| 06600    | CORKSCREW RD                 | US 41                    | THREE OAKS PKWY       | 4LD       | E                    | 1,900       | C                       | 1,007  | C               | 1,272  | Galleria at Corkscrew                   |
| 06700    | CORKSCREW RD                 | THREE OAKS PKWY          | W OF I-75             | 4LD       | E                    | 1,900       | F                       | 2,129  | F               | 2,386  | Estero Crossing                         |
| 06800    | CORKSCREW RD                 | E OF I-75                | BEN HILL GRIFFIN BLVD | 4LD       | E                    | 1,900       | C                       | 1,194  | C               | 1,255  |                                         |
| 06900    | CORKSCREW RD                 | BEN HILL GRIFFIN BLVD    | ALICO RD              | 4LD       | E                    | 1,960       | C                       | 466    | C               | 678    |                                         |
| 07000    | CORKSCREW RD                 | ALICO RD                 | COUNTY LINE           | 2LN       | E                    | 1,140       | C                       | 466    | D               | 793    | EEPCO Study, The Place                  |
| 07100    | COUNTRY LAKES BLVD           | LUCKETT RD               | TICE ST               | 2LN       | E                    | 860         | C                       | 143    | C               | 293    | old count projection(2010)              |
| 07200    | CRYSTAL DR                   | US 41                    | METRO PKWY            | 2LN       | E                    | 860         | C                       | 496    | C               | 521    |                                         |
| 07300    | CRYSTAL DR                   | METRO PKWY               | PLANTATION RD         | 2LN       | E                    | 860         | C                       | 324    | C               | 340    |                                         |



5/25/2020

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME                 | ROADWAY LINK           |                       | ROAD TYPE | PERFORMANCE STANDARD |          | 2019 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                        |
|----------|----------------------|------------------------|-----------------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|------------------------------|
|          |                      | FROM                   | TO                    |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |                              |
| 07400    | CYPRESS LAKE DR      | McGREGOR BLVD          | SOUTH POINT BLVD      | 4LD       | E                    | 1,940    | D                       | 1,170  | D               | 1,230  |                              |
| 07500    | CYPRESS LAKE DR      | SOUTH POINT BLVD       | WINKLER RD            | 4LD       | E                    | 1,940    | D                       | 1,472  | D               | 1,547  |                              |
| 07600    | CYPRESS LAKE DR      | WINKLER RD             | SUMMERLIN RD          | 4LD       | E                    | 1,940    | D                       | 1,472  | D               | 1,547  |                              |
| 07700    | CYPRESS LAKE DR      | SUMMERLIN RD           | US 41                 | 6LD       | E                    | 2,940    | D                       | 2,198  | D               | 2,310  |                              |
| 07800    | DANIELS PKWY         | US 41                  | METRO PKWY            | 6LD       | E                    | 2,680    | D                       | 2,341  | D               | 2,461  |                              |
| 07900    | DANIELS PKWY         | METRO PKWY             | SIX MILE PKWY         | 6LD       | E                    | 2,680    | D                       | 2,109  | E               | 2,520  | Constrained                  |
| 08000    | DANIELS PKWY         | SIX MILE PKWY          | PALOMINO LN           | 6LD       | E                    | 3,040    | F                       | 3,094  | F               | 3,121  | Constrained                  |
| 08100    | DANIELS PKWY         | PALOMINO LN            | I-75                  | 6LD       | E                    | 3,040    | F                       | 3,094  | F               | 3,142  | Constrained                  |
| 08200    | DANIELS PKWY         | I-75                   | TREELINE AVE          | 6LD       | E                    | 3,260    | B                       | 2,698  | B               | 2,835  |                              |
| 08300    | DANIELS PKWY         | TREELINE AVE           | CHAMBERLIN PKWY       | 6LD       | E                    | 3,260    | B                       | 2,698  | B               | 2,835  |                              |
| 08400    | DANIELS PKWY         | CHAMBERLIN PKWY        | GATEWAY BLVD          | 6LD       | E                    | 3,260    | B                       | 2,412  | B               | 2,535  |                              |
| 08500    | DANIELS PKWY         | GATEWAY BLVD           | SR 82                 | 4LD       | E                    | 2,160    | B                       | 1,726  | B               | 1,870  | SKY Walk *                   |
| 08600    | DANLEY DR            | US 41                  | METRO PKWY            | 2LN       | E                    | 860      | C                       | 378    | C               | 409    |                              |
| 08700    | DAVIS RD             | McGREGOR BLVD          | IONA RD               | 2LN       | E                    | 860      | C                       | 15     | C               | 29     | old count projection(2010)   |
| 08800    | DEL PRADO BLVD       | CAPE CORAL PKWY        | SE 46TH ST            | 6LD       | E                    | 2,660    | C                       | 1,404  | C               | 1,586  | old count projection(2009)   |
| 08900    | DEL PRADO BLVD       | SE 46TH ST             | CORONADO PKWY         | 6LD       | E                    | 2,660    | C                       | 1,404  | C               | 1,586  | old count projection(2009)   |
| 09000    | DEL PRADO BLVD       | CORONADO PKWY          | CORNWALLIS PKWY       | 6LD       | E                    | 2,660    | D                       | 2,000  | D               | 2,102  |                              |
| 09100    | DEL PRADO BLVD       | CORNWALLIS PKWY        | CORAL POINT DR        | 6LD       | E                    | 2,660    | D                       | 2,520  | D               | 2,649  | *                            |
| 09200    | DEL PRADO BLVD       | CORAL POINT DR         | HANCOCK B. PKWY       | 6LD       | E                    | 2,800    | C                       | 2,111  | D               | 2,218  |                              |
| 09300    | DEL PRADO BLVD       | HANCOCK B. PKWY        | SR 78                 | 6LD       | E                    | 2,800    | C                       | 1,613  | C               | 1,695  | *                            |
| 09400    | DEL PRADO BLVD       | US 41                  | SLATER RD             | 2LN       | E                    | 860      | C                       | 386    | F               | 892    | Crane Landing                |
| 09700    | EAST 21ST ST         | JOEL BLVD              | GRANT AVE             | 2LN       | E                    | 860      | C                       | 30     | C               | 31     | *                            |
| 09800    | ESTERO BLVD          | BIG CARLOS PASS BRIDGE | PESCADORA AVE         | 2LN       | E                    | 726      | A                       | 339    | A               | 356    | Constrained*                 |
| 09900    | ESTERO BLVD          | PESCADORA AVE          | VOORHIS ST            | 2LN       | E                    | 726      | C                       | 629    | D               | 662    | Constrained*                 |
| 10000    | ESTERO BLVD          | VOORHIS ST             | TROPICAL SHORES WAY   | 2LN       | E                    | 726      | C                       | 629    | D               | 662    | Constrained*                 |
| 10100    | ESTERO BLVD          | TROPICAL SHORES WAY    | CENTER ST             | 2LN       | E                    | 671      | F                       | 716    | F               | 809    | Constrained, old count(2010) |
| 14400    | ESTERO PKWY          | US 41                  | THREE OAKS PKWY       | 4LD       | E                    | 2,000    | B                       | 790    | B               | 1,083  | East & West Cypress View*    |
| 14450    | ESTERO PKWY          | THREE OAKS PKWY        | BEN HILL GRIFFIN PKWY | 4LD       | E                    | 2,000    | B                       | 876    | B               | 921    | *                            |
| 10200    | EVERGREEN RD         | US 41                  | BUS 41                | 2LN       | E                    | 860      | C                       | 100    | C               | 116    | old count projection         |
| 10300    | FIDDESTICKS BLVD     | GUARDHOUSE             | DANIELS PKWY          | 2LN       | E                    | 860      | C                       | 346    | C               | 379    |                              |
| 10400    | FOWLER ST            | US 41                  | N AIRPORT RD          | 6LD       | E                    | 2,300    | D                       | 1,258  | D               | 1,322  |                              |
| 10500    | FOWLER ST            | N AIRPORT RD           | COLONIAL BLVD         | 6LD       | E                    | 2,300    | D                       | 1,504  | D               | 1,581  |                              |
| 10800    | GASPARILLA BLVD      | FIFTH ST               | COUNTY LINE           | 2LN       | E                    | 860      | C                       | 241    | C               | 269    | Constrained*                 |
|          | GATEWAY BLVD         | DANIELS PKWY           | GATEWAY LAKES BLVD    | 4LD       | E                    | 1,790    | C                       | 1,208  | C               | 1,269  |                              |
|          | GATEWAY BLVD         | GATEWAY LAKES BLVD     | SR82                  | 2LN       | E                    | 860      | C                       | 505    | C               | 531    |                              |
| 10900    | GLADIOLUS DR         | McGREGOR BLVD          | PINE RIDGE RD         | 4LD       | E                    | 1,840    | C                       | 470    | C               | 494    |                              |
| 11000    | GLADIOLUS DR         | PINE RIDGE RD          | BASS RD               | 4LD       | E                    | 1,840    | C                       | 1,230  | C               | 1,365  |                              |
| 11100    | GLADIOLUS DR         | BASS RD                | WINKLER RD            | 6LD       | E                    | 2,780    | C                       | 1,230  | C               | 1,292  |                              |
| 11200    | GLADIOLUS DR         | WINKLER RD             | SUMMERLIN RD          | 6LD       | E                    | 2,780    | C                       | 1,230  | C               | 1,292  |                              |
| 11300    | GLADIOLUS DR         | SUMMERLIN RD           | US 41                 | 6LD       | E                    | 2,780    | B                       | 1,977  | C               | 2,078  |                              |
| 11400    | GREENBRIAR BLVD      | RICHMOND AVE           | JOEL BLVD             | 2LN       | E                    | 860      | C                       | 75     | C               | 80     | *                            |
| 11500    | GUNNERY RD           | SR 82                  | LEE BLVD              | 4LD       | E                    | 1,920    | B                       | 965    | B               | 1,014  | *                            |
| 11600    | GUNNERY RD           | LEE BLVD               | BUCKINGHAM RD         | 2LN       | E                    | 1,020    | C                       | 773    | C               | 908    |                              |
| 11700    | HANCOCK BRIDGE PKWY  | DEL PRADO BLVD         | NE 24TH AVE           | 4LD       | E                    | 1,880    | B                       | 1,017  | B               | 1,069  | *                            |
| 11800    | HANCOCK BRIDGE PKWY  | NE 24TH AVE            | ORANGE GROVE BLVD     | 4LD       | E                    | 1,880    | B                       | 1,478  | B               | 1,554  |                              |
| 11900    | HANCOCK BRIDGE PKWY  | ORANGE GROVE BLVD      | MOODY RD              | 4LD       | E                    | 1,880    | B                       | 1,529  | B               | 1,607  |                              |
| 12000    | HANCOCK BRIDGE PKWY  | MOODY RD               | US 41                 | 4LD       | E                    | 1,880    | B                       | 1,529  | B               | 1,607  |                              |
| 12100    | HART RD              | SR 78                  | TUCKER LANE           | 2LN       | E                    | 860      | C                       | 357    | C               | 375    | *                            |
| 12200    | HICKORY BLVD         | BONITA BEACH RD        | McLAUGHLIN BLVD       | 2LN       | E                    | 890      | E                       | 533    | E               | 560    | Constrained*                 |
| 12300    | HICKORY BLVD         | McLAUGHLIN BLVD        | MELODY LANE           | 2LN       | E                    | 890      | E                       | 533    | E               | 560    | Constrained*                 |
| 12400    | HICKORY BLVD         | MELODY LANE            | ESTERO BLVD           | 2LN       | E                    | 890      | E                       | 533    | E               | 560    | Constrained*                 |
| 12480    | HOMESTEAD RD         | SR 82                  | MILWAUKEE BLVD        | 2LN       | E                    | 1,010    | D                       | 649    | E               | 820    | *                            |
| 12490    | HOMESTEAD RD         | MILWAUKEE BLVD         | SUNRISE BLVD          | 2LN       | E                    | 1,010    | D                       | 649    | E               | 682    | *                            |
| 12500    | HOMESTEAD RD         | SUNRISE BLVD           | LEELAND HEIGHTS       | 4LN       | E                    | 2,960    | C                       | 649    | C               | 682    | 4 lane under construction    |
| 12600    | HOMESTEAD RD         | LEELAND HEIGHTS        | LEE BLVD              | 4LN       | E                    | 2,960    | D                       | 1,257  | D               | 1,353  |                              |
| 31800    | I-75                 | BONITA BEACH RD        | CORKSCREW RD          | 6LF       | D                    | 5,620    | E                       | 5,811  | E               | 5,967  |                              |
| 31900    | I-75                 | CORKSCREW RD           | ALICO RD              | 6LF       | D                    | 5,620    | E                       | 5,758  | E               | 5,981  |                              |
| 32000    | I-75                 | ALICO RD               | DANIELS PKWY          | 6LF       | D                    | 6,620    | D                       | 5,730  | D               | 6,139  |                              |
| 32100    | I-75                 | DANIELS PKWY           | COLONIAL BLVD         | 6LF       | D                    | 5,620    | D                       | 5,309  | D               | 5,499  |                              |
| 32300    | I-75                 | M.L.K.(SR 82)          | LUCKETT RD            | 6LF       | D                    | 5,620    | D                       | 5,072  | D               | 5,204  |                              |
| 32400    | I-75                 | LUCKETT RD             | SR 80                 | 6LF       | D                    | 6,620    | C                       | 4,940  | C               | 4,933  |                              |
| 32500    | I-75                 | SR 80                  | SR 78                 | 6LF       | D                    | 6,620    | B                       | 3,804  | B               | 3,791  |                              |
| 32600    | I-75                 | SR 78                  | COUNTY LINE           | 6LF       | C                    | 4,670    | B                       | 3,082  | B               | 2,726  |                              |
| 12700    | IDLEWILD ST          | METRO PKWY             | RANCHETTE RD          | 2LN       | E                    | 860      | C                       | 201    | C               | 212    | *                            |
| 13000    | IMMOKALEE RD (SR 82) | E OF COLONIAL BLVD     | GATEWAY BLVD          | 6LD       | D                    | 3,171    | C                       | 1,737  | C               | 1,971  |                              |
| 13100    | IMMOKALEE RD (SR 82) | GATEWAY BLVD           | GUNNERY RD            | 6LD       | D                    | 3,171    | C                       | 1,166  | C               | 1,245  |                              |
| 13200    | IMMOKALEE RD (SR 82) | GUNNERY RD             | ALABAMA RD            | 6LD       | D                    | 4,860    | B                       | 1,635  | B               | 1,747  |                              |
| 13300    | IMMOKALEE RD (SR 82) | ALABAMA RD             | BELL BLVD             | 4LD       | D                    | 3,240    | B                       | 612    | B               | 658    |                              |
| 13400    | IMMOKALEE RD (SR 82) | BELL BLVD              | COUNTY LINE           | 4LD       | D                    | 3,240    | B                       | 617    | B               | 648    |                              |



5/25/2020

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME                    | ROADWAY LINK        |                  | ROAD TYPE | PERFORMANCE STANDARD |          | 2019 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                      |
|----------|-------------------------|---------------------|------------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|----------------------------|
|          |                         | FROM                | TO               |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |                            |
| 13500    | IMPERIAL PKWY           | COUNTY LINE         | BONITA BEACH RD  | 4LD       | E                    | 1,920    | B                       | 1,017  | B               | 1,069  | *                          |
| 13550    | IMPERIAL PKWY           | E TERRY ST          | COCONUT RD       | 4LD       | E                    | 1,920    | B                       | 1,015  | B               | 1,067  |                            |
| 13600    | IONA RD                 | DAVIS RD            | McGREGOR BLVD    | 2LN       | E                    | 860      | C                       | 381    | C               | 460    |                            |
| 13700    | ISLAND PARK RD          | PARK RD             | US 41            | 2LN       | E                    | 860      | C                       | 79     | C               | 251    |                            |
| 13800    | JOEL BLVD               | BELL BLVD           | 18TH ST          | 4LN       | E                    | 2,120    | B                       | 660    | B               | 876    | Joel Blvd CPD              |
| 13900    | JOEL BLVD               | 18TH ST             | SR 80            | 2LN       | E                    | 1,010    | D                       | 495    | D               | 520    |                            |
| 14000    | JOHN MORRIS RD          | BUNCHE BEACH        | SUMMERLIN RD     | 2LN       | E                    | 860      | C                       | 62     | C               | 72     | old count projection       |
| 14100    | JOHN MORRIS RD          | SUMMERLIN RD        | IONA RD          | 2LN       | E                    | 860      | C                       | 256    | C               | 267    |                            |
| 14200    | KELLY RD                | McGREGOR BLVD       | SAN CARLOS BLVD  | 2LN       | E                    | 860      | C                       | 277    | C               | 291    |                            |
| 14300    | KELLY RD                | SAN CARLOS BLVD     | PINE RIDGE RD    | 2LN       | E                    | 860      | C                       | 106    | C               | 120    | old count projection(2010) |
| 14500    | LAUREL DR               | BUS 41              | BREEZE DR        | 2LN       | E                    | 860      | C                       | 324    | C               | 340    | *                          |
| 14600    | LEE BLVD                | SR 82               | ALVIN AVE        | 6LD       | E                    | 2,840    | B                       | 2,202  | B               | 2,318  |                            |
| 14700    | LEE BLVD                | ALVIN AVE           | GUNNERY RD       | 6LD       | E                    | 2,840    | B                       | 2,161  | B               | 2,340  |                            |
| 14800    | LEE BLVD                | GUNNERY RD          | HOMESTEAD RD     | 6LD       | E                    | 2,840    | B                       | 2,131  | B               | 2,240  |                            |
| 14900    | LEE BLVD                | HOMESTEAD RD        | WILLIAMS AVE     | 4LD       | E                    | 1,980    | B                       | 630    | B               | 662    |                            |
| 14930    | LEE BLVD                | WILLIAMS AVE        | LEELAND HEIGHTS  | 2LN       | E                    | 1,020    | B                       | 630    | B               | 665    |                            |
| 15000    | LEE RD                  | SAN CARLOS BLVD     | ALICO RD         | 2LN       | E                    | 860      | C                       | 544    | D               | 614    | old count projection(2015) |
| 15100    | LEELAND HEIGHTS         | HOMESTEAD RD        | JOEL BLVD        | 4LN       | E                    | 1,800    | B                       | 832    | B               | 867    | *                          |
| 15200    | LEONARD BLVD            | GUNNERY RD          | WESTGATE BLVD    | 2LN       | E                    | 860      | D                       | 650    | D               | 706    |                            |
| 15300    | LITTLETON RD            | CORBETT RD          | US 41            | 2LN       | E                    | 860      | C                       | 470    | C               | 494    |                            |
| 15400    | LITTLETON RD            | US 41               | BUS 41           | 2LN       | E                    | 860      | C                       | 417    | C               | 439    | *                          |
| 15500    | LUCKETT RD              | ORTIZ AVE           | I-75             | 2LN       | E                    | 880      | B                       | 326    | B               | 401    | 4 Ln design & ROW          |
| 15600    | LUCKETT RD              | I-75                | COUNTRY LAKES DR | 2LN       | E                    | 860      | C                       | 273    | C               | 287    |                            |
| 15700    | MAPLE DR*               | SUMMERLIN RD        | 2ND AVE          | 2LN       | E                    | 860      | C                       | 77     | C               | 89     | old count projection       |
| 15800    | McGREGOR BLVD           | SANIBEL T PLAZA     | HARBOR DR        | 4LD       | E                    | 1,960    | B                       | 1,153  | B               | 1,212  |                            |
| 15900    | McGREGOR BLVD           | HARBOR DR           | SUMMERLIN RD     | 4LD       | E                    | 1,960    | B                       | 1,114  | B               | 1,170  |                            |
| 16000    | McGREGOR BLVD           | SUMMERLIN RD        | KELLY RD         | 4LD       | E                    | 1,960    | A                       | 964    | B               | 1,022  |                            |
| 16100    | McGREGOR BLVD           | KELLY RD            | GLADIOLUS DR     | 4LD       | E                    | 1,960    | A                       | 964    | A               | 1,013  |                            |
| 16200    | McGREGOR BLVD (SR 867)  | OLD McGREGOR BLVD/G | IONA LOOP RD     | 4LD       | D                    | 2,100    | C                       | 1,594  | C               | 1,731  |                            |
| 16300    | McGREGOR BLVD (SR 867)  | IONA LOOP RD        | PINE RIDGE RD    | 4LD       | D                    | 2,100    | C                       | 1,594  | C               | 1,731  |                            |
| 16400    | McGREGOR BLVD (SR 867)  | PINE RIDGE RD       | CYPRESS LAKE DR  | 4LD       | D                    | 2,100    | C                       | 1,832  | D               | 2,082  |                            |
| 16500    | McGREGOR BLVD (SR 867)  | CYPRESS LAKE DR     | COLLEGE PKWY     | 4LD       | D                    | 2,100    | C                       | 1,832  | D               | 2,082  |                            |
| 16600    | McGREGOR BLVD (SR 867)  | COLLEGE PKWY        | WINKLER RD       | 2LN       | D                    | 924      | C                       | 792    | C               | 861    | Constrained                |
| 16700    | McGREGOR BLVD (SR 867)  | WINKLER RD          | TANGLEWOOD BLVD  | 2LN       | D                    | 970      | F                       | 1,187  | F               | 1,260  | Constrained                |
| 16800    | McGREGOR BLVD (SR 867)  | TANGLEWOOD BLVD     | COLONIAL BLVD    | 2LN       | D                    | 970      | F                       | 1,187  | F               | 1,260  | Constrained                |
| 16900    | METRO PKWY (SR 739)     | SIX MILE PKWY       | DANIELS PKWY     | 6LD       | D                    | 3,171    | C                       | 1,123  | C               | 1,391  |                            |
| 17000    | METRO PKWY (SR 739)     | DANIELS PKWY        | CRYSTAL DR       | 4LD       | D                    | 2,100    | C                       | 1,193  | C               | 1,441  |                            |
| 17100    | METRO PKWY (SR 739)     | CRYSTAL DR          | DANLEY DR        | 4LD       | D                    | 2,100    | C                       | 1,544  | C               | 1,764  |                            |
| 17200    | METRO PKWY (SR 739)     | DANLEY DR           | COLONIAL BLVD    | 4LD       | D                    | 2,100    | C                       | 1,615  | C               | 1,845  |                            |
|          | MICHAEL RIPPE PKWY      | US41                | SIX MILES PKWY   | 6LD       | D                    | 3,171    | C                       | 1,381  | C               | 1,945  |                            |
| 17600    | MILWAUKEE BLVD          | ALABAMA BLVD        | BELL BLVD        | 2LN       | E                    | 860      | C                       | 171    | C               | 180    |                            |
| 17700    | MILWAUKEE BLVD          | BELL BLVD           | COLUMBUS BLVD    | 2LN       | E                    | 860      | C                       | 171    | C               | 183    |                            |
| 17800    | MOODY RD                | HANCOCK B. PKWY     | PONDELLA RD      | 2LN       | E                    | 860      | C                       | 182    | C               | 206    | old count projection(2009) |
| 17900    | NALLE GRADE RD          | SLATER RD           | NALLE RD         | 2LN       | E                    | 860      | C                       | 68     | C               | 71     |                            |
| 18000    | NALLE RD                | SR 78               | NALLE GRADE RD   | 2LN       | E                    | 860      | C                       | 114    | C               | 134    |                            |
| 18100    | NEAL RD                 | ORANGE RIVER BLVD   | BUCKINGHAM RD    | 2LN       | E                    | 860      | C                       | 120    | C               | 126    |                            |
| 18200    | NO RIVER RD             | SR 31               | FRANKLIN LOCK RD | 2LN       | E                    | 1,140    | A                       | 156    | B               | 275    |                            |
| 18300    | NO RIVER RD             | FRANKLIN LOCK RD    | BROADWAY RD      | 2LN       | E                    | 1,140    | A                       | 156    | B               | 301    |                            |
| 18400    | NO RIVER RD             | BROADWAY RD         | COUNTY LINE      | 2LN       | E                    | 1,140    | A                       | 108    | A               | 141    |                            |
| 18900    | OLGA RD*                | SR 80 W             | SR 80 E          | 2LN       | E                    | 860      | C                       | 82     | C               | 95     | old count projection       |
| 19100    | ORANGE GROVE BLVD       | CLUB ENTR.          | HANCOCK B. PKWY  | 2LN       | E                    | 860      | C                       | 393    | C               | 488    | old count(2009)            |
| 19200    | ORANGE GROVE BLVD       | HANCOCK B. PKWY     | PONDELLA RD      | 4LN       | E                    | 1,790    | C                       | 590    | C               | 620    |                            |
| 19300    | ORANGE RIVER BLVD       | SR 80               | STALEY RD        | 2LN       | E                    | 1,000    | C                       | 427    | C               | 449    |                            |
| 19400    | ORANGE RIVER BLVD       | STALEY RD           | BUCKINGHAM RD    | 2LN       | E                    | 1,000    | C                       | 427    | C               | 461    |                            |
| 19500    | ORIOLE RD               | SAN CARLOS BLVD     | ALICO RD         | 2LN       | E                    | 860      | C                       | 130    | C               | 136    |                            |
| 19600    | ORTIZ AVE               | COLONIAL BLVD       | SR 82            | 2LN       | E                    | 900      | B                       | 764    | C               | 803    |                            |
| 19700    | ORTIZ AVE               | SR 82               | LUCKETT RD       | 2LN       | E                    | 900      | B                       | 749    | C               | 788    | 4 Ln design & ROW          |
| 19800    | ORTIZ AVE               | LUCKETT RD          | SR 80            | 2LN       | E                    | 900      | B                       | 382    | B               | 402    | 4 Ln design & ROW          |
| 19900    | PALM BEACH BLVD (SR 80) | PROSPECT AVE        | ORTIZ AVE        | 4LD       | D                    | 2,100    | C                       | 1,175  | C               | 1,310  |                            |
| 20000    | PALM BEACH BLVD (SR 80) | ORTIZ AVE           | I-75             | 6LD       | D                    | 3,171    | C                       | 1,199  | C               | 1,310  |                            |
| 20100    | PALM BEACH BLVD (SR 80) | I-75                | SR 31            | 6LD       | D                    | 3,171    | C                       | 1,701  | C               | 2,056  |                            |
| 20200    | PALM BEACH BLVD (SR 80) | SR 31               | BUCKINGHAM RD    | 4LD       | D                    | 2,100    | C                       | 1,774  | C               | 1,824  |                            |
| 20300    | PALM BEACH BLVD (SR 80) | BUCKINGHAM RD       | WERNER DR        | 4LD       | D                    | 3,280    | B                       | 1,361  | B               | 1,421  |                            |
| 20330    | PALM BEACH BLVD (SR 80) | WERNER DR           | JOEL BLVD        | 4LD       | C                    | 1,607    | C                       | 1,180  | C               | 1,254  |                            |
| 20400    | PALM BEACH BLVD (SR 80) | JOEL BLVD           | HENDRY CO. LINE  | 4LD       | C                    | 2,210    | B                       | 954    | B               | 1,006  |                            |
| 20500    | PALOMINO LN             | DANIELS PKWY        | PENZANCE BLVD    | 2LN       | E                    | 860      | C                       | 395    | C               | 418    |                            |
| 20600    | PARK MEADOWS DR         | SUMMERLIN RD        | US 41            | 2LN       | E                    | 860      | C                       | 197    | C               | 207    |                            |
| 20800    | PENZANCE BLVD           | RANCHETTE RD        | SIX MILE PKWY    | 2LN       | E                    | 860      | C                       | 173    | C               | 185    |                            |
| 20900    | PINE ISLAND RD          | STRINGFELLOW RD     | BURNT STORE RD   | 2LN       | E                    | 950      | E                       | 607    | E               | 657    | Constrained                |



5/25/2020

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME                     | ROADWAY LINK                |                   | ROAD TYPE | PERFORMANCE STANDARD |          | 2019 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                              |
|----------|--------------------------|-----------------------------|-------------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|------------------------------------|
|          |                          | FROM                        | TO                |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |                                    |
| 21400    | PINE ISLAND RD (SR 78)   | CITY LIMITS E OF BARRETT RD | US 41             | 4LD       | D                    | 2,100    | C                       | 1,696  | C               | 1,843  |                                    |
| 21500    | PINE ISLAND RD (SR 78)   | US 41                       | BUS 41            | 4LD       | D                    | 2,100    | C                       | 1,690  | C               | 1,750  |                                    |
| 21600    | PINE RIDGE RD            | SAN CARLOS BLVD             | SUMMERLIN RD      | 2LN       | E                    | 860      | C                       | 499    | C               | 545    | *                                  |
| 21700    | PINE RIDGE RD            | SUMMERLIN RD                | GLADIOLUS DR      | 2LN       | E                    | 860      | C                       | 286    | C               | 545    | Heritage Isle*                     |
| 21800    | PINE RIDGE RD            | GLADIOLUS DR                | McGREGOR BLVD     | 2LN       | E                    | 860      | C                       | 286    | C               | 301    |                                    |
| 21900    | PLANTATION RD            | SIX MILE PKWY               | DANIELS PKWY      | 2LN       | E                    | 860      | C                       | 288    | C               | 417    | Intermed Park                      |
| 22000    | PLANTATION RD            | DANIELS PKWY                | IDLEWILD ST       | 2LN       | E                    | 860      | D                       | 672    | D               | 706    | FDOT Metro Pkwy 6-laning           |
| 22050    | PLANTATION RD            | IDLEWILD ST                 | COLONIAL BLVD     | 4LN       | E                    | 1,790    | C                       | 841    | C               | 884    |                                    |
| 22100    | PONDELLA RD              | SR 78                       | ORANGE GROVE BLVD | 4LD       | E                    | 1,890    | B                       | 736    | B               | 774    | *                                  |
| 22200    | PONDELLA RD              | ORANGE GROVE BLVD           | US 41             | 4LD       | E                    | 1,890    | B                       | 1,164  | B               | 1,239  |                                    |
| 22300    | PONDELLA RD              | US 41                       | BUS 41            | 4LD       | E                    | 1,890    | B                       | 953    | B               | 1,002  |                                    |
| 22400    | PRITCHETT PKWY           | SR 78                       | RICH RD           | 2LN       | E                    | 860      | C                       | 73     | C               | 541    | old count, Stoneybrook North(2009) |
| 22500    | RANCHETTE RD             | PENZANCE BLVD               | IDLEWILD ST       | 2LN       | E                    | 860      | C                       | 93     | C               | 98     |                                    |
| 22600    | RICH RD                  | SLATER RD                   | PRITCHETT PKWY    | 2LN       | E                    | 860      | C                       | 55     | C               | 62     | old count projection(2009)         |
| 22700    | RICHMOND AVE             | LEELAND HEIGHTS             | E 12TH ST         | 2LN       | E                    | 860      | C                       | 79     | C               | 91     | *                                  |
| 22800    | RICHMOND AVE             | E 12TH ST                   | GREENBRIAR BLVD   | 2LN       | E                    | 860      | C                       | 79     | C               | 83     | *                                  |
| 23000    | SAN CARLOS BLVD (SR 865) | MANTANZAS PASS E.           | MAIN ST           | 2LD       | D                    | 970      | B                       | 1,055  | B               | 1,176  | Constrained                        |
| 23100    | SAN CARLOS BLVD (SR 865) | MAIN ST                     | SUMMERLIN RD      | 4LD       | D                    | 2,100    | C                       | 1,055  | C               | 1,176  | PD&E Study                         |
| 23180    | SAN CARLOS BLVD (SR 865) | SUMMERLIN RD                | KELLY RD          | 2LD       | D                    | 970      | C                       | 744    | C               | 847    |                                    |
| 23200    | SAN CARLOS BLVD (SR 865) | KELLY RD                    | GLADIOLUS DR      | 4LD       | D                    | 2,100    | C                       | 744    | C               | 847    |                                    |
| 23230    | SAN CARLOS BLVD          | US 41                       | THREE OAKS PKWY   | 2LN       | E                    | 860      | C                       | 427    | C               | 449    | *                                  |
| 23260    | SANIBEL BLVD             | US 41                       | LEE RD            | 2LN       | E                    | 860      | C                       | 484    | C               | 508    |                                    |
| 23300    | SANIBEL CAUSEWAY         | SANIBEL SHORELINE           | TOLL PLAZA        | 2LN       | E                    | 1,140    | E                       | 944    | E               | 992    |                                    |
| 23400    | SHELL POINT BLVD         | McGREGOR BLVD               | PALM ACRES        | 2LN       | E                    | 860      | C                       | 290    | C               | 304    | *                                  |
| 23500    | SIX MILE PKWY (SR 739)   | US 41                       | METRO PKWY        | 4LD       | D                    | 2,100    | C                       | 1,778  | C               | 1,950  |                                    |
| 23600    | SIX MILE CYPRESS         | METRO PKWY                  | DANIELS PKWY      | 4LD       | E                    | 2,000    | B                       | 1,398  | B               | 1,469  |                                    |
| 23700    | SIX MILE CYPRESS         | DANIELS PKWY                | WINKLER EXT.      | 4LD       | E                    | 1,900    | B                       | 1,149  | B               | 1,352  |                                    |
| 23800    | SIX MILE CYPRESS         | WINKLER EXT.                | CHALLENGER BLVD   | 4LD       | E                    | 1,900    | B                       | 1,050  | B               | 1,104  |                                    |
| 23900    | SIX MILE CYPRESS         | CHALLENGER BLVD             | COLONIAL BLVD     | 6LD       | E                    | 2,860    | A                       | 1,050  | A               | 1,104  |                                    |
| 24000    | SLATER RD                | SR 78                       | NALLE GRADE RD    | 2LN       | E                    | 1,010    | C                       | 402    | C               | 423    | *                                  |
| 24100    | SOUTH POINTE BLVD        | CYPRESS LAKE DR             | COLLEGE PKWY      | 2LD       | E                    | 910      | D                       | 644    | D               | 677    | *                                  |
| 24200    | SR 31 (ARCADIA RD)       | SR 80                       | SR 78             | 2LN       | D                    | 970      | C                       | 643    | C               | 610    | PD&E/SEIR Study                    |
| 24300    | SR 31 (ARCADIA RD)       | SR 78                       | COUNTY LINE       | 2LN       | C                    | 820      | C                       | 564    | C               | 460    | PD&E/SEIR Study                    |
| 24400    | STALEY RD                | TICE                        | ORANGE RIVER BLVD | 2LN       | E                    | 860      | C                       | 189    | C               | 215    | *                                  |
| 24500    | STRINGFELLOW RD          | 1ST AVE                     | BERKSHIRE RD      | 2LN       | E                    | 1,060    | B                       | 315    | D               | 672    | Constrained                        |
| 24600    | STRINGFELLOW RD          | BERKSHIRE RD                | PINE ISLAND RD    | 2LN       | E                    | 1,060    | B                       | 315    | C               | 448    | Constrained                        |
| 24700    | STRINGFELLOW RD          | PINE ISLAND RD              | PINELAND RD       | 2LN       | E                    | 1,060    | C                       | 551    | D               | 652    | Constrained                        |
| 24800    | STRINGFELLOW RD          | PINELAND RD                 | MAIN ST           | 2LN       | E                    | 1,060    | C                       | 551    | D               | 648    |                                    |
| 24900    | SUMMERLIN RD             | McGREGOR BLVD               | KELLY COVE RD     | 4LD       | E                    | 1,980    | A                       | 1,243  | A               | 1,306  |                                    |
| 25000    | SUMMERLIN RD             | KELLY COVE RD               | SAN CARLOS BLVD   | 4LD       | E                    | 1,980    | A                       | 1,243  | A               | 1,306  |                                    |
| 25100    | SUMMERLIN RD             | SAN CARLOS BLVD             | PINE RIDGE RD     | 6LD       | E                    | 3,000    | A                       | 1,919  | A               | 2,149  |                                    |
| 25200    | SUMMERLIN RD             | PINE RIDGE RD               | BASS RD           | 6LD       | E                    | 3,000    | A                       | 1,919  | A               | 2,016  |                                    |
| 25300    | SUMMERLIN RD             | BASS RD                     | GLADIOLUS DR      | 6LD       | E                    | 3,000    | A                       | 1,919  | A               | 2,016  |                                    |
| 25400    | SUMMERLIN RD             | GLADIOLUS DR                | CYPRESS LAKE DR   | 4LD       | E                    | 1,900    | C                       | 1,454  | C               | 1,552  |                                    |
| 25500    | SUMMERLIN RD             | CYPRESS LAKE DR             | COLLEGE PKWY      | 6LD       | E                    | 2,880    | B                       | 1,783  | B               | 1,874  |                                    |
| 25600    | SUMMERLIN RD             | COLLEGE PKWY                | PARK MEADOW DR    | 6LD       | E                    | 2,880    | B                       | 1,916  | B               | 2,014  |                                    |
| 25700    | SUMMERLIN RD             | PARK MEADOW DR              | BOY SCOUT         | 6LD       | E                    | 2,880    | B                       | 1,916  | B               | 2,014  |                                    |
| 25800    | SUMMERLIN RD             | BOY SCOUT                   | MATHEWS DR        | 4LD       | E                    | 1,820    | D                       | 1,260  | D               | 1,324  |                                    |
| 25900    | SUMMERLIN RD             | MATHEWS DR                  | COLONIAL BLVD     | 4LD       | E                    | 1,820    | D                       | 1,260  | D               | 1,324  |                                    |
| 26000    | SUNRISE BLVD             | BELL BLVD                   | COLUMBUS BLVD     | 2LN       | E                    | 860      | C                       | 42     | C               | 53     |                                    |
| 26100    | SUNSHINE BLVD            | SR 82                       | 23RD ST SW        | 2LN       | E                    | 1,010    | C                       | 369    | C               | 388    | *                                  |
| 26150    | SUNSHINE BLVD            | 23RD ST SW                  | LEE BLVD          | 2LN       | E                    | 1,010    | C                       | 369    | C               | 388    | *                                  |
| 26200    | SUNSHINE BLVD            | LEE BLVD                    | W 12TH ST         | 2LN       | E                    | 1,010    | D                       | 596    | D               | 626    | *                                  |
| 26300    | SUNSHINE BLVD            | W 12TH ST                   | W 75TH ST         | 2LN       | E                    | 860      | D                       | 623    | D               | 655    |                                    |
| 26400    | SW 23RD ST               | GUNNERY RD                  | SUNSHINE BLVD     | 2LN       | E                    | 860      | D                       | 650    | D               | 683    |                                    |
| 26500    | THREE OAKS PKWY          | COCONUT RD                  | ESTERO PKWY       | 4LD       | E                    | 1,940    | B                       | 1,230  | B               | 1,413  |                                    |
| 26600    | THREE OAKS PKWY          | ESTERO PKWY                 | SAN CARLOS BLVD   | 4LD       | E                    | 1,940    | A                       | 623    | B               | 724    |                                    |
| 26700    | THREE OAKS PKWY          | SAN CARLOS BLVD             | ALICO RD          | 4LD       | E                    | 1,940    | A                       | 633    | B               | 976    |                                    |
| 26800    | TICE ST                  | SR 80                       | ORTIZ AVE         | 2LN       | E                    | 860      | C                       | 163    | C               | 171    | old count(2010)                    |
| 26900    | TICE ST                  | ORTIZ AVE                   | STALEY RD         | 2LN       | E                    | 860      | C                       | 203    | D               | 716    | Elementary U.                      |
| 27000    | TREELINE AVE             | TERMINAL ACCESS RD          | DANIELS PKWY      | 4LD       | E                    | 1,980    | A                       | 1,272  | A               | 1,510  | Harley Davidson                    |
| 27030    | TREELINE AVE             | DANIELS PKWY                | AMBERWOOD RD      | 4LD       | E                    | 1,980    | A                       | 880    | A               | 924    |                                    |
| 27070    | TREELINE AVE             | AMBERWOOD RD                | COLONIAL BLVD     | 4LD       | E                    | 1,980    | A                       | 880    | A               | 924    |                                    |
| 29800    | US 41 (S TAMIAMI TR)     | OLD 41                      | CORKSCREW RD      | 6LD       | D                    | 3,171    | C                       | 2,662  | C               | 2,712  |                                    |
| 29900    | US 41 (S TAMIAMI TR)     | CORKSCREW RD                | SANIBEL BLVD      | 6LD       | D                    | 3,171    | C                       | 2,422  | C               | 2,485  |                                    |
| 30000    | US 41 (S TAMIAMI TR)     | SANIBEL BLVD                | ALICO RD          | 6LD       | D                    | 3,171    | C                       | 2,623  | C               | 2,686  |                                    |
| 30100    | US 41 (S TAMIAMI TR)     | ALICO RD                    | ISLAND PARK RD    | 6LD       | D                    | 3,171    | C                       | 2,623  | C               | 2,730  |                                    |
| 30200    | US 41 (S TAMIAMI TR)     | ISLAND PARK RD              | BRIARCLIFF RD     | 6LD       | D                    | 3,171    | C                       | 2,905  | D               | 3,092  |                                    |



## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

| LINK NO. | NAME                  | ROADWAY LINK         |                      | ROAD TYPE | PERFORMANCE STANDARD |          | 2019 100TH HIGHEST HOUR |        | FORECAST FUTURE |        | NOTES                                   |
|----------|-----------------------|----------------------|----------------------|-----------|----------------------|----------|-------------------------|--------|-----------------|--------|-----------------------------------------|
|          |                       | FROM                 | TO                   |           | LOS                  | CAPACITY | LOS                     | VOLUME | LOS             | VOLUME |                                         |
| 30300    | US 41 (S TAMIAMI TR)  | BRIARCLIFF RD        | SIX MILE PKWY        | 6LD       | D                    | 3,171    | C                       | 2,905  | D               | 3,092  |                                         |
| 30400    | US 41 (S TAMIAMI TR)  | SIX MILE PKWY        | DANIELS PKWY         | 6LD       | D                    | 3,171    | C                       | 2,518  | C               | 2,752  |                                         |
| 30500    | US 41 (CLEVELAND AVE) | DANIELS PKWY         | COLLEGE PKWY         | 6LD       | D                    | 3,171    | C                       | 2,615  | C               | 2,924  | SR 739 6 laning Design & ROW            |
| 30600    | US 41 (CLEVELAND AVE) | COLLEGE PKWY         | SOUTH RD             | 6LD       | D                    | 3,171    | C                       | 2,615  | D               | 3,100  | SR 739 6 laning Design & ROW programmed |
| 30700    | US 41 (CLEVELAND AVE) | SOUTH RD             | BOY SCOUT RD         | 6LD       | D                    | 3,171    | C                       | 2,734  | D               | 3,100  | SR 739 6 laning Design & ROW programmed |
| 30800    | US 41 (CLEVELAND AVE) | BOY SCOUT RD         | NORTH AIRPORT RD     | 6LD       | D                    | 3,171    | C                       | 2,395  | C               | 2,744  | SR 739 6 laning Design & ROW programmed |
| 30810    | US 41 (CLEVELAND AVE) | NORTH AIRPORT RD     | COLONIAL BLVD        | 6LD       | D                    | 3,171    | C                       | 2,395  | C               | 2,744  |                                         |
| 30900    | US 41 (CLEVELAND AVE) | CITY LIMITS          | N. KEY DR            | 4LD       | D                    | 2,100    | D                       | 2,068  | F               | 2,347  |                                         |
| 31000    | US 41 (CLEVELAND AVE) | N. KEY DR            | HANCOCK B. PKWY      | 4LD       | D                    | 2,100    | D                       | 2,068  | F               | 2,347  |                                         |
| 31100    | US 41 (CLEVELAND AVE) | HANCOCK B. PKWY      | PONDELLA RD          | 4LD       | D                    | 2,100    | D                       | 2,068  | F               | 2,347  |                                         |
| 31200    | US 41 (CLEVELAND AVE) | PONDELLA RD          | SR 78                | 4LD       | D                    | 2,100    | C                       | 1,439  | C               | 1,556  |                                         |
| 31300    | US 41 (CLEVELAND AVE) | SR 78                | LITTLETON RD         | 4LD       | D                    | 2,100    | C                       | 1,439  | C               | 1,556  |                                         |
| 31400    | US 41 (N TAMIAMI TR)  | LITTLETON RD         | BUS 41               | 4LD       | D                    | 2,100    | C                       | 1,157  | C               | 1,374  |                                         |
| 31500    | US 41 (N TAMIAMI TR)  | BUS 41               | DEL PRADO BLVD       | 4LD       | D                    | 2,100    | C                       | 1,157  | C               | 1,374  |                                         |
| 31600    | US 41 (N TAMIAMI TR)  | DEL PRADO BLVD       | CHARLOTTE CO. LINE   | 4LD       | D                    | 2,100    | C                       | 1,847  | C               | 2,001  |                                         |
| 27200    | VETERANS MEM. PKWY    | SR 78                | CHIQUITA             | 4LD       | D                    | 2,040    | A                       | 818    | A               | 860    |                                         |
| 27300    | VETERANS MEM. PKWY    | CHIQUITA             | SKYLINE              | 4LD       | D                    | 2,040    | F                       | 2,159  | F               | 2,269  | old count projection(2010)              |
| 27400    | VETERANS MEM. PKWY    | SKYLINE              | SANTA BARBARA BLVD   | 6LD       | D                    | 3,080    | A                       | 2,179  | B               | 2,290  | *                                       |
| 27500    | VETERANS MEM. PKWY    | SANTA BARBARA BLVD   | COUNTRY CLUB BLVD    | 6LD       | D                    | 3,080    | B                       | 2,764  | B               | 2,905  |                                         |
| 27600    | VETERANS MEM. PKWY    | COUNTRY CLUB BLVD    | MIDPOINT BRDG TOLL P | 6LD       | D                    | 3,080    | B                       | 2,830  | B               | 2,975  |                                         |
| 27700    | VETERANS MEM. PKWY    | MIDPOINT BRDG TOLL P | MCGREGOR BLVD        | 4LB       | D                    | 4,000    | D                       | 3,149  | D               | 3,310  |                                         |
| 29000    | W. 6TH ST             | WILLIAMS AVE         | JOEL BLVD            | 2LN       | E                    | 860      | C                       | 196    | C               | 206    |                                         |
| 29100    | W. 12TH ST            | GUNNERY RD           | SUNSHINE BLVD        | 2LN       | E                    | 860      | C                       | 234    | C               | 246    |                                         |
| 29200    | W. 12TH ST            | SUNSHINE BLVD        | WILLIAMS AVE         | 2LN       | E                    | 860      | C                       | 76     | C               | 168    | old count projection(2010)              |
| 29300    | W. 12TH ST            | WILLIAMS AVE         | JOEL BLVD            | 2LN       | E                    | 860      | C                       | 92     | C               | 104    | old count projection(2010)              |
| 29400    | W. 14TH ST            | SUNSHINE BLVD        | RICHMOND AVE         | 2LN       | E                    | 860      | C                       | 48     | C               | 54     | old count projection(2010)              |
| 15200    | WESTGATE BLVD         | GUNNERY RD           | LEE BLVD             | 2LN       | E                    | 860      | D                       | 724    | D               | 780    |                                         |
| 27900    | WHISKEY CREEK DR      | COLLEGE PKWY         | SAUTERN DR           | 2LD       | E                    | 910      | C                       | 326    | C               | 342    |                                         |
| 28000    | WHISKEY CREEK DR      | SAUTERN DR           | MCGREGOR BLVD        | 2LD       | E                    | 910      | C                       | 326    | C               | 342    |                                         |
| 28200    | WILLIAMS AVE          | LEE BLVD             | W. 6TH ST            | 2LN       | E                    | 860      | D                       | 589    | D               | 627    |                                         |
| 28300    | WINKLER RD            | STOCKBRIDGE DR       | SUMMERLIN RD         | 2LN       | E                    | 860      | C                       | 461    | C               | 537    | old count(2010)                         |
| 28400    | WINKLER RD            | SUMMERLIN RD         | GLADIOLUS DR         | 4LD       | E                    | 1,520    | C                       | 316    | C               | 332    |                                         |
| 28500    | WINKLER RD            | GLADIOLUS DR         | BRANDYWINE CIR       | 2LN       | E                    | 880      | B                       | 593    | B               | 625    | Year 2010 data                          |
| 28600    | WINKLER RD            | BRANDYWINE CIR       | CYPRESS LAKE DR      | 2LN       | E                    | 880      | B                       | 592    | B               | 622    |                                         |
| 28700    | WINKLER RD            | CYPRESS LAKE DR      | COLLEGE PKWY         | 4LD       | E                    | 1,780    | D                       | 778    | D               | 817    |                                         |
| 28800    | WINKLER RD            | COLLEGE PKWY         | MCGREGOR BLVD        | 2LN       | E                    | 800      | B                       | 350    | B               | 395    | old count projection(Year 2010)         |
| 28900    | WOODLAND BLVD         | US 41                | AUSTIN ST            | 2LN       | E                    | 860      | C                       | 266    | C               | 300    | old count projection(2010)              |

\* Previous Year Data

- County-Maintained Collector Roadway - Unincorporated Lee County
- County-Maintained Arterial Roadway - Unincorporated Lee County
- County-Maintained Arterial/Collector Roadway - Incorporated Lee County
- State-Maintained Arterial Roadway - Unincorporated Lee County



**GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES**

TABLE 7

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

January 2020

| INTERRUPTED FLOW FACILITIES                                                                                                 |           |                      |                       |                    |       | UNINTERRUPTED FLOW FACILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |        |       |
|-----------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|-----------------------|--------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|--------------------|--------|-------|
| <b>STATE SIGNALIZED ARTERIALS</b>                                                                                           |           |                      |                       |                    |       | <b>FREEWAYS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| <b>Class I (40 mph or higher posted speed limit)</b>                                                                        |           |                      |                       |                    |       | <b>Core Urbanized</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |                      |                    |        |       |
| Lanes                                                                                                                       | Median    | B                    | C                     | D                  | E     | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | B         | C                    | D                  | E      |       |
| 1                                                                                                                           | Undivided | *                    | 830                   | 880                | **    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,230     | 3,100                | 3,740              | 4,080  |       |
| 2                                                                                                                           | Divided   | *                    | 1,910                 | 2,000              | **    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3,280     | 4,570                | 5,620              | 6,130  |       |
| 3                                                                                                                           | Divided   | *                    | 2,940                 | 3,020              | **    | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4,310     | 6,030                | 7,490              | 8,170  |       |
| 4                                                                                                                           | Divided   | *                    | 3,970                 | 4,040              | **    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5,390     | 7,430                | 9,370              | 10,220 |       |
|                                                                                                                             |           |                      |                       |                    |       | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6,380     | 8,990                | 11,510             | 12,760 |       |
| <b>Class II (35 mph or slower posted speed limit)</b>                                                                       |           |                      |                       |                    |       | <b>Urbanized</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                      |                    |        |       |
| Lanes                                                                                                                       | Median    | B                    | C                     | D                  | E     | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | B         | C                    | D                  | E      |       |
| 1                                                                                                                           | Undivided | *                    | 370                   | 750                | 800   | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,270     | 3,100                | 3,890              | 4,230  |       |
| 2                                                                                                                           | Divided   | *                    | 730                   | 1,630              | 1,700 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3,410     | 4,650                | 5,780              | 6,340  |       |
| 3                                                                                                                           | Divided   | *                    | 1,170                 | 2,520              | 2,560 | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4,550     | 6,200                | 7,680              | 8,460  |       |
| 4                                                                                                                           | Divided   | *                    | 1,610                 | 3,390              | 3,420 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5,690     | 7,760                | 9,520              | 10,570 |       |
| <b>Non-State Signalized Roadway Adjustments</b>                                                                             |           |                      |                       |                    |       | <b>Freeway Adjustments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                      |                    |        |       |
| (Alter corresponding state volumes by the indicated percent.)                                                               |           |                      |                       |                    |       | Auxiliary Lane + 1,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |                    |        |       |
| Non-State Signalized Roadways - 10%                                                                                         |           |                      |                       |                    |       | Ramp Metering + 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |                    |        |       |
| <b>Median &amp; Turn Lane Adjustments</b>                                                                                   |           |                      |                       |                    |       | <b>UNINTERRUPTED FLOW HIGHWAYS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |                    |        |       |
| Lanes                                                                                                                       | Median    | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |       | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Median    | B                    | C                  | D      | E     |
| 1                                                                                                                           | Divided   | Yes                  | No                    | +5%                |       | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided | 580                  | 890                | 1,200  | 1,610 |
| 1                                                                                                                           | Undivided | No                   | No                    | -20%               |       | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 1,800                | 2,600              | 3,280  | 3,730 |
| Multi                                                                                                                       | Undivided | Yes                  | No                    | -5%                |       | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 2,700                | 3,900              | 4,920  | 5,600 |
| Multi                                                                                                                       | Undivided | No                   | No                    | -25%               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| -                                                                                                                           | -         | -                    | Yes                   | + 5%               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| <b>One-Way Facility Adjustment</b>                                                                                          |           |                      |                       |                    |       | <b>Uninterrupted Flow Highway Adjustments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |        |       |
| Multiply the corresponding directional volumes in this table by 1.2                                                         |           |                      |                       |                    |       | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Median    | Exclusive left lanes | Adjustment factors |        |       |
|                                                                                                                             |           |                      |                       |                    |       | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | Yes                  | +5%                |        |       |
|                                                                                                                             |           |                      |                       |                    |       | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Undivided | Yes                  | -5%                |        |       |
|                                                                                                                             |           |                      |                       |                    |       | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Undivided | No                   | -25%               |        |       |
| <b>BICYCLE MODE<sup>2</sup></b>                                                                                             |           |                      |                       |                    |       | <sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. |           |                      |                    |        |       |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |           |                      |                       |                    |       | <sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                    |        |       |
| <b>Paved Shoulder/Bicycle</b>                                                                                               |           |                      |                       |                    |       | <sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                      |                    |        |       |
| Lane Coverage                                                                                                               | B         | C                    | D                     | E                  |       | * Cannot be achieved using table input value defaults.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |                    |        |       |
| 0-49%                                                                                                                       | *         | 150                  | 390                   | 1,000              |       | <b>** Not applicable for that level of service letter grade.</b> For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.                                                                                                                                                                                                                                                               |           |                      |                    |        |       |
| 50-84%                                                                                                                      | 110       | 340                  | 1,000                 | >1,000             |       | <b>Source:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                      |                    |        |       |
| 85-100%                                                                                                                     | 470       | 1,000                | >1,000                | **                 |       | Florida Department of Transportation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |                      |                    |        |       |
|                                                                                                                             |           |                      |                       |                    |       | Systems Implementation Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |        |       |
|                                                                                                                             |           |                      |                       |                    |       | <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                      |                    |        |       |
| <b>PEDESTRIAN MODE<sup>2</sup></b>                                                                                          |           |                      |                       |                    |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |           |                      |                       |                    |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| Sidewalk Coverage                                                                                                           | B         | C                    | D                     | E                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| 0-49%                                                                                                                       | *         | *                    | 140                   | 480                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| 50-84%                                                                                                                      | *         | 80                   | 440                   | 800                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| 85-100%                                                                                                                     | 200       | 540                  | 880                   | >1,000             |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| <b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>                                                                         |           |                      |                       |                    |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| (Buses in peak hour in peak direction)                                                                                      |           |                      |                       |                    |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| Sidewalk Coverage                                                                                                           | B         | C                    | D                     | E                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| 0-84%                                                                                                                       | > 5       | ≥ 4                  | ≥ 3                   | ≥ 2                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |
| 85-100%                                                                                                                     | > 4       | ≥ 3                  | ≥ 2                   | ≥ 1                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |        |       |



**TABLE 7**  
(continued)

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

January 2020

| INPUT VALUE<br>ASSUMPTIONS             | Uninterrupted Flow Facilities |                  |           |           | Interrupted Flow Facilities |         |          |           |           |            |
|----------------------------------------|-------------------------------|------------------|-----------|-----------|-----------------------------|---------|----------|-----------|-----------|------------|
|                                        |                               |                  |           |           | State Arterials             |         |          |           | Class I   |            |
|                                        | Freeways                      | Core<br>Freeways | Highways  |           | Class I                     |         | Class II |           | Bicycle   | Pedestrian |
| ROADWAY CHARACTERISTICS                |                               |                  |           |           |                             |         |          |           |           |            |
| Area type (urban, rural)               | urban                         | urban            |           |           |                             |         |          |           |           |            |
| Number of through lanes (both dir.)    | 4-10                          | 4-12             | 2         | 4-6       | 2                           | 4-8     | 2        | 4-8       | 4         | 4          |
| Posted speed (mph)                     | 70                            | 65               | 50        | 50        | 45                          | 50      | 30       | 30        | 45        | 45         |
| Free flow speed (mph)                  | 75                            | 70               | 55        | 55        | 50                          | 55      | 35       | 35        | 50        | 50         |
| Auxiliary Lanes (n,y)                  | n                             | n                |           |           |                             |         |          |           |           |            |
| Median (d, twlt, n, nr, r)             |                               |                  |           | d         | n                           | r       | n        | r         | r         | r          |
| Terrain (l,r)                          | l                             | l                | l         | l         | l                           | l       | l        | l         | l         | l          |
| % no passing zone                      |                               |                  | 80        |           |                             |         |          |           |           |            |
| Exclusive left turn lane impact (n, y) |                               |                  | [n]       | y         | y                           | y       | y        | y         | y         | y          |
| Exclusive right turn lanes (n, y)      |                               |                  |           |           | n                           | n       | n        | n         | n         | n          |
| Facility length (mi)                   | 3                             | 3                | 5         | 5         | 2                           | 2       | 1.9      | 1.8       | 2         | 2          |
| TRAFFIC CHARACTERISTICS                |                               |                  |           |           |                             |         |          |           |           |            |
| Planning analysis hour factor (K)      | 0.090                         | 0.085            | 0.090     | 0.090     | 0.090                       | 0.090   | 0.090    | 0.090     | 0.090     | 0.090      |
| Directional distribution factor (D)    | 0.55                          | 0.55             | 0.55      | 0.55      | 0.550                       | 0.560   | 0.565    | 0.560     | 0.565     | 0.565      |
| Peak hour factor (PHF)                 | 0.95                          | 0.95             | 0.95      | 0.95      | 1.000                       | 1.000   | 1.000    | 1.000     | 1.000     | 1.000      |
| Base saturation flow rate (pcphpl)     | 2,400                         | 2,400            | 1,700     | 2,200     | 1,950                       | 1,950   | 1,950    | 1,950     | 1,950     | 1,950      |
| Heavy vehicle percent                  | 4.0                           | 4.0              | 2.0       | 2.0       | 1.0                         | 1.0     | 1.0      | 1.0       | 2.5       | 2.0        |
| Speed Adjustment Factor (SAF)          | 0.975                         | 0.975            |           | 0.975     |                             |         |          |           |           |            |
| Capacity Adjustment Factor (CAF)       | 0.968                         | 0.968            |           | 0.968     |                             |         |          |           |           |            |
| % left turns                           |                               |                  |           |           | 12                          | 12      | 12       | 12        | 12        | 12         |
| % right turns                          |                               |                  |           |           | 12                          | 12      | 12       | 12        | 12        | 12         |
| CONTROL CHARACTERISTICS                |                               |                  |           |           |                             |         |          |           |           |            |
| Number of signals                      |                               |                  |           |           | 4                           | 4       | 10       | 10        | 4         | 6          |
| Arrival type (1-6)                     |                               |                  |           |           | 3                           | 3       | 4        | 4         | 4         | 4          |
| Signal type (a, c, p)                  |                               |                  |           |           | c                           | c       | c        | c         | c         | c          |
| Cycle length (C)                       |                               |                  |           |           | 120                         | 150     | 120      | 120       | 120       | 120        |
| Effective green ratio (g/C)            |                               |                  |           |           | 0.44                        | 0.45    | 0.44     | 0.44      | 0.44      | 0.44       |
| MULTIMODAL CHARACTERISTICS             |                               |                  |           |           |                             |         |          |           |           |            |
| Paved shoulder/bicycle lane (n, y)     |                               |                  |           |           |                             |         |          |           | n, 50%, y | n          |
| Outside lane width (n, t, w)           |                               |                  |           |           |                             |         |          |           | t         | t          |
| Pavement condition (d, t, u)           |                               |                  |           |           |                             |         |          |           | t         |            |
| On-street parking (n, y)               |                               |                  |           |           |                             |         |          |           |           |            |
| Sidewalk (n, y)                        |                               |                  |           |           |                             |         |          |           |           | n, 50%, y  |
| Sidewalk/roadway separation(a, t, w)   |                               |                  |           |           |                             |         |          |           |           | t          |
| Sidewalk protective barrier (n, y)     |                               |                  |           |           |                             |         |          |           |           | n          |
| LEVEL OF SERVICE THRESHOLDS            |                               |                  |           |           |                             |         |          |           |           |            |
| Level of<br>Service                    | Freeways                      | Highways         |           | Arterials |                             | Bicycle | Ped      | Bus       |           |            |
|                                        | Density                       | Two-Lane         | Multilane | Class I   | Class II                    | Score   | Score    | Buses/hr. |           |            |
|                                        |                               | %ffs             | Density   | ats       | ats                         |         |          |           |           |            |
| B                                      | ≤ 17                          | > 83.3           | ≤ 17      | > 31 mph  | > 22 mph                    | ≤ 2.75  | ≤ 2.75   | ≤ 6       |           |            |
| C                                      | ≤ 24                          | > 75.0           | ≤ 24      | > 23 mph  | > 17 mph                    | ≤ 3.50  | ≤ 3.50   | ≤ 4       |           |            |
| D                                      | ≤ 31                          | > 66.7           | ≤ 31      | > 18 mph  | > 13 mph                    | ≤ 4.25  | ≤ 4.25   | < 3       |           |            |
| E                                      | ≤ 39                          | > 58.3           | ≤ 35      | > 15 mph  | > 10 mph                    | ≤ 5.00  | ≤ 5.00   | < 2       |           |            |

% ffs = Percent free flow speed ats = Average travel speed





**TABLE 8**  
(continued)

**Generalized Peak Hour Directional Volumes for Florida's**  
**Transitioning Areas and**  
**Areas Over 5,000 Not In Urbanized Areas**

January 2020

| INPUT VALUE<br>ASSUMPTIONS             | Uninterrupted Flow Facilities |          |           | Interrupted Flow Facilities |          |          |        |           |            |
|----------------------------------------|-------------------------------|----------|-----------|-----------------------------|----------|----------|--------|-----------|------------|
|                                        |                               |          |           | State Arterials             |          |          |        | Class I   |            |
|                                        | Freeways                      | Highways |           | Class I                     |          | Class II |        | Bicycle   | Pedestrian |
| ROADWAY CHARACTERISTICS                |                               |          |           |                             |          |          |        |           |            |
| Area type (urban, rural)               | urban                         |          |           |                             |          |          |        |           |            |
| Number of through lanes (both dir.)    | 4-10                          | 2        | 4-6       | 2                           | 4-6      | 2        | 4-6    | 4         | 4          |
| Posted speed (mph)                     | 70                            | 50       | 50        | 45                          | 50       | 30       | 30     | 45        | 45         |
| Free flow speed (mph)                  | 75                            | 55       | 55        | 50                          | 55       | 35       | 35     | 50        | 50         |
| Auxiliary lanes (n,y)                  | n                             |          |           |                             |          |          |        |           |            |
| Median (d, n, nr, r)                   |                               |          | d         | n                           | y        | n        | y      | r         | r          |
| Terrain (l,r)                          | 1                             | 1        | 1         | 1                           | 1        | 1        | 1      | 1         | 1          |
| % no passing zone                      |                               | 60       |           |                             |          |          |        |           |            |
| Exclusive left turn lane impact (n, y) |                               | [n]      | y         | y                           | y        | y        | y      | y         | y          |
| Exclusive right turn lanes (n, y)      |                               |          |           | n                           | n        | n        | n      | n         | n          |
| Facility length (mi)                   | 6                             | 5        | 5         | 1.8                         | 2        | 2        | 2      | 2         | 2          |
| TRAFFIC CHARACTERISTICS                |                               |          |           |                             |          |          |        |           |            |
| Planning analysis hour factor (K)      | 0.098                         | 0.090    | 0.090     | 0.090                       | 0.090    | 0.090    | 0.090  | 0.090     | 0.090      |
| Directional distribution factor (D)    | 0.55                          | 0.55     | 0.55      | 0.550                       | 0.570    | 0.570    | 0.565  | 0.570     | 0.570      |
| Peak hour factor (PHF)                 | 0.92                          | 0.92     | 0.92      | 1.000                       | 1.000    | 1.000    | 1.000  | 1.000     | 1.000      |
| Base saturation flow rate (pcphpl)     | 2,400                         | 1,700    | 2,200     | 1,950                       | 1,950    | 1,950    | 1,950  | 1,950     | 1,950      |
| Heavy vehicle percent                  | 9.0                           | 4.0      | 4.0       | 2.0                         | 3.0      | 2.0      | 3.0    | 3.0       | 3.0        |
| Speed Adjustment Factor (SAF)          | 0.975                         |          | 0.975     |                             |          |          |        |           |            |
| Capacity Adjustment Factor (CAF)       | 0.968                         |          | 0.968     |                             |          |          |        |           |            |
| % left turns                           |                               |          |           | 12                          | 12       | 12       | 12     | 12        | 12         |
| % right turns                          |                               |          |           | 12                          | 12       | 12       | 12     | 12        | 12         |
| CONTROL CHARACTERISTICS                |                               |          |           |                             |          |          |        |           |            |
| Number of signals                      |                               |          |           | 5                           | 4        | 10       | 10     | 4         | 6          |
| Arrival type (1-6)                     |                               |          |           | 4                           | 3        | 4        | 4      | 4         | 4          |
| Signal type (a, c, p)                  |                               |          |           | c                           | c        | c        | c      | c         | c          |
| Cycle length (C)                       |                               |          |           | 120                         | 150      | 120      | 150    | 120       | 120        |
| Effective green ratio (g/C)            |                               |          |           | 0.44                        | 0.45     | 0.44     | 0.45   | 0.44      | 0.44       |
| MULTIMODAL CHARACTERISTICS             |                               |          |           |                             |          |          |        |           |            |
| Paved shoulder/bicycle lane (n, y)     |                               |          |           |                             |          |          |        | n, 50%, y | n          |
| Outside lane width (n, t, w)           |                               |          |           |                             |          |          |        | t         | t          |
| Pavement condition (d, t, u)           |                               |          |           |                             |          |          |        | t         |            |
| On-street parking (n, y)               |                               |          |           |                             |          |          |        | n         | n          |
| Sidewalk (n, y)                        |                               |          |           |                             |          |          |        |           | n, 50%, y  |
| Sidewalk/roadway separation (a, t, w)  |                               |          |           |                             |          |          |        |           | t          |
| Sidewalk protective barrier (n, y)     |                               |          |           |                             |          |          |        |           | n          |
| LEVEL OF SERVICE THRESHOLDS            |                               |          |           |                             |          |          |        |           |            |
| Level of<br>Service                    | Freeways                      | Highways |           | Arterials                   |          | Bicycle  | Ped    | Bus       |            |
|                                        | Density                       | Two-Lane | Multilane | Class I                     | Class II | Score    | Score  | Buses/hr. |            |
|                                        |                               | %ffs     | Density   | ats                         | ats      |          |        |           |            |
| B                                      | ≤ 17                          | > 83.3   | ≤ 17      | > 31 mph                    | > 22 mph | ≤ 2.75   | ≤ 2.75 | ≤ 6       |            |
| C                                      | ≤ 24                          | > 75.0   | ≤ 24      | > 23 mph                    | > 17 mph | ≤ 3.50   | ≤ 3.50 | ≤ 4       |            |
| D                                      | ≤ 31                          | > 66.7   | ≤ 31      | > 18 mph                    | > 13 mph | ≤ 4.25   | ≤ 4.25 | < 3       |            |
| E                                      | ≤ 39                          | > 58.3   | ≤ 35      | > 15 mph                    | > 10 mph | ≤ 5.00   | ≤ 5.00 | < 2       |            |

% ffs = Percent free flow speed ats = Average travel speed

TABLE 9

**Generalized Peak Hour Directional Volumes for Florida's  
Rural Undeveloped Areas and  
Developed Areas Less Than 5,000 Population<sup>1</sup>**

January 2020

| INTERRUPTED FLOW FACILITIES                                                                                                 |           |                      |                       |                    |    | UNINTERRUPTED FLOW FACILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |       |       |
|-----------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|-----------------------|--------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|--------------------|-------|-------|
| <b>STATE SIGNALIZED ARTERIALS</b>                                                                                           |           |                      |                       |                    |    | <b>FREEWAYS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| Lanes                                                                                                                       | Median    | B                    | C                     | D                  | E  | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | B         | C                    | D                  | E     |       |
| 1                                                                                                                           | Undivided | *                    | 670                   | 740                | ** | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,010     | 2,770                | 3,270              | 3,650 |       |
| 2                                                                                                                           | Divided   | *                    | 1,530                 | 1,580              | ** | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2,820     | 3,990                | 4,770              | 5,470 |       |
| 3                                                                                                                           | Divided   | *                    | 2,360                 | 2,400              | ** | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3,630     | 5,220                | 6,260              | 7,300 |       |
| <b>Non-State Signalized Roadway Adjustments</b>                                                                             |           |                      |                       |                    |    | <b>Freeway Adjustments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                      |                    |       |       |
| (Alter corresponding state volumes by the indicated percent.)                                                               |           |                      |                       |                    |    | Auxiliary Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                      |                    |       |       |
| Non-State Signalized Roadways                                                                                               |           |                      |                       |                    |    | + 1,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |                      |                    |       |       |
| <b>Median &amp; Turn Lane Adjustments</b>                                                                                   |           |                      |                       |                    |    | <b>UNINTERRUPTED FLOW HIGHWAYS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |                    |       |       |
| Lanes                                                                                                                       | Median    | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |    | <b>Rural Undeveloped</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |                      |                    |       |       |
| 1                                                                                                                           | Divided   | Yes                  | No                    | +5%                |    | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Median    | B                    | C                  | D     | E     |
| 1                                                                                                                           | Undivided | No                   | No                    | -20%               |    | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided | 240                  | 450                | 730   | 1,490 |
| Multi                                                                                                                       | Undivided | Yes                  | No                    | -5%                |    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 1,630                | 2,350              | 2,910 | 3,280 |
| Multi                                                                                                                       | Undivided | No                   | No                    | -25%               |    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 2,450                | 3,530              | 4,360 | 4,920 |
| —                                                                                                                           | —         | —                    | Yes                   | + 5%               |    | <b>Developed Areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |                    |       |       |
| <b>One-Way Facility Adjustment</b>                                                                                          |           |                      |                       |                    |    | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Median    | B                    | C                  | D     | E     |
| Multiply the corresponding directional volumes in this table by 1.2                                                         |           |                      |                       |                    |    | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided | 540                  | 820                | 1,110 | 1,490 |
|                                                                                                                             |           |                      |                       |                    |    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 1,530                | 2,210              | 2,820 | 3,220 |
|                                                                                                                             |           |                      |                       |                    |    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | 2,300                | 3,320              | 4,240 | 4,830 |
| <b>BICYCLE MODE<sup>2</sup></b>                                                                                             |           |                      |                       |                    |    | <b>Passing Lane Adjustments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |           |                      |                       |                    |    | Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                    |       |       |
| <b>Rural Undeveloped</b>                                                                                                    |           |                      |                       |                    |    | <b>Uninterrupted Flow Highway Adjustments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |       |       |
| Paved                                                                                                                       |           |                      |                       |                    |    | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Median    | Exclusive left lanes | Adjustment factors |       |       |
| Shoulder/Bicycle                                                                                                            |           |                      |                       |                    |    | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Divided   | Yes                  | +5%                |       |       |
| Lane Coverage                                                                                                               | B         | C                    | D                     | E                  |    | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Undivided | Yes                  | -5%                |       |       |
| 0-49%                                                                                                                       | *         | 70                   | 110                   | 170                |    | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Undivided | No                   | -25%               |       |       |
| 50-84%                                                                                                                      | 60        | 120                  | 180                   | 580                |    | <sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. |           |                      |                    |       |       |
| 85-100%                                                                                                                     | 140       | 210                  | 1,000                 | >1,000             |    | <sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                    |       |       |
| <b>Developed Areas</b>                                                                                                      |           |                      |                       |                    |    | * Cannot be achieved using table input value defaults.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |                    |       |       |
| Paved                                                                                                                       |           |                      |                       |                    |    | ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.                                                                                                                                                                                                                                                                      |           |                      |                    |       |       |
| Shoulder/Bicycle                                                                                                            |           |                      |                       |                    |    | <b>Source:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                      |                    |       |       |
| Lane Coverage                                                                                                               | B         | C                    | D                     | E                  |    | Florida Department of Transportation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |                      |                    |       |       |
| 0-49%                                                                                                                       | *         | 120                  | 260                   | 840                |    | Systems Implementation Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                      |                    |       |       |
| 50-84%                                                                                                                      | 100       | 240                  | 720                   | 1,000              |    | <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                      |                    |       |       |
| 85-100%                                                                                                                     | 320       | 1,000                | >1,000                | **                 |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| <b>PEDESTRIAN MODE<sup>2</sup></b>                                                                                          |           |                      |                       |                    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |           |                      |                       |                    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| Sidewalk Coverage                                                                                                           | B         | C                    | D                     | E                  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| 0-49%                                                                                                                       | *         | *                    | 120                   | 460                |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| 50-84%                                                                                                                      | *         | 80                   | 430                   | 770                |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |
| 85-100%                                                                                                                     | 180       | 520                  | 860                   | >1,000             |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                      |                    |       |       |



**TABLE 9**  
(continued)

**Generalized Peak Hour Directional Volumes for Florida's**  
**Rural Undeveloped Areas and**  
**Developed Areas Less Than 5,000 Population**

January 2020

| INPUT VALUE<br>ASSUMPTIONS          | Uninterrupted Flow Facilities |             |           |             |              | Interrupted Flow Facilities |         |            |         |         |
|-------------------------------------|-------------------------------|-------------|-----------|-------------|--------------|-----------------------------|---------|------------|---------|---------|
|                                     | Freeways                      | Highways    |           |             |              | Arterials                   | Bicycle | Pedestrian |         |         |
|                                     |                               | Undeveloped | Developed |             |              |                             |         |            |         |         |
| ROADWAY CHARACTERISTICS             |                               |             |           |             |              |                             |         |            |         |         |
| Area type (urban, rural)            | rural                         |             |           |             |              |                             |         |            |         |         |
| Number of through lanes (both dir.) | 4-8                           | 2           | 4-6       | 2           | 4-6          | 2                           | 4-6     | 4          | 4       | 2       |
| Posted speed (mph)                  | 70                            | 55          | 55        | 50          | 50           | 45                          | 45      | 55         | 45      | 45      |
| Free flow speed (mph)               | 75                            | 60          | 60        | 55          | 55           | 50                          | 50      | 60         | 50      | 50      |
| Auxiliary lanes (n,y)               | n                             |             |           |             |              |                             |         |            |         |         |
| Median (d, n, nr, r)                |                               |             | d         |             | d            | n                           | r       | r          | r       | n       |
| Terrain (l,r)                       | 1                             | 1           | 1         | 1           | 1            | 1                           | 1       | 1          | 1       | 1       |
| % no passing zone                   |                               | 20          |           | 60          |              |                             |         |            |         |         |
| Exclusive left turn lanes (n, y)    |                               | [n]         | y         | [n]         | y            | y                           | y       | y          | y       | y       |
| Exclusive right turn lanes (n, y)   |                               |             |           |             |              | n                           | n       | n          | n       | n       |
| Facility length (mi)                | 18                            | 10          | 10        | 5           | 5            | 1.9                         | 2.2     | 4          | 2       | 2       |
| TRAFFIC CHARACTERISTICS             |                               |             |           |             |              |                             |         |            |         |         |
| Planning analysis hour factor (K)   | 0.105                         | 0.095       | 0.095     | 0.095       | 0.095        | 0.095                       | 0.095   | 0.095      | 0.095   | 0.095   |
| Directional distribution factor (D) | 0.55                          | 0.55        | 0.55      | 0.55        | 0.55         | 0.550                       | 0.550   | 0.570      | 0.570   | 0.550   |
| Peak hour factor (PHF)              | 0.88                          | 0.88        | 0.88      | 0.88        | 0.88         | 1.000                       | 1.000   | 1.000      | 1.000   | 1.000   |
| Base saturation flow rate (pcphpl)  | 2,400                         | 1,700       | 2,200     | 1,700       | 2,200        | 1,950                       | 1,950   | 1,950      | 1,950   | 1,950   |
| Heavy vehicle percent               | 12.0                          | 5.0         | 12.0      | 5.0         | 8.0          | 3.0                         | 3.0     | 6.0        | 3.5     | 3.0     |
| Speed Adjustment Factor (SAF)       | 0.975                         |             | 0.975     |             | 0.975        |                             |         |            |         |         |
| Capacity Adjustment Factor (CAF)    | 0.968                         |             | 0.968     |             | 0.968        |                             |         |            |         |         |
| % left turns                        |                               |             |           |             |              | 12                          | 12      |            | 12      | 12      |
| % right turns                       |                               |             |           |             |              | 12                          | 12      |            | 12      | 12      |
| CONTROL CHARACTERISTICS             |                               |             |           |             |              |                             |         |            |         |         |
| Number of signals                   |                               |             |           |             |              | 5                           | 6       | 2          | 4       | 4       |
| Arrival type (1-6)                  |                               |             |           |             |              | 3                           | 3       | 3          | 3       | 3       |
| Signal type (a, c, p)               |                               |             |           |             |              | c                           | c       | a          | a       | a       |
| Cycle length (C)                    |                               |             |           |             |              | 90                          | 90      | 60         | 90      | 90      |
| Effective green ratio (g/C)         |                               |             |           |             |              | 0.44                        | 0.44    | 0.37       | 0.44    | 0.44    |
| MULTIMODAL CHARACTERISTICS          |                               |             |           |             |              |                             |         |            |         |         |
| Paved shoulder/bicycle lane (n, y)  |                               |             |           |             |              |                             |         | n,50%,y    | n,50%,y | n       |
| Outside lane width (n, t, w)        |                               |             |           |             |              |                             |         | t          | t       | t       |
| Pavement condition (d, t, u)        |                               |             |           |             |              |                             |         | t          | t       |         |
| Sidewalk (n, y)                     |                               |             |           |             |              |                             |         |            |         | n,50%,y |
| Sidewalk/roadway separation(a, t,w) |                               |             |           |             |              |                             |         |            |         | t       |
| Sidewalk protective barrier (n, y)  |                               |             |           |             |              |                             |         |            |         | n       |
| LEVEL OF SERVICE THRESHOLDS         |                               |             |           |             |              |                             |         |            |         |         |
| Level of<br>Service                 | Freeways                      | Highways    |           |             |              |                             |         |            |         |         |
|                                     |                               | Two-Lane ru |           | Two-Lane rd | Multilane ru | Multilane rd                |         |            |         |         |
|                                     | Density                       | %tsf        | ats       | %ffs        | Density      | Density                     |         |            |         |         |
| B                                   | ≤ 14                          | ≤ 50        | ≤ 55      | > 83.3      | ≤ 14         | ≤ 14                        |         |            |         |         |
| C                                   | ≤ 22                          | ≤ 65        | ≤ 50      | > 75.0      | ≤ 22         | ≤ 22                        |         |            |         |         |
| D                                   | ≤ 29                          | ≤ 80        | ≤ 45      | > 66.7      | ≤ 29         | ≤ 29                        |         |            |         |         |
| E                                   | ≤ 36                          | > 80        | ≤ 40      | > 58.3      | ≤ 34         | ≤ 34                        |         |            |         |         |
|                                     |                               |             |           |             |              |                             |         |            |         |         |
| Level of<br>Service                 | Arterials                     |             | Bicycle   |             | Pedestrian   |                             |         |            |         |         |
|                                     | Major City/Co.(ats)           |             | Score     |             | Score        |                             |         |            |         |         |
| B                                   | > 31 mph                      |             | ≤ 2.75    |             | ≤ 2.75       |                             |         |            |         |         |
| C                                   | > 23 mph                      |             | ≤ 3.50    |             | ≤ 3.50       |                             |         |            |         |         |
| D                                   | > 18 mph                      |             | ≤ 4.25    |             | ≤ 4.25       |                             |         |            |         |         |
| E                                   | > 15 mph                      |             | ≤ 5.00    |             | ≤ 5.00       |                             |         |            |         |         |

%tsf = Percent time spent following %ffs = Percent of free flow speed ats = Average travel speed ru = Rural undeveloped rd = Rural developed

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

April 2016

c:\input5

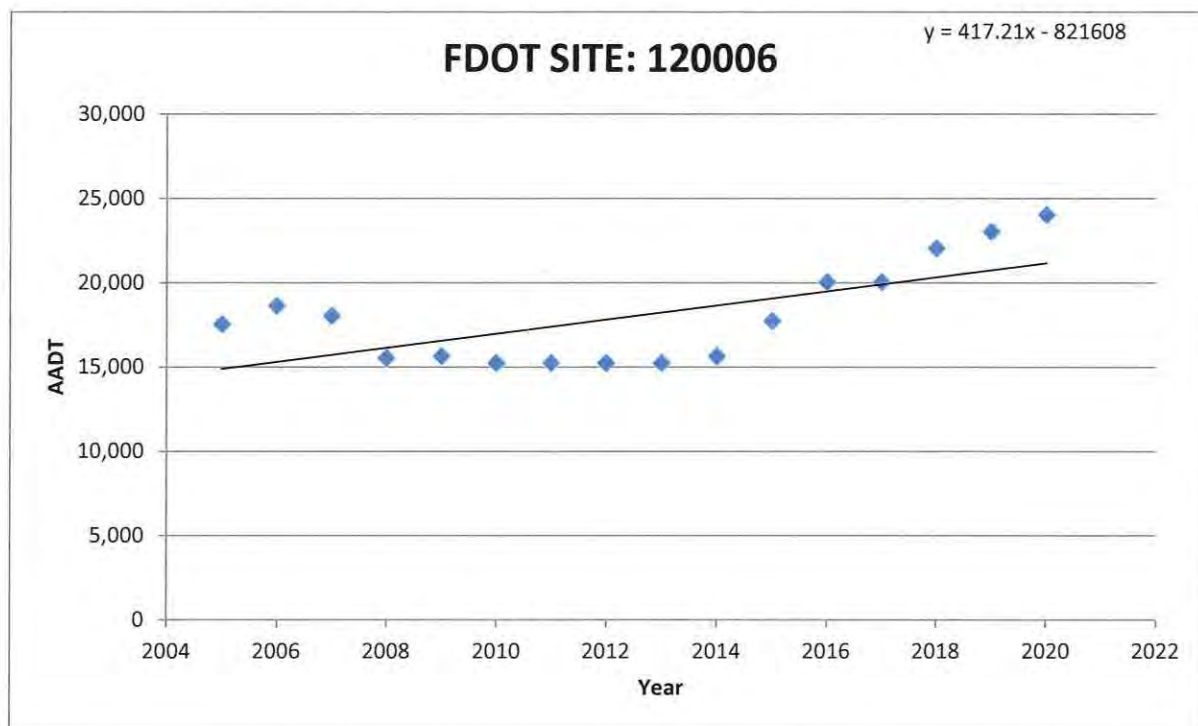
| <b>Uninterrupted Flow Highway</b>                                                                                                                     |           |       |       |       |       |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|-------|-------|-------|-------|
| 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 |
| <b>Arterials</b>                                                                                                                                      |           |       |       |       |       |       |
| 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 |
| <b>Controlled Access Facilities</b>                                                                                                                   |           |       |       |       |       |       |
| 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 |
| <b>Collectors</b>                                                                                                                                     |           |       |       |       |       |       |
| 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. |           |       |       |       |       |       |



## GROWTH TREND ANALYSIS

**FDOT SITE: 120006**  
**SR 80 W OF HERZOG ROAD**

| Year | AADT <sup>(1)</sup> | Equation               | Growth        |
|------|---------------------|------------------------|---------------|
| 2020 | 24,000              | $y_1$ $x_1$            | 2.0% per year |
| 2019 | 23,000              | 21,148            2020 |               |
| 2018 | 22,000              |                        |               |
| 2017 | 20,000              | $y_2$ $x_2$            |               |
| 2016 | 20,000              | 23,651            2026 |               |
| 2015 | 17,700              |                        |               |
| 2014 | 15,600              |                        |               |
| 2013 | 15,200              |                        |               |
| 2012 | 15,200              |                        |               |
| 2011 | 15,200              |                        |               |
| 2010 | 15,200              |                        |               |
| 2009 | 15,600              |                        |               |
| 2008 | 15,500              |                        |               |
| 2007 | 18,000              |                        |               |
| 2006 | 18,600              |                        |               |
| 2005 | 17,500              |                        |               |



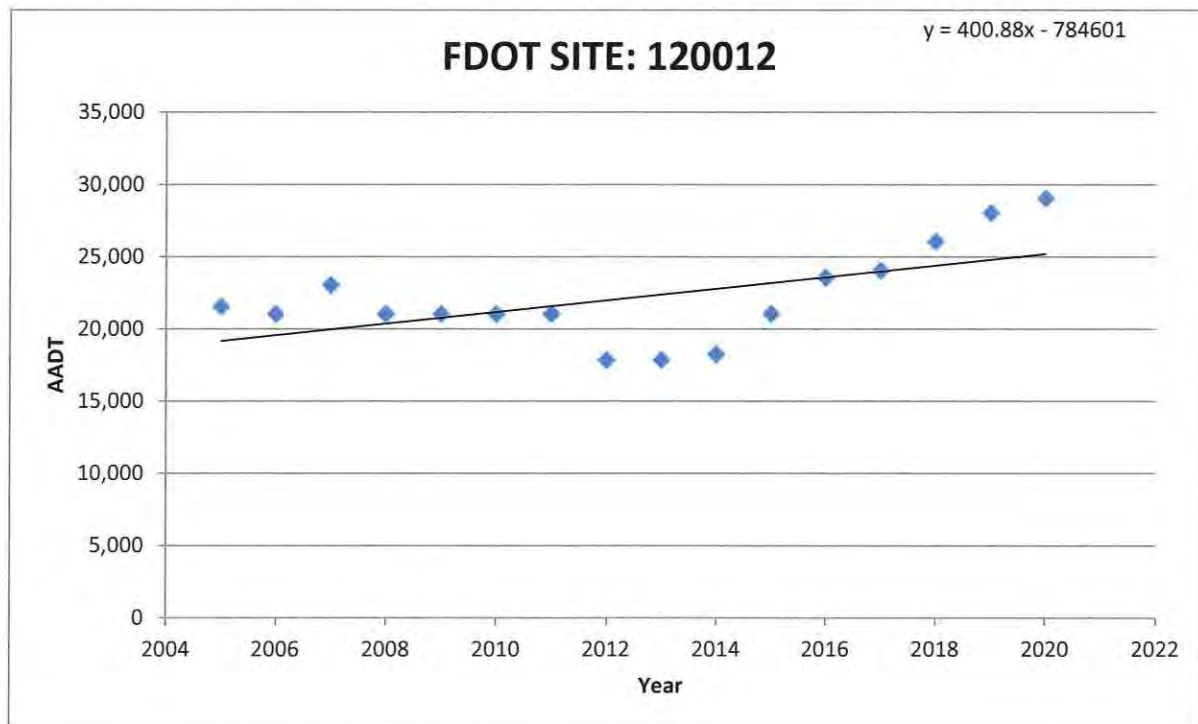
Footnotes:

(1) FDOT Traffic Online (2020 Data)



**FDOT SITE: 120012**  
**SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362**

| Year | AADT <sup>(1)</sup> | Equation               | Growth        |
|------|---------------------|------------------------|---------------|
| 2020 | 29,000              | $y_1$ $x_1$            | 1.6% per year |
| 2019 | 28,000              | 25,182            2020 |               |
| 2018 | 26,000              |                        |               |
| 2017 | 24,000              | $y_2$ $x_2$            |               |
| 2016 | 23,500              | 27,587            2026 |               |
| 2015 | 21,000              |                        |               |
| 2014 | 18,200              |                        |               |
| 2013 | 17,800              |                        |               |
| 2012 | 17,800              |                        |               |
| 2011 | 21,000              |                        |               |
| 2010 | 21,000              |                        |               |
| 2009 | 21,000              |                        |               |
| 2008 | 21,000              |                        |               |
| 2007 | 23,000              |                        |               |
| 2006 | 21,000              |                        |               |
| 2005 | 21,500              |                        |               |

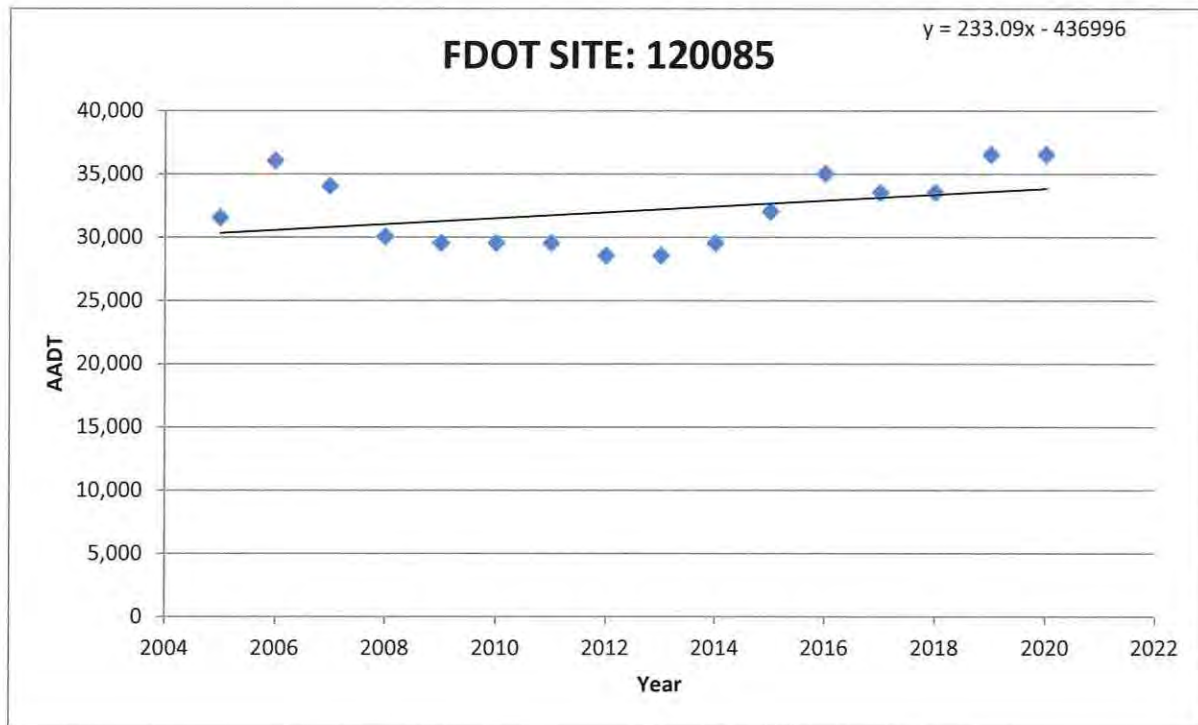


**Footnotes:**

(1) FDOT Traffic Online (2020 Data)

**FDOT SITE: 120085**  
**SR 80/PALM BEACH BLVD, EAST OF SR 31**

| Year | AADT <sup>(1)</sup> | Equation         | Growth        |
|------|---------------------|------------------|---------------|
| 2020 | 36,500              | $y_1$ $x_1$      | 0.7% per year |
| 2019 | 36,500              | 33,842      2020 |               |
| 2018 | 33,500              |                  |               |
| 2017 | 33,500              | $y_2$ $x_2$      |               |
| 2016 | 35,000              | 35,240      2026 |               |
| 2015 | 32,000              |                  |               |
| 2014 | 29,500              |                  |               |
| 2013 | 28,500              |                  |               |
| 2012 | 28,500              |                  |               |
| 2011 | 29,500              |                  |               |
| 2010 | 29,500              |                  |               |
| 2009 | 29,500              |                  |               |
| 2008 | 30,000              |                  |               |
| 2007 | 34,000              |                  |               |
| 2006 | 36,000              |                  |               |
| 2005 | 31,500              |                  |               |



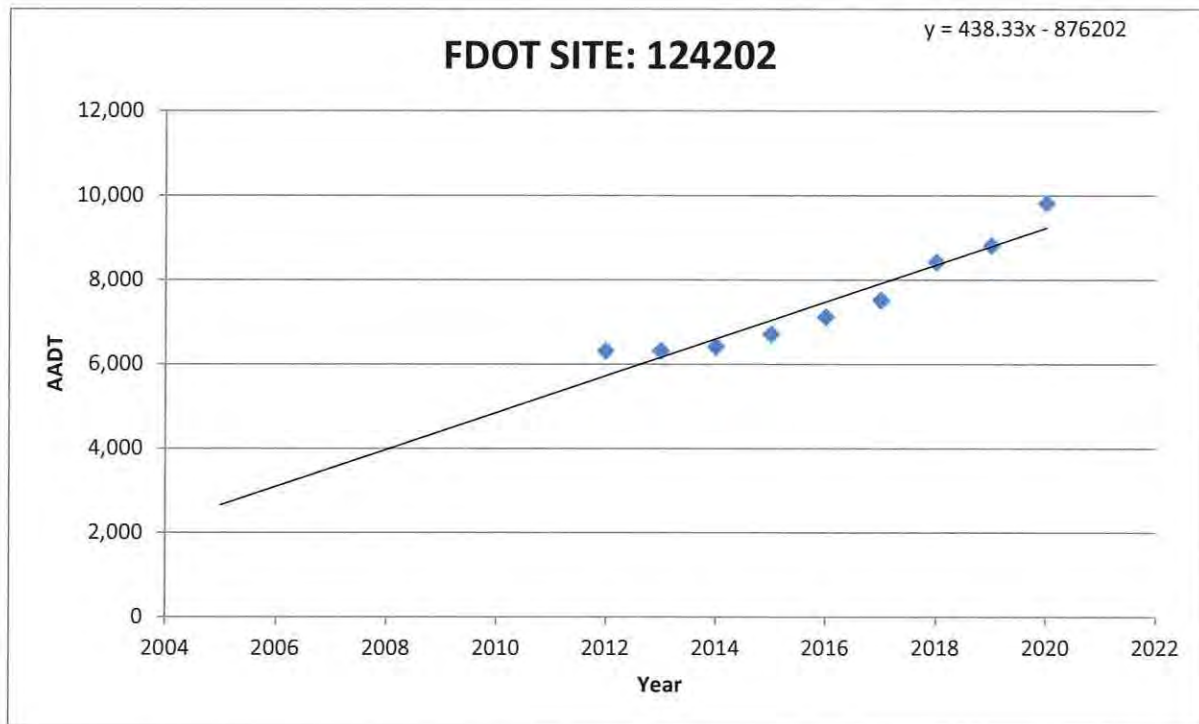
Footnotes:

(1) FDOT Traffic Online (2020 Data)



**FDOT SITE: 124202**  
**ORANGE RIVER BLVD, W OF BUCKINGHAM RD**

| Year |       | Equation | Growth        |
|------|-------|----------|---------------|
| 2020 | 9,800 | $y_1$    | 5.0% per year |
| 2019 | 8,800 | $x_1$    |               |
| 2018 | 8,400 | 8,793    | 2019          |
| 2017 | 7,500 | $y_2$    |               |
| 2016 | 7,100 | $x_2$    |               |
| 2015 | 6,700 | 11,861   | 2026          |
| 2014 | 6,400 |          |               |
| 2013 | 6,300 |          |               |
| 2012 | 6,300 |          |               |
| 2011 |       |          |               |
| 2010 |       |          |               |
| 2009 |       |          |               |
| 2008 |       |          |               |
| 2007 |       |          |               |
| 2006 |       |          |               |
| 2005 |       |          |               |

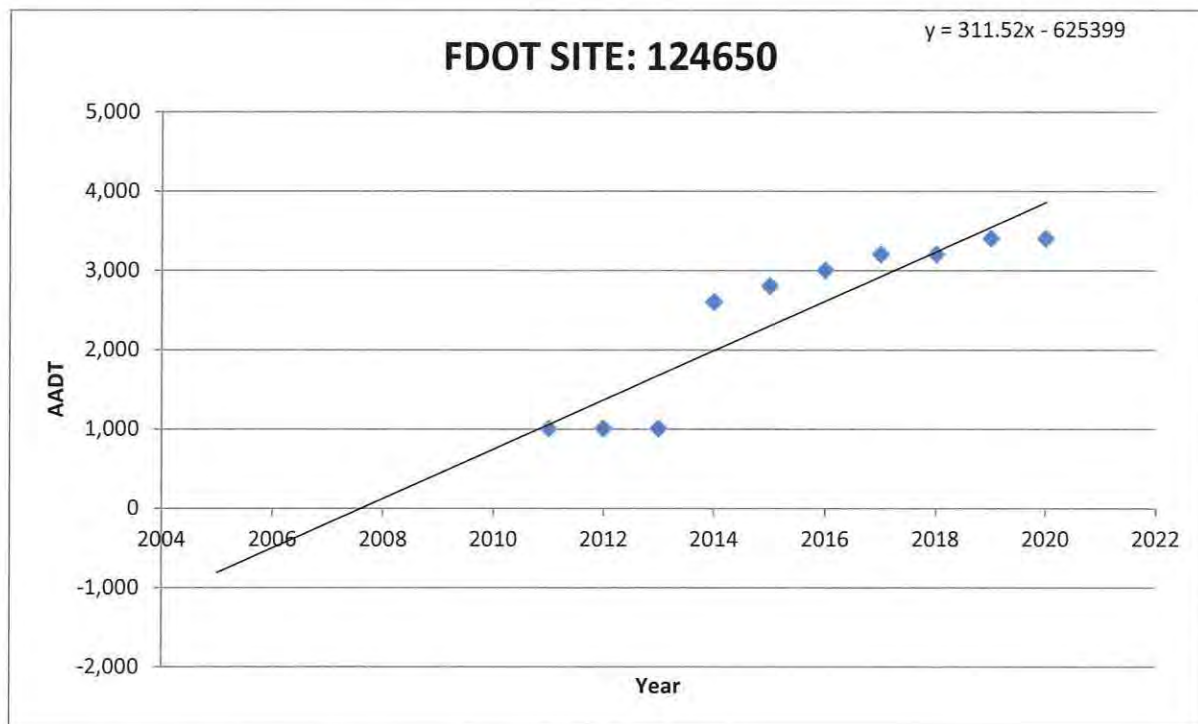


Footnotes:

(1) FDOT Traffic Online (2020 Data)

**FDOT SITE: 124650**  
**NORTH RIVER ROAD, EAST OF S.R. 31**

| Year |       | Equation | Growth        |
|------|-------|----------|---------------|
| 2020 | 3,400 | $y_1$    | 8.8% per year |
| 2019 | 3,400 | $x_1$    |               |
| 2018 | 3,200 | 3,550    | 2019          |
| 2017 | 3,200 | $y_2$    |               |
| 2016 | 3,000 | $x_2$    |               |
| 2015 | 2,800 | 5,731    | 2026          |
| 2014 | 2,600 |          |               |
| 2013 | 1,000 |          |               |
| 2012 | 1,000 |          |               |
| 2011 | 1,000 |          |               |
| 2010 |       |          |               |
| 2009 |       |          |               |
| 2008 |       |          |               |
| 2007 |       |          |               |
| 2006 |       |          |               |
| 2005 |       |          |               |



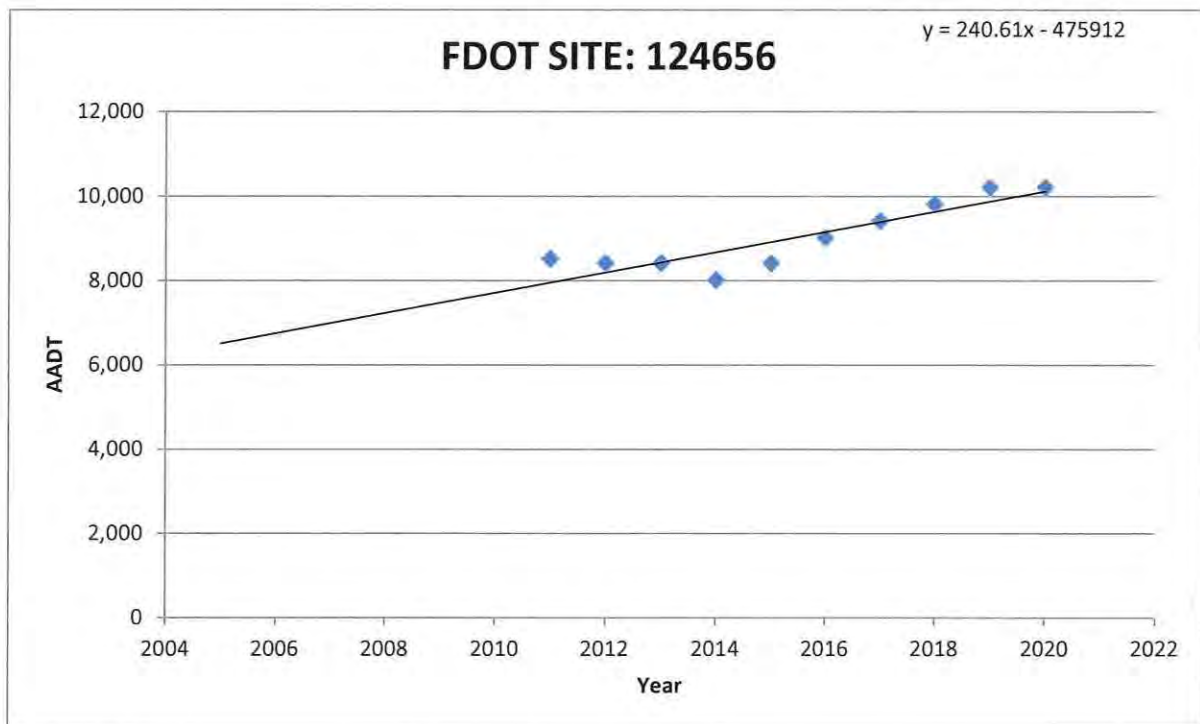
Footnotes:

(1) FDOT Traffic Online (2020 Data)



**FDOT SITE: 124656**  
**BUCKINGHAM/ORANGE RIVER ROAD, NORTH OF ASTORIA AVENUE**

| Year |        | Equation         | Growth        |
|------|--------|------------------|---------------|
| 2020 | 10,200 | $y_1$ $x_1$      | 2.4% per year |
| 2019 | 10,200 | 9,872      2019  |               |
| 2018 | 9,800  |                  |               |
| 2017 | 9,400  | $y_2$ $x_2$      |               |
| 2016 | 9,000  | 11,556      2026 |               |
| 2015 | 8,400  |                  |               |
| 2014 | 8,000  |                  |               |
| 2013 | 8,400  |                  |               |
| 2012 | 8,400  |                  |               |
| 2011 | 8,500  |                  |               |
| 2010 |        |                  |               |
| 2009 |        |                  |               |
| 2008 |        |                  |               |
| 2007 |        |                  |               |
| 2006 |        |                  |               |
| 2005 |        |                  |               |

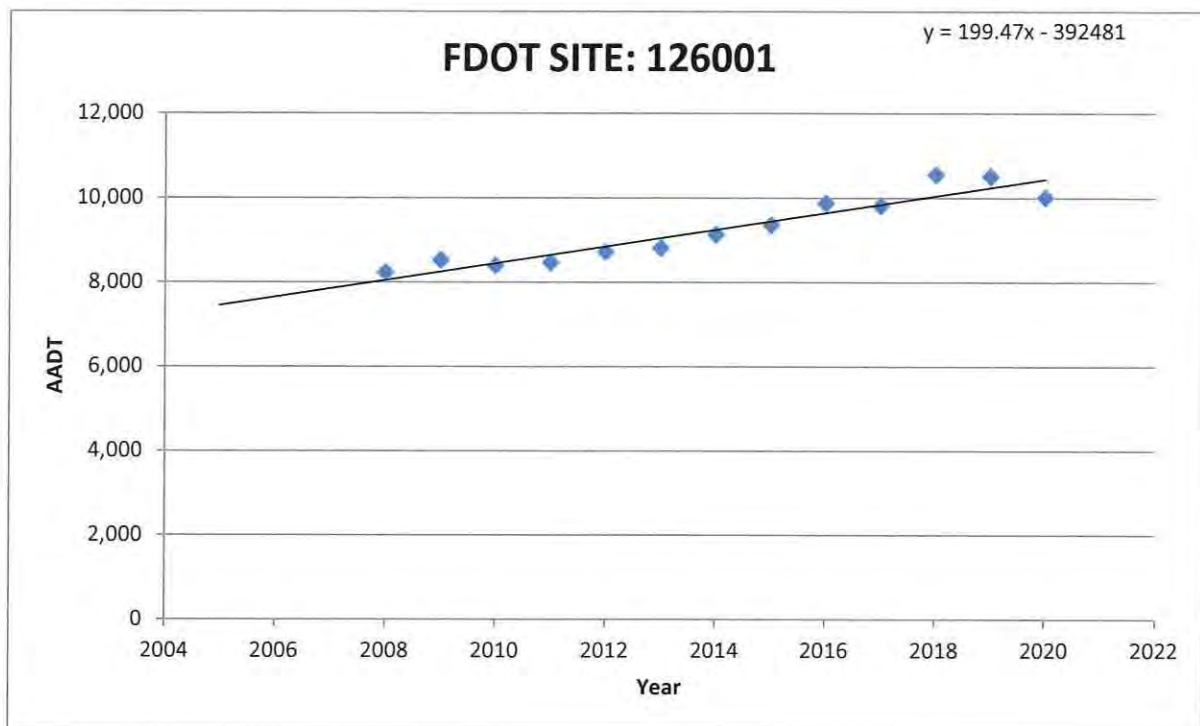


Footnotes:

(1) FDOT Traffic Online (2020 Data)

**FDOT SITE: 126001**  
**BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11**

| Year |        | Equation | Growth        |
|------|--------|----------|---------------|
| 2020 | 10,000 | $y_1$    | 1.9% per year |
| 2019 | 10,500 | $x_1$    |               |
| 2018 | 10,538 | 10,243   | 2019          |
| 2017 | 9,800  | $y_2$    |               |
| 2016 | 9,856  | $x_2$    |               |
| 2015 | 9,348  | 11,639   | 2026          |
| 2014 | 9,120  |          |               |
| 2013 | 8,793  |          |               |
| 2012 | 8,700  |          |               |
| 2011 | 8,444  |          |               |
| 2010 | 8,378  |          |               |
| 2009 | 8,500  |          |               |
| 2008 | 8,212  |          |               |
| 2007 |        |          |               |
| 2006 |        |          |               |
| 2005 |        |          |               |



Footnotes:

(1) FDOT Traffic Online (2020 Data)



**APPENDIX E**  
**ITE TRIP GENERATION DATA**

**RIVER HALL  
COMPREHENSIVE PLAN AMENDMENT**

**TRIP GENERATION WITHOUT CPA - APPROVED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESIDENTIAL D.U.)<sup>(1)</sup>**

| LAND USE                                                | LUC | SIZE   | UNITS            | AM PEAK HOUR     |           |            |              |       | PM PEAK HOUR     |           |            |              |       | DAILY            |           |            |              |        |
|---------------------------------------------------------|-----|--------|------------------|------------------|-----------|------------|--------------|-------|------------------|-----------|------------|--------------|-------|------------------|-----------|------------|--------------|--------|
|                                                         |     |        |                  | Rate/Equation    | In        | Out        | Total        |       | Rate/Equation    | In        | Out        | Total        |       | Rate/Equation    | In        | Out        | Total        |        |
| Single-Family Detached Housing (General Urban/Suburban) | 210 | 1,745  | Dwelling Units   | Fitted Curve 25% | 311       | 75%        | 933          | 1,244 | Fitted Curve 63% | 996       | 37%        | 585          | 1,581 | Fitted Curve 50% | 7,217     | 50%        | 7,217        | 14,434 |
| General Office Building (General Urban/Suburban)        | 710 | 15,000 | 1000 Sq. Ft. GFA | Fitted Curve 86% | 35        | 14%        | 6            | 41    | Fitted Curve 16% | 3         | 84%        | 16           | 19    | Fitted Curve 50% | 84        | 50%        | 84           | 168    |
| Shopping Center (General Urban/Suburban)                | 820 | 30,000 | 1000 Sq. Ft. GLA | Fitted Curve 62% | 104       | 38%        | 63           | 167   | Fitted Curve 48% | 107       | 52%        | 116          | 223   | Fitted Curve 50% | 1,326     | 50%        | 1,325        | 2,651  |
| <b>TOTAL</b>                                            |     |        |                  |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |       |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |       |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |        |
|                                                         |     |        |                  |                  | 450       | 1,002      | 1,452        |       |                  | 1,106     | 717        | 1,823        |       |                  | 8,627     | 8,626      | 17,253       |        |

**Footnote:**

(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.



**RIVER HALL  
COMPREHENSIVE PLAN AMENDMENT**

**TRIP GENERATION WITH CPA - PROPOSED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESIDENTIAL D.U.)<sup>(1)</sup>**

| LAND USE                                                | LUC | SIZE   | UNITS            | AM PEAK HOUR     |           |            |              |       | PM PEAK HOUR     |           |            |              |       | DAILY            |           |            |              |        |
|---------------------------------------------------------|-----|--------|------------------|------------------|-----------|------------|--------------|-------|------------------|-----------|------------|--------------|-------|------------------|-----------|------------|--------------|--------|
|                                                         |     |        |                  | Rate/Equation    | In        | Out        | Total        |       | Rate/Equation    | In        | Out        | Total        |       | Rate/Equation    | In        | Out        | Total        |        |
| Single-Family Detached Housing (General Urban/Suburban) | 210 | 2,234  | Dwelling Units   | Fitted Curve 25% | 398       | 75%        | 1,193        | 1,591 | Fitted Curve 63% | 1,263     | 37%        | 741          | 2,004 | Fitted Curve 50% | 9,059     | 50%        | 9,058        | 18,117 |
| General Office Building (General Urban/Suburban)        | 710 | 15,000 | 1000 Sq. Ft. GFA | Fitted Curve 86% | 35        | 14%        | 6            | 41    | Fitted Curve 16% | 3         | 84%        | 16           | 19    | Fitted Curve 50% | 84        | 50%        | 84           | 168    |
| Shopping Center (General Urban/Suburban)                | 820 | 30,000 | 1000 Sq. Ft. GLA | Fitted Curve 62% | 104       | 38%        | 63           | 167   | Fitted Curve 48% | 107       | 52%        | 116          | 223   | Fitted Curve 50% | 1,326     | 50%        | 1,325        | 2,651  |
| <b>TOTAL</b>                                            |     |        |                  |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |       |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |       |                  | <b>In</b> | <b>Out</b> | <b>Total</b> |        |
|                                                         |     |        |                  |                  | 537       | 1,262      | 1,799        |       |                  | 1,373     | 873        | 2,246        |       |                  | 10,469    | 10,467     | 20,936       |        |

**Footnote:**

(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

## Land Use: 210

### Single-Family Detached Housing

#### Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

#### Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

#### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936



## Single-Family Detached Housing (210)

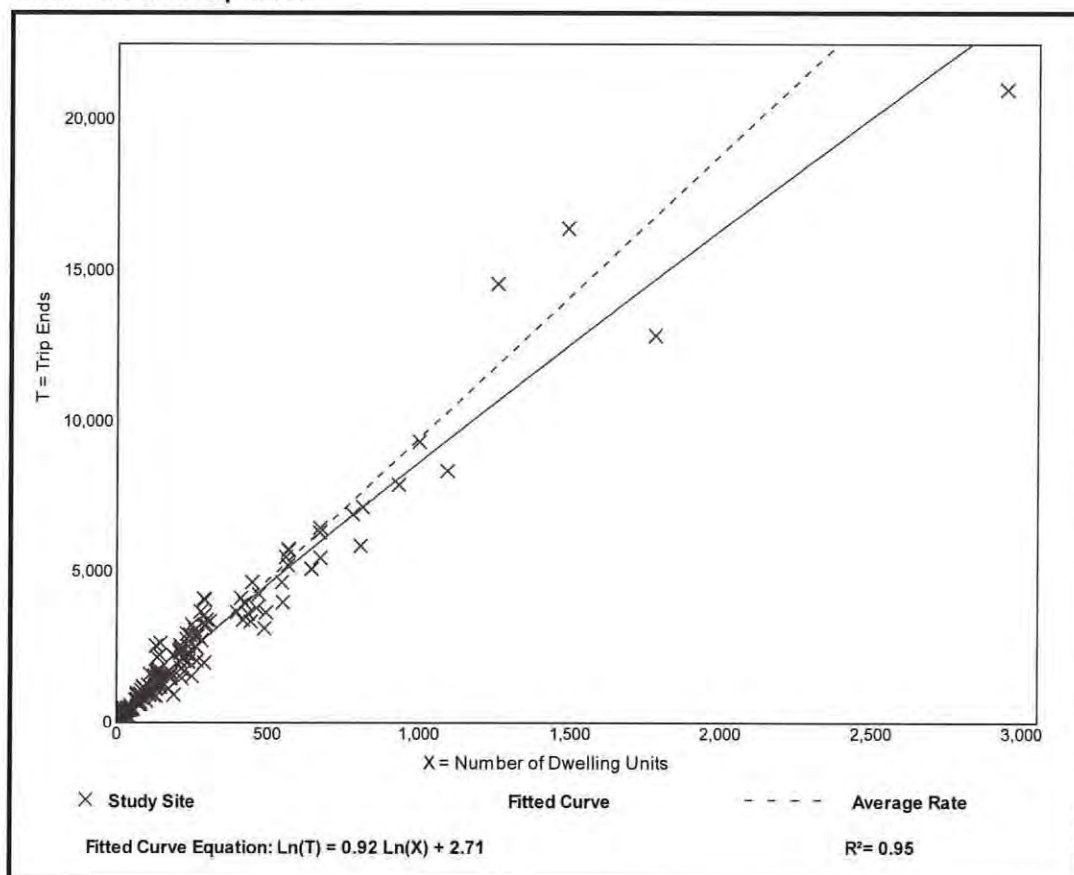
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.44         | 4.81 - 19.39   | 2.10               |

### Data Plot and Equation



## Single-Family Detached Housing (210)

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: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.74

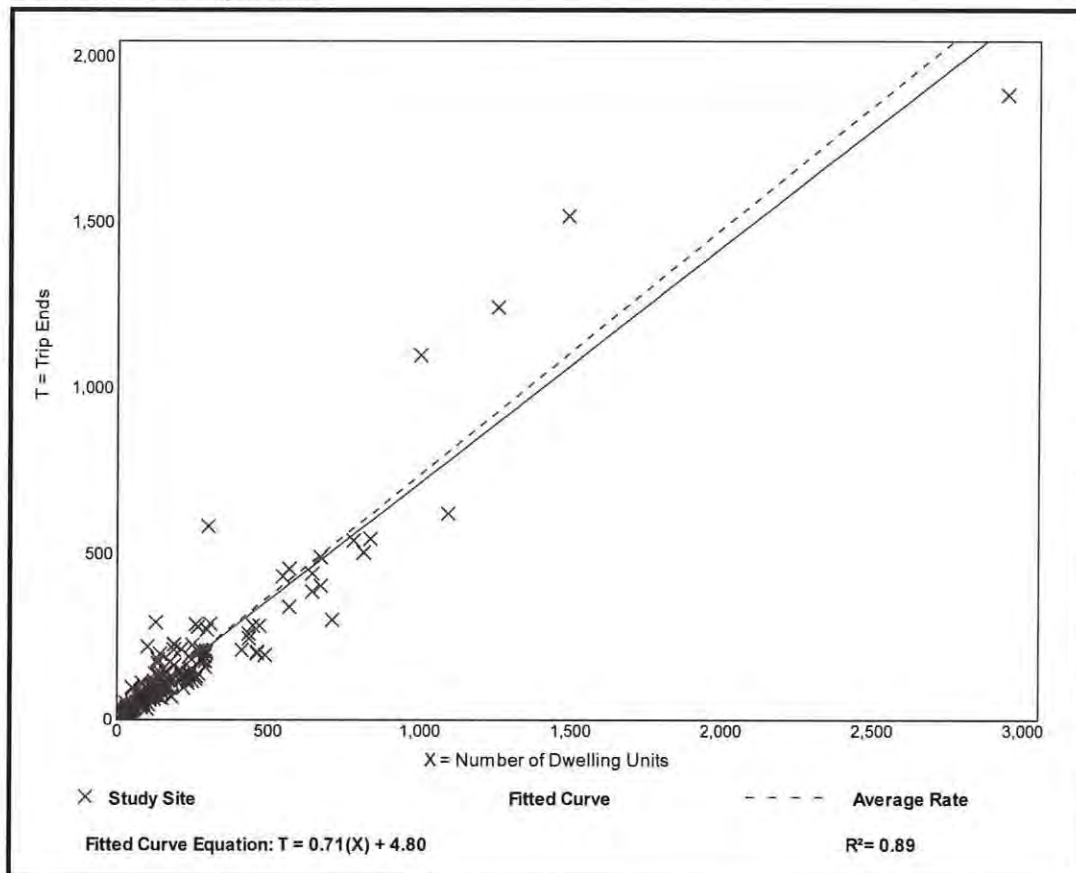
Range of Rates

0.33 - 2.27

Standard Deviation

0.27

### Data Plot and Equation





## Single-Family Detached Housing (210)

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: 190

Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.99

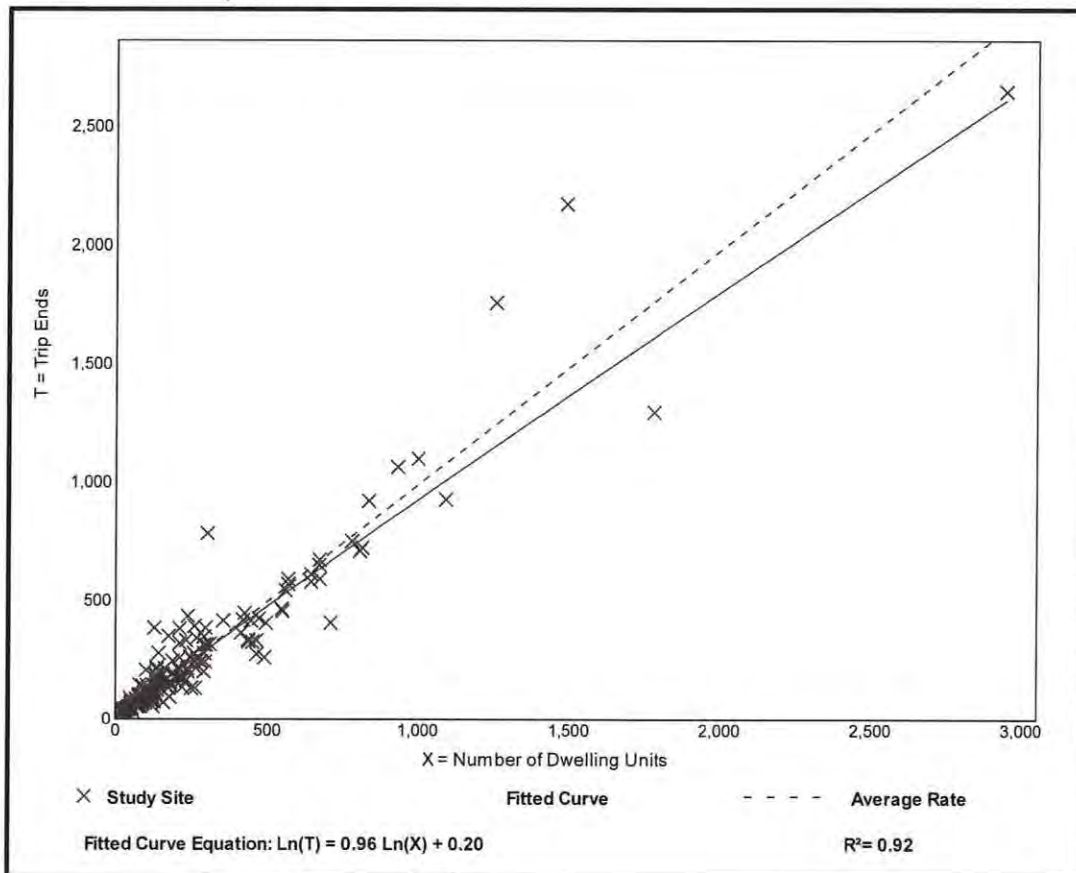
Range of Rates

0.44 - 2.98

Standard Deviation

0.31

### Data Plot and Equation



## Land Use: 710

### General Office Building

#### Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

#### Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.



The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

### Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

## General Office Building (710)

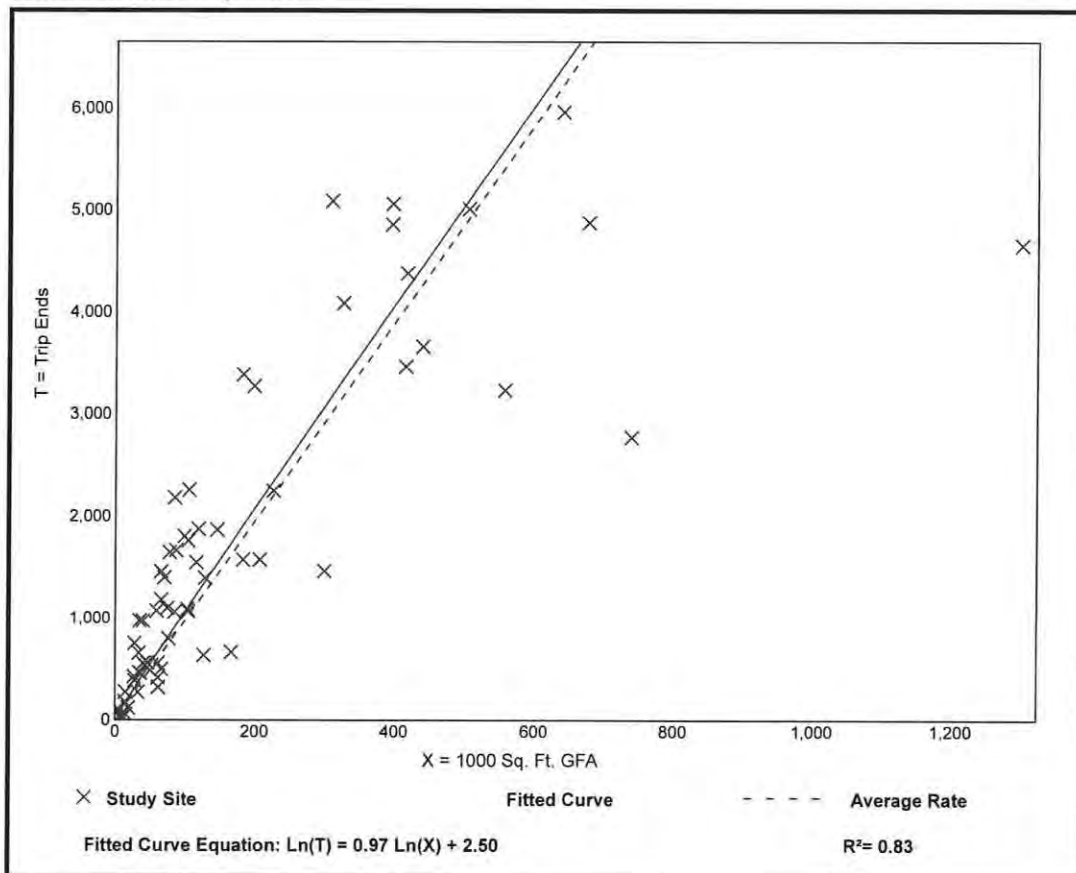
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 66  
1000 Sq. Ft. GFA: 171  
Directional Distribution: 50% entering, 50% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.74         | 2.71 - 27.56   | 5.15               |

### Data Plot and Equation





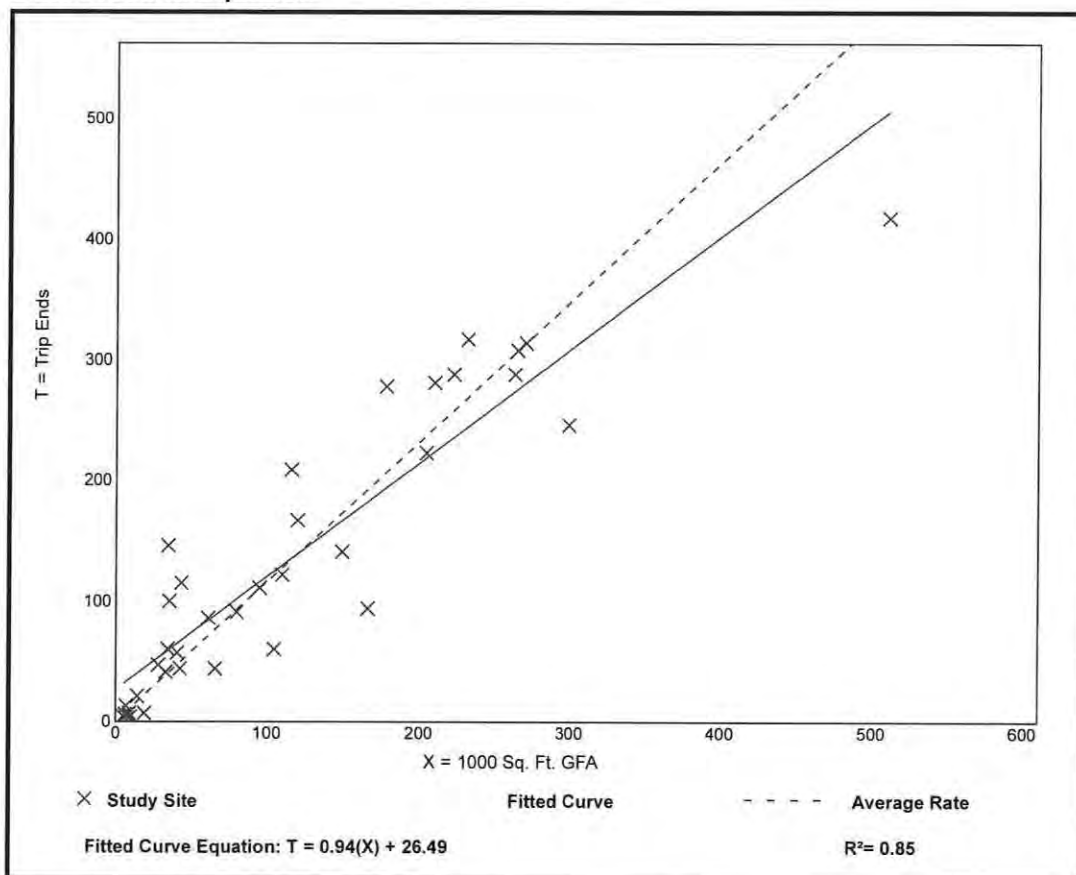
## General Office Building (710)

**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: 35  
 1000 Sq. Ft. GFA: 117  
 Directional Distribution: 86% entering, 14% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.16         | 0.37 - 4.23    | 0.47               |

### Data Plot and Equation



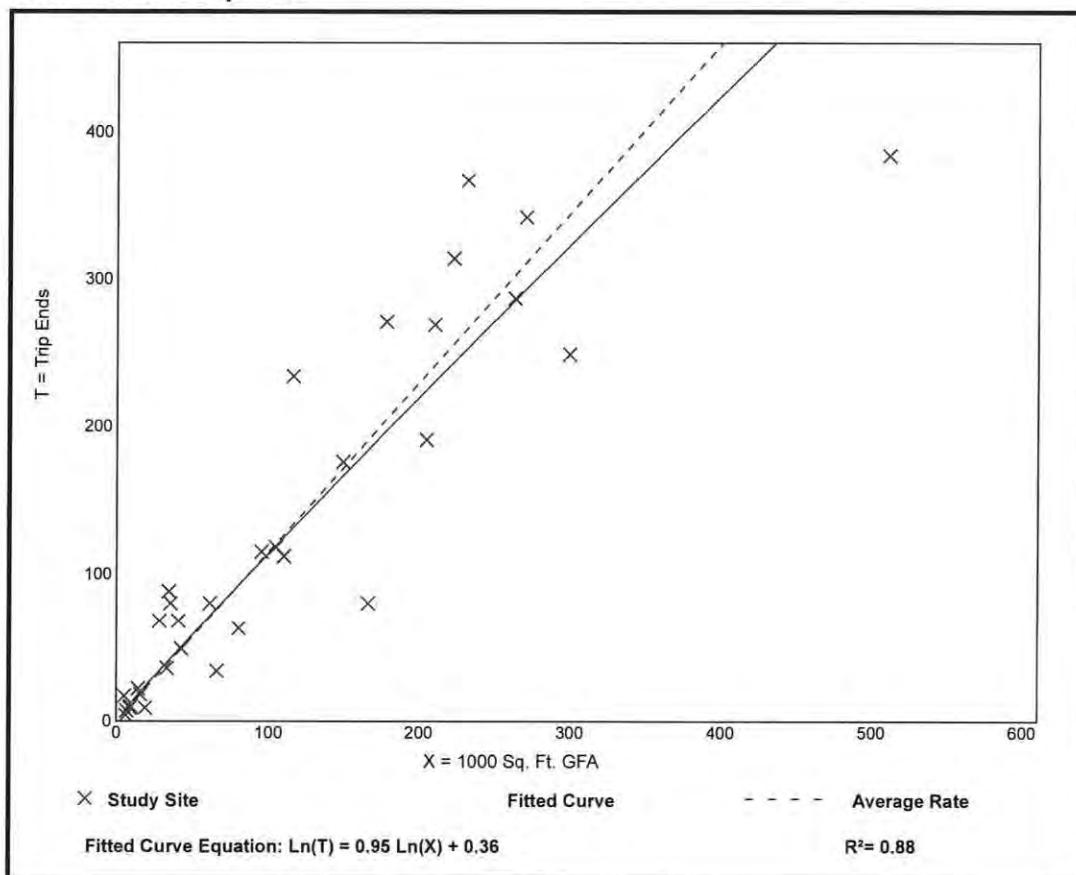
## General Office Building (710)

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: 32  
 1000 Sq. Ft. GFA: 114  
 Directional Distribution: 16% entering, 84% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.15         | 0.47 - 3.23    | 0.42               |

### Data Plot and Equation





## Land Use: 820 Shopping Center

### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

### Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

**Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.**

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

### Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

## Shopping Center (820)

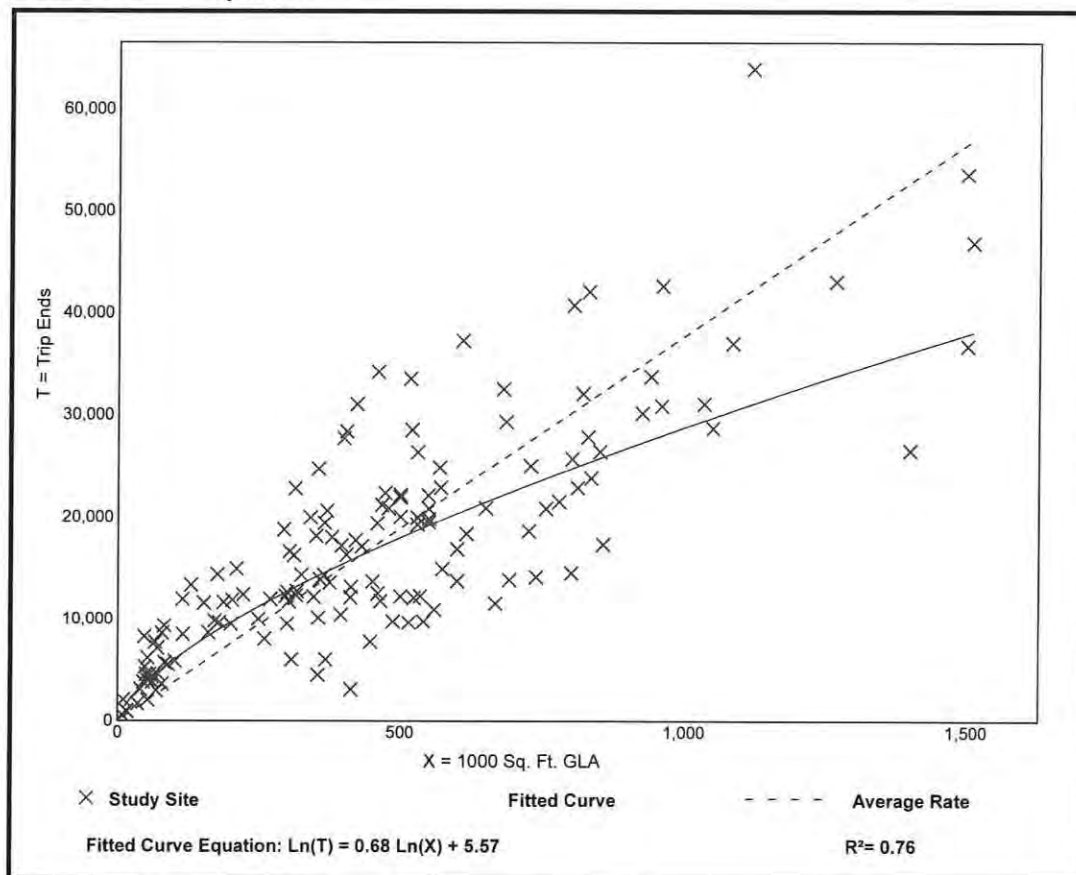
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 37.75        | 7.42 - 207.98  | 16.41              |

### Data Plot and Equation





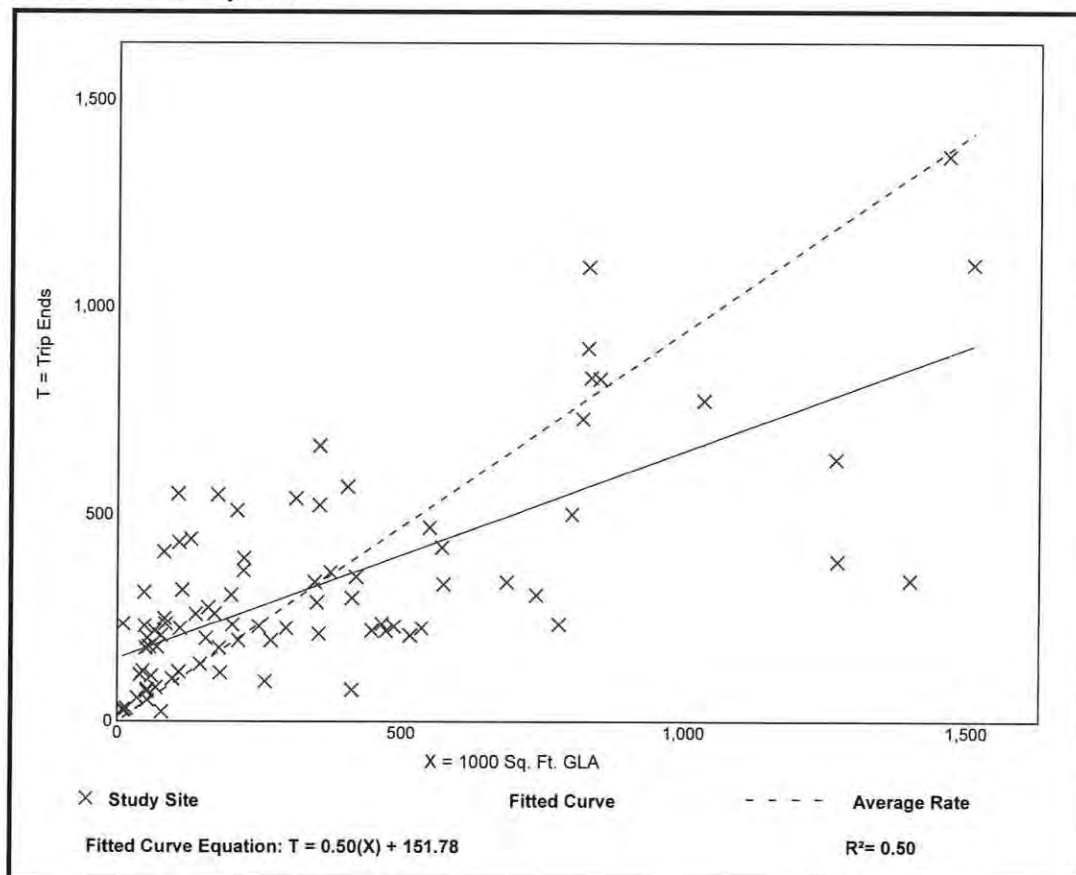
## Shopping Center (820)

**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: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.94         | 0.18 - 23.74   | 0.87               |

### Data Plot and Equation



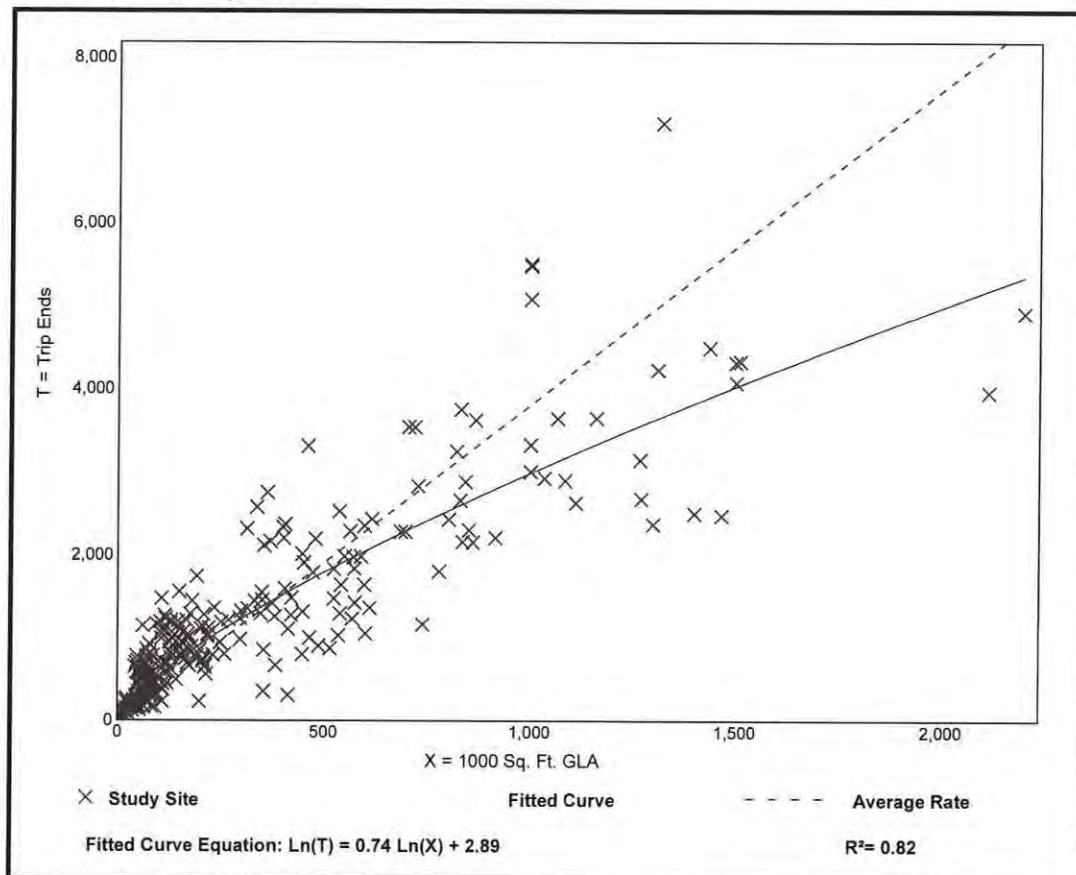
## Shopping Center (820)

**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: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

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

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.81         | 0.74 - 18.69   | 2.04               |

### Data Plot and Equation





YEAR 2020 LEE COUNTY LEVEL OF SERVICE SPREADSHEET -PEAK HOUR PEAK DIRECTION



| Section No. | State Road No. | Local Road Name          | From                          | From M.P.                        | To                            | To M.P.                          | Section Length    | FIHS  | SIS   | Functional Classification | Posted Speed             | Area Type      | Facility Type | FDOT LOS Std. | County LOS Std. | City LOS Std. | Year 2020      |                    |             |                |                 |            |                          |        |       |     |               | Deficiency Determination |
|-------------|----------------|--------------------------|-------------------------------|----------------------------------|-------------------------------|----------------------------------|-------------------|-------|-------|---------------------------|--------------------------|----------------|---------------|---------------|-----------------|---------------|----------------|--------------------|-------------|----------------|-----------------|------------|--------------------------|--------|-------|-----|---------------|--------------------------|
|             |                |                          |                               |                                  |                               |                                  |                   |       |       |                           |                          |                |               |               |                 |               | Arterial Class | Divided/ UnDivided | One/Two Way | Left Turn Bays | Right Turn Bays | Thru Lanes | Peak Hour Peak Direction |        |       |     |               |                          |
|             |                |                          |                               |                                  |                               |                                  |                   |       |       |                           |                          |                |               |               |                 |               |                |                    |             |                |                 |            | Capacity                 | Volume | LOS   |     |               |                          |
| 12017000    | SR 739         | EVANS AVE                | Hanson St                     | 1.060                            | SR 82 (MLK Jr Blvd)           | 2.330                            | 1.270             | N     |       | Minor Arterial            | 40                       | UA             | A             | D             | D               | E             | 1              | U                  | 1W          | WL             | WR              | 3          | 3,805                    | 881    | C     |     |               |                          |
| 12020000    | SR 80          | MAIN ST                  | US 41 (Cleveland Ave)         | 0.000                            | SR 82/Monroe St               | 0.168                            | 0.168             | N     |       | Principal Arterial-other  | 30                       | UA             | A             | D             | D               | E             | 2              | U                  | 2W          | WL             | WR              | 3          | 1,207                    | 423    | C     |     |               |                          |
| 12020000    | SR 80 WB       | 1ST ST                   | SR 739/US 41 Bus (Fowler St)  | 0.658                            | SR 80/Seaboard St             | 1.666                            | 1.008             | N     |       | Principal Arterial-other  | 35                       | UA             | A             | D             | D               | E             | 2              | U                  | 1W          | WL             | WR              | 2          | 2,054                    | 737    | C     |     |               |                          |
| 12020000    | SR 80          | PALM BEACH BLVD          | SR 80/Seaboard St             | 1.666                            | Veronica Shoemaker Blvd       | 2.506                            | 0.840             | N     |       | Principal Arterial-other  | 45                       | UA             | A             | D             | D               | E             | 1              | D                  | 2W          | WL             | OR              | 4          | 2,000                    | 855    | C     |     |               |                          |
| 12020000    | SR 80          | PALM BEACH BLVD          | Veronica Shoemaker Blvd       | 2.506                            | CR 80B (Ortiz Ave)            | 4.364                            | 1.858             | N     |       | Principal Arterial-other  | 45                       | UA             | A             | D             | D               | E             | 1              | D                  | 2W          | WL             | WR              | 4          | 2,100                    | 1,069  | C     |     |               |                          |
| 12020000    | SR 80          | PALM BEACH BLVD          | CR 80B (Ortiz Ave)            | 4.364                            | I-75                          | 5.546                            | 1.182             | N     |       | Principal Arterial-other  | 45                       | UA             | A             | D             | D               |               | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,069  | C     |     |               |                          |
| 12020000    | SR 80          | PALM BEACH BLVD          | I-75                          | 5.546                            | SR 31 (Arcadia Rd)            | 8.249                            | 2.703             | Y     | SIS   | Principal Arterial-other  | 55                       | UA             | A             | D             | D               |               | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,619  | C     |     |               |                          |
| **          | 12020000       | SR 80                    | PALM BEACH BLVD               | SR 31 (Arcadia Rd)               | 8.249                         | CR 80A/Buckingham Rd/Old Olga Rd | 10.741            | 2.492 | Y     | SIS                       | Principal Arterial-other | 45             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,764 | C   |               |                          |
|             | 12020000       | SR 80                    | PALM BEACH BLVD               | CR 80A/Buckingham Rd/Old Olga Rd | 10.741                        | W. of Werner Drive               | 12.808            | 2.067 | Y     | SIS                       | Principal Arterial-other | 55             | UA            | H             | D               | D             |                |                    | D           | 2W             | WL              | WR         | 4                        | 3,280  | 1,402 | B   |               |                          |
|             | 12020000       | SR 80                    | PALM BEACH BLVD               | W. of Werner Drive               | 12.808                        | Hickey Creek Rd                  | 13.308            | 0.500 | Y     | SIS                       | Principal Arterial-other | 55             | RDA           | H             | C               | C             |                |                    | D           | 2W             | WL              | OR         | 4                        | 2,210  | 1,402 | B   |               |                          |
|             | 12020000       | SR 80                    | PALM BEACH BLVD               | Hickey Creek Rd                  | 13.308                        | Broadway St/CR 78                | 17.654            | 4.346 | Y     | SIS                       | Principal Arterial-other | 55             | RDA           | H             | C               | C             |                |                    | D           | 2W             | WL              | OR         | 4                        | 2,210  | 1,224 | B   |               |                          |
|             | 12020000       | SR 80                    | PALM BEACH BLVD               | Broadway St/CR 78                | 17.654                        | CR 884 (Joel Blvd)               | 18.227            | 0.573 | Y     | SIS                       | Principal Arterial-other | 45             | RDA           | A             | C               | C             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 1,607  | 1,224 | C   |               |                          |
| 12020000    | SR 80          | PALM BEACH BLVD          | CR 884 (Joel Blvd)            | 18.227                           | Hendry County Line            | 20.358                           | 2.131             | Y     | SIS   | Principal Arterial-other  | 60                       | RDA            | H             | C             | C               |               |                | D                  | 2W          | WL             | WR              | 4          | 2,210                    | 1,020  | B     |     |               |                          |
| 12020102    | SR 80 EB       | SR 80/2ND ST             | SR 739 (Fowler St)            | 0.397                            | SR 739 (Park Ave)             | 0.634                            | 0.237             | N     |       | Principal Arterial-other  | 35                       | UA             | A             | D             | D               | E             | 2              | U                  | 1W          | WL             | OR              | 3          | 3,024                    | 818    | C     |     |               |                          |
| 12020102    | SR 80 EB       | SR 80/2ND ST/SEABOARD ST | SR 739 (Park Ave)             | 0.634                            | SR 80 (Palm Beach Blvd)       | 1.560                            | 0.926             | N     |       | Principal Arterial-other  | 35                       | UA             | A             | D             | D               | E             | 2              | U                  | 1W          | WL             | OR              | 2          | 1,956                    | 1,033  | D     |     |               |                          |
| **          | 12040000       | SR 867                   | MCGREGOR BLVD                 | Old McGregor Blvd                | 0.000                         | A & W Bulb Rd                    | 1.993             | 1.993 | N     |                           | Minor Arterial           | 45             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,451 | C   |               |                          |
|             | 12040000       | SR 867                   | MCGREGOR BLVD                 | A & W Bulb Rd                    | 1.993                         | College Pkwy                     | 3.465             | 1.472 | N     |                           | Minor Arterial           | 45             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,599 | C   |               |                          |
|             | 12040000       | SR 867                   | MCGREGOR BLVD                 | College Pkwy                     | 3.465                         | Winkler Rd                       | 4.896             | 1.431 | N     |                           | Minor Arterial           | 40             | UA            | A             | D               | D             |                | 1                  | U           | 2W             | WL              | WR         | 2                        | 924    | 727   | C   |               |                          |
|             | 12040000       | SR 867                   | MCGREGOR BLVD                 | Winkler Rd                       | 4.896                         | CR 884/Colonial Blvd             | 6.485             | 1.589 | N     |                           | Minor Arterial           | 40             | UA            | A             | D               | D             | E              | 1                  | D           | 2W             | WL              | WR         | 2                        | 970    | 1,057 | F   | Over Capacity |                          |
|             | 12060000       | SR 78                    | PINE ISLAND RD                | CR 765/CR 884/ Burnt Store Rd    | 5.467                         | Chiquita Blvd                    | 7.514             | 2.047 | Y     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             | C              | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 870   | C   |               |                          |
| **          | 12060000       | SR 78                    | PINE ISLAND RD                | Chiquita Blvd                    | 7.514                         | Santa Barbara Blvd               | 9.757             | 2.243 | Y     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             | C              | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,701 | C   |               |                          |
|             | 12060000       | SR 78                    | PINE ISLAND RD                | Santa Barbara Blvd               | 9.757                         | Del Prado Blvd                   | 12.061            | 2.304 | N     |                           | Principal Arterial-other | 55             | UA            | A             | D               | D             | C              | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 2,236 | F   | Over Capacity |                          |
|             | 12060000       | SR 78                    | PINE ISLAND RD                | Del Prado Blvd                   | 12.061                        | W of CR 78A/ Pondella Rd         | 12.284            | 0.223 | N     |                           | Principal Arterial-other | 55             | UA            | A             | D               | D             | D              | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,385 | C   |               |                          |
|             | 12060000       | SR 78                    | PINE ISLAND RD                | W of CR 78A/ Pondella Rd         | 12.284                        | SR 45/US 41 (Cleveland Ave)      | 14.741            | 2.457 | N     |                           | Principal Arterial-other | 55             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,621 | C   |               |                          |
|             | 12060000       | SR 78                    | PINE ISLAND RD                | SR 45/US 41 (Cleveland Ave)      | 14.741                        | SR 739/US 41 Bus                 | 15.858            | 1.117 | N     |                           | Principal Arterial-other | 40             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,580 | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | SR 739/US 41 Bus                 | 15.858                        | New Post Rd/Hart Rd              | 17.015            | 1.157 | N     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,750 | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | New Post Rd/Hart Rd              | 17.015                        | Coon Rd/Slater Rd                | 18.235            | 1.220 | N     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,774 | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | Coon Rd/Slater Rd                | 18.235                        | W of Pritchett Pkwy              | 21.179            | 2.944 | N     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 1,191 | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | W of Pritchett Pkwy              | 21.179                        | Pritchett Pkwy                   | 21.400            | 0.221 | N     |                           | Minor Arterial           | 50             | UA            | A             | D               | D             |                | 1                  | D           | 2W             | WL              | WR         | 4                        | 2,100  | 691   | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | Pritchett Pkwy                   | 21.400                        | Old Bayshore Rd                  | 23.758            | 2.358 | N     |                           | Minor Arterial           | 50             | UA            | H             | D               | D             |                |                    | U           | 2W             | WL              | WR         | 2                        | 1,200  | 691   | C   |               |                          |
|             | 12060000       | SR 78                    | BAYSHORE RD                   | Old Bayshore Rd                  | 23.758                        | SR 31                            | 24.404            | 0.646 | N     |                           | Minor Arterial           | 50             | UA            | A             | D               | D             |                | 1                  | U           | 2W             | WL              | WR         | 2                        | 924    | 532   | C   |               |                          |
|             | **             | 12070000                 | SR 82                         | DR.M.L.KING JR.BLVD              | US 41/SR 45                   | 0.000                            | SR 82 (Monroe St) | 0.200 | 0.200 | N                         |                          | Minor Arterial | 30            | UA            | A               | D             | D              | E                  | 2           | D              | 2W              | WL         | OR                       | 2      | 788   | 385 | C             |                          |
| 12070000    |                | SR 82                    | DR.M.L.KING JR.BLVD           | SR 82 (Monroe St)                | 0.200                         | Jackson St                       | 0.371             | 0.171 | N     |                           | Minor Arterial           | 30             | UA            | A             | D               | D             | E              | 2                  | D           | 2W             | WL              | OR         | 2                        | 788    | 760   | D   | Near Capacity |                          |
| 12070000    |                | SR 82                    | DR.M.L.KING JR.BLVD           | Jackson St                       | 0.371                         | SR 739 (Fowler St)               | 0.645             | 0.274 | N     |                           | Minor Arterial           | 30             | UA            | A             | D               | D             | E              | 2                  | D           | 2W             | WL              | WR         | 2                        | 827    | 760   | D   | Near Capacity |                          |
| 12070000    |                | SR 82                    | DR.M.L.KING JR.BLVD           | SR 739 (Fowler Ave)              | 0.645                         | Michigan Link Ave                | 2.966             | 2.321 | N     |                           | Principal Arterial-other | 30             | UA            | A             | D               | D             | E              | 2                  | D           | 2W             | WL              | WR         | 4                        | 1,712  | 1,805 | F   | Over Capacity |                          |
| 12070000    |                | SR 82                    | DR.M.L.KING JR.BLVD           | Michigan Link Ave                | 2.966                         | CR 865/Ortiz Ave                 | 3.826             | 0.860 | N     |                           | Principal Arterial-other | 50             | UA            | A             | D               | D             | E              | 1                  | D           | 2W             | WL              | WR         | 5                        | 2,636  | 2,233 | C   |               |                          |
| 12070000    | SR 82          | DR.M.L.KING JR.BLVD      | CR 865/Ortiz Ave              | 3.826                            | W of Teter Rd/I-75 NB On Ramp | 4.507                            | 0.681             | N     |       | Principal Arterial-other  | 50                       | UA             | A             | D             | D               | E             | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,972  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | W of Teter Rd/I-75 NB On Ramp | 4.507                            | Buckingham Rd                 | 6.154                            | 1.647             | N     | SIS   | Principal Arterial-other  | 50                       | UA             | A             | D             | D               | D             | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,871  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Buckingham Rd                 | 6.154                            | CR 884/Colonial Blvd/Lee Blvd | 6.874                            | 0.720             | N     | SIS   | Principal Arterial-other  | 50                       | UA             | A             | D             | D               | D             | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,677  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | CR 884/Colonial Blvd/Lee Blvd | 6.874                            | Gateway Blvd                  | 7.906                            | 1.032             | N     | SIS   | Principal Arterial-other  | 55                       | UA             | A             | D             | D               | C             | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,701  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Gateway Blvd                  | 7.906                            | Griffin Dr/Ray Ave S          | 9.314                            | 1.408             | N     | SIS   | Principal Arterial-other  | 55                       | UA             | A             | D             | D               |               | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,191  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Griffin Dr/Ray Ave S          | 9.314                            | Daniels Pkwy/Gunnery Rd S     | 11.123                           | 1.809             | N     | SIS   | Principal Arterial-other  | 60                       | UA             | A             | D             | D               |               | 1              | D                  | 2W          | WL             | WR              | 6          | 3,171                    | 1,021  | C     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Daniels Pkwy/Gunnery Rd S     | 11.123                           | Alabama Rd                    | 14.709                           | 3.586             | N     | SIS   | Principal Arterial-other  | 60                       | UA             | H             | D             | D               |               |                | D                  | 2W          | WL             | WR              | 6          | 4,920                    | 1,385  | B     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Alabama Rd                    | 14.709                           | Bell Blvd S                   | 18.929                           | 4.220             | N     | SIS   | Principal Arterial-other  | 60                       | UA             | H             | D             | D               |               |                | D                  | 2W          | WL             | WR              | 4          | 3,280                    | 564    | B     |     |               |                          |
| 12070000    | SR 82          | IMMOKALEE ROAD           | Bell Blvd S                   | 18.929                           | Hendry County Line            | 21.551                           | 2.622             | N     | SIS   | Principal Arterial-other  | 60                       | UA             | H             | D             | D               |               |                | D                  | 2W          | WL             | OR              | 4          | 3,280                    | 569    | B     |     |               |                          |
| **          | 12070001       | SR 82                    | MONROE ST                     | MLK Jr Blvd                      | 0.000                         | SR 80 (Main St)                  | 0.148             | 0.148 | N     |                           | Minor Arterial           | 30             | UA            | A             | D               | D             | E              | 2                  | D           | 2W             | WL              | OR         | 2                        | 788    | 413   | D   |               |                          |

Note: LOS Spreadsheet should be used as a planning level analysis tool. A detailed analysis is necessary to validate the actual operating conditions which may vary from this worksheet.



EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY                  | FROM                          | TO                            | DIRPM Node Numbers |          |       |       | # of Lanes <sup>(1)</sup> | County Roadway           | E+C LOS Facility Type | LOS Std. <sup>(2)</sup> | FDOT Station <sup>(3)</sup> | 2020  |       | Existing Directional Peak Hr. Vol. <sup>(4)</sup> | Annual Growth % <sup>(5)</sup> | Growth Factor <sup>(6)</sup> | Future 2026 Background Directional Peak Hr. Vol. <sup>(7)</sup> | 2045 Project AADT <sup>(8)</sup> | % Project Distribution | Future 2026 Total Directional Peak Hr. Vol. <sup>(10)</sup> | Directional Service Volumes <sup>(11)</sup> |      |       |       |       | Directional Service Volumes <sup>(11)</sup> |       |       |   | Lanes Needed | Additional Lanes Needed |       |       |   |     |     |
|--------------------------|-------------------------------|-------------------------------|--------------------|----------|-------|-------|---------------------------|--------------------------|-----------------------|-------------------------|-----------------------------|-------|-------|---------------------------------------------------|--------------------------------|------------------------------|-----------------------------------------------------------------|----------------------------------|------------------------|-------------------------------------------------------------|---------------------------------------------|------|-------|-------|-------|---------------------------------------------|-------|-------|---|--------------|-------------------------|-------|-------|---|-----|-----|
|                          |                               |                               | AADT               | K Factor | LOS A | LOS B |                           |                          |                       |                         |                             | LOS C | LOS D |                                                   |                                |                              |                                                                 |                                  |                        |                                                             | LOS E                                       | Std. | V/C   | LOS   | Lane  | Lanes                                       | Lanes | Lanes |   |              |                         |       |       |   |     |     |
|                          |                               |                               |                    |          |       |       |                           |                          |                       |                         |                             |       |       |                                                   |                                |                              |                                                                 |                                  |                        |                                                             |                                             |      |       |       |       |                                             |       |       |   |              |                         |       |       |   |     |     |
| Buckingham Rd.           | Gunnery Rd.                   | Orange River Blvd.            | 26412              | 26417    |       | 2     | 1C                        | 1C Class/Arterial 2L     | E                     | 126011                  |                             | -     | -     | 423                                               | 1.9%                           | 1.13                         | 479                                                             | 2204                             | 9.9%                   | 109                                                         | 588                                         | 0    | 140   | 800   | 860   | 860                                         | 860   | 0.68  | C | 860          | 1,960                   | 2,940 | 3,940 | 2 | Add | 0 L |
|                          | Orange River Blvd.            | SR 80                         | 26567              | 26607    |       | 2     | 1C                        | 1C Class/Arterial 2L     | E                     | 124656                  |                             | -     | -     | 538                                               | 2.4%                           | 1.17                         | 628                                                             | 4892                             | 22.0%                  | 243                                                         | 871                                         | 0    | 140   | 800   | 860   | 860                                         | 860   | 1.01  | F | 860          | 1,960                   | 2,940 | 3,940 | 4 | Add | 2 L |
| Cemetery Rd.             | Buckingham Rd.                | Higgins Ave.                  | 26417              | 26703    |       | 2     | 1C                        | 1C Collector 2LU         | E                     | 124656                  |                             | -     | -     | 242                                               | 2.4%                           | 1.17                         | 283                                                             | 612                              | 2.7%                   | 30                                                          | 313                                         | 0    | 0     | 310   | 660   | 740                                         | 740   | 0.42  | D | 740          | 1,520                   | 2,280 | 3,040 | 2 | Add | 0 L |
| North River Rd.          | SR 31                         | Franklin Lock Rd.             | 25796              | 26100    |       | 2     | 1C                        | 1C Class/Arterial 2L     | E                     | 124650                  |                             | -     | -     | 156                                               | 8.8%                           | 1.62                         | 252                                                             | 13                               | 0.1%                   | 1                                                           | 253                                         | 0    | 140   | 800   | 860   | 860                                         | 860   | 0.29  | C | 860          | 1,960                   | 2,940 | 3,940 | 2 | Add | 0 L |
|                          | Franklin Lock Rd.             | Broadway Rd.                  | 27309              | 27426    |       | 2     | 1C                        | 1C Class/Arterial 2L     | E                     | 124650                  |                             | -     | -     | 156                                               | 8.8%                           | 1.62                         | 252                                                             | 7                                | 0.0%                   | 0                                                           | 252                                         | 0    | 140   | 800   | 860   | 860                                         | 860   | 0.29  | C | 860          | 1,960                   | 2,940 | 3,940 | 2 | Add | 0 L |
| Olga Rd.                 | SR 80 W                       | SR 80 E                       | 26607              | 26626    |       | 2     | 1C                        | 1C Collector 2LU         | E                     | 126011                  |                             | -     | -     | 82                                                | 1.9%                           | 1.13                         | 93                                                              | 560                              | 2.5%                   | 28                                                          | 121                                         | 0    | 0     | 310   | 660   | 740                                         | 740   | 0.16  | C | 740          | 1,520                   | 2,280 | 3,040 | 2 | Add | 0 L |
| Orange River Blvd.       | Staley Rd.                    | Buckingham Rd.                | 26263              | 26412    |       | 2     | 1C                        | 1C Collector 2LU         | E                     | 124202                  |                             | -     | -     | 427                                               | 5.0%                           | 1.35                         | 576                                                             | 453                              | 2.0%                   | 22                                                          | 598                                         | 0    | 0     | 310   | 660   | 740                                         | 740   | 0.81  | D | 740          | 1,520                   | 2,280 | 3,040 | 2 | Add | 0 L |
| SR 80 (Palm Beach Blvd.) | SR 31 (Babcock Ranch Rd.)     | CR 80A/Buckingham Rd/Old Olga | 26303              | 26607    |       | 4     | FDOT                      | UA S2W/AC1 2W 4L D WL WR | D                     | 120085                  | 36,500                      | 0.09  | 0.537 | 1,764                                             | 1.0%                           | 1.10                         | 1,870                                                           | 11669                            | 52.4%                  | 579                                                         | 2,449                                       | 0    | 0     | 2,006 | 2,100 | 2,100                                       | 2,100 | 1.17  | F | 970          | 2,100                   | 3,171 | 4,242 | 6 | Add | 2 L |
|                          | CR 80A/Buckingham Rd/Old Olga | River Hall Pkwy.              | 26783              | 80956    |       | 4     | FDOT                      | UA UTH 2W 4L D WL WR     | D                     | 120012                  | 29,000                      | 0.09  | 0.537 | 1,402                                             | 1.6%                           | 1.10                         | 1,537                                                           | 17670                            | 79.3%                  | 877                                                         | 2,414                                       | 0    | 1,800 | 2,600 | 3,280 | 3,730                                       | 3,280 | 0.74  | C | 1,260        | 3,280                   | 4,920 | 7,380 | 4 | Add | 0 L |
|                          | River Hall Pkwy.              | W. of Werner Drive            | 80956              | 26949    |       | 4     | FDOT                      | UA UTH 2W 4L D WL WR     | D                     | 120012                  | 29,000                      | 0.09  | 0.537 | 1,402                                             | 1.6%                           | 1.10                         | 1,537                                                           | 3276                             | 14.7%                  | 163                                                         | 1,700                                       | 0    | 1,800 | 2,600 | 3,280 | 3,730                                       | 3,280 | 0.52  | B | 1,260        | 3,280                   | 4,920 | 7,380 | 4 | Add | 0 L |
|                          | W. of Werner Drive            | Hickey Creek Rd.              | 27174              | 26290    |       | 4     | FDOT                      | RDA UTH 2W 4L D WL OR    | C                     | 120012                  | 29,000                      | 0.09  | 0.537 | 1,402                                             | 1.6%                           | 1.10                         | 1,537                                                           | 2549                             | 11.4%                  | 127                                                         | 1,664                                       | 0    | 1,530 | 2,210 | 2,820 | 3,220                                       | 2,210 | 0.75  | C | 861          | 2,210                   | 3,320 | 4,980 | 4 | Add | 0 L |
|                          | Hickey Creek Rd.              | Broadway St/CR 78             | 27290              | 27356    |       | 4     | FDOT                      | RDA UTH 2W 4L D WL OR    | C                     | 120006                  | 24,000                      | 0.095 | 0.537 | 1,224                                             | 2.0%                           | 1.12                         | 1,371                                                           | 2498                             | 11.2%                  | 124                                                         | 1,495                                       | 0    | 1,530 | 2,210 | 2,820 | 3,220                                       | 2,210 | 0.68  | B | 861          | 2,210                   | 3,320 | 4,980 | 4 | Add | 0 L |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).  
(3) FDOT count station from FDOT Traffic Online.  
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrence Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).  
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).  
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..  
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.  
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).  
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).  
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.  
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.



EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT  
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

| ROADWAY                  | FROM                          | TO                            | DIRPM Node Numbers |                |                |                | # of<br>Lanes <sup>(1)</sup> | State/<br>County<br>Roadway | E+C LOS Facility Type         | LOS<br>Std. <sup>(2)</sup> | FDOT<br>Station <sup>(3)</sup> | 2020<br>AADT | K Factor | Existing<br>Directional<br>Peak Hr. Vol. <sup>(4)</sup> | Annual<br>Growth % <sup>(5)</sup> | Growth<br>Factor <sup>(6)</sup> | Future 2026 Background<br>Directional<br>Peak Hr. Vol. <sup>(7)</sup> | 2045<br>Project<br>AADT <sup>(8)</sup> | % Project<br>Distribution | Future 2026 Total<br>Directional<br>Peak Hr. Vol. <sup>(10)</sup> | Directional Service Volumes <sup>(11)</sup> |       |       |       |       | Directional Service Volumes <sup>(11)</sup> |       |      |           | Lanes<br>Needed | Additional<br>Lanes<br>Needed |            |            |            |     |     |     |
|--------------------------|-------------------------------|-------------------------------|--------------------|----------------|----------------|----------------|------------------------------|-----------------------------|-------------------------------|----------------------------|--------------------------------|--------------|----------|---------------------------------------------------------|-----------------------------------|---------------------------------|-----------------------------------------------------------------------|----------------------------------------|---------------------------|-------------------------------------------------------------------|---------------------------------------------|-------|-------|-------|-------|---------------------------------------------|-------|------|-----------|-----------------|-------------------------------|------------|------------|------------|-----|-----|-----|
|                          |                               |                               | A <sub>1</sub>     | B <sub>1</sub> | A <sub>2</sub> | B <sub>2</sub> |                              |                             |                               |                            |                                |              |          |                                                         |                                   |                                 |                                                                       |                                        |                           |                                                                   | LOS A                                       | LOS B | LOS C | LOS D | LOS E | Std.                                        | V/C   | LOS  | 1<br>Lane |                 |                               | 2<br>Lanes | 3<br>Lanes | 4<br>Lanes |     |     |     |
|                          |                               |                               |                    |                |                |                |                              |                             |                               |                            |                                |              |          |                                                         |                                   |                                 |                                                                       |                                        |                           |                                                                   |                                             |       |       |       |       |                                             |       |      |           |                 |                               |            |            |            |     |     |     |
| 26274                    |                               |                               |                    |                |                |                |                              |                             |                               |                            |                                |              |          |                                                         |                                   |                                 |                                                                       |                                        |                           |                                                                   |                                             |       | 1373  |       |       |                                             |       |      |           |                 |                               |            |            |            |     |     |     |
| Buckingham Rd.           | Gunnery Rd.                   | Orange River Blvd.            | 26412              | 26417          |                |                | 2                            | LC                          | LC, ClassArterial, 2L         | E                          | 126011                         | -            | -        | -                                                       | 423                               | 1.9%                            | 1.13                                                                  | 479                                    | 2448                      | 9.3%                                                              | 128                                         | 607   | 0     | 140   | 800   | 860                                         | 860   | 860  | 0.71      | C               | 860                           | 1,960      | 2,940      | 3,940      | 2   | Add | 0 L |
|                          | Orange River Blvd.            | SR 80                         | 26567              | 26607          |                |                | 2                            | LC                          | LC, ClassArterial, 2L         | E                          | 124656                         | -            | -        | -                                                       | 538                               | 2.4%                            | 1.17                                                                  | 628                                    | 5441                      | 20.7%                                                             | 284                                         | 912   | 0     | 140   | 800   | 860                                         | 860   | 860  | 1.06      | F               | 860                           | 1,960      | 2,940      | 3,940      | 4   | Add | 2 L |
| Cemetery Rd.             | Buckingham Rd.                | Higgins Ave.                  | 26417              | 26703          |                |                | 2                            | LC                          | LC, Collector, 2LU            | E                          | 124656                         | -            | -        | -                                                       | 243                               | 2.4%                            | 1.17                                                                  | 283                                    | 590                       | 2.2%                                                              | 31                                          | 314   | 0     | 0     | 310   | 660                                         | 740   | 740  | 0.42      | D               | 740                           | 1,520      | 2,280      | 3,040      | 2   | Add | 0 L |
| North River Rd.          | SR 31                         | Franklin Lock Rd.             | 25796              | 26100          |                |                | 2                            | LC                          | LC, ClassArterial, 2L         | E                          | 124650                         | -            | -        | -                                                       | 156                               | 8.8%                            | 1.62                                                                  | 252                                    | 13                        | 0.0%                                                              | 1                                           | 253   | 0     | 140   | 800   | 860                                         | 860   | 860  | 0.29      | C               | 860                           | 1,960      | 2,940      | 3,940      | 2   | Add | 0 L |
|                          | Franklin Lock Rd.             | Broadway Rd.                  | 27309              | 27426          |                |                | 2                            | LC                          | LC, ClassArterial, 2L         | E                          | 124650                         | -            | -        | -                                                       | 156                               | 8.8%                            | 1.62                                                                  | 252                                    | 7                         | 0.0%                                                              | 0                                           | 252   | 0     | 140   | 800   | 860                                         | 860   | 860  | 0.29      | C               | 860                           | 1,960      | 2,940      | 3,940      | 2   | Add | 0 L |
| Olga Rd.                 | SR 80 W                       | SR 80 E                       | 26607              | 26656          |                |                | 2                            | LC                          | LC, Collector, 2LU            | E                          | 126011                         | -            | -        | -                                                       | 83                                | 1.9%                            | 1.13                                                                  | 93                                     | 619                       | 2.4%                                                              | 32                                          | 125   | 0     | 0     | 310   | 660                                         | 740   | 740  | 0.17      | C               | 740                           | 1,520      | 2,280      | 3,040      | 2   | Add | 0 L |
| Orange River Blvd.       | Staley Rd.                    | Buckingham Rd.                | 26563              | 26412          |                |                | 2                            | LC                          | LC, Collector, 2LU            | E                          | 124702                         | -            | -        | -                                                       | 427                               | 5.0%                            | 1.35                                                                  | 576                                    | 528                       | 2.0%                                                              | 28                                          | 604   | 0     | 0     | 310   | 660                                         | 740   | 740  | 0.82      | D               | 740                           | 1,520      | 2,280      | 3,040      | 2   | Add | 0 L |
| SR 80 (Palm Beach Blvd.) | SR 31 (Hancock Ranch Rd.)     | CR 80A/Buckingham Rd/Old Olga | 26393              | 26607          |                |                | 4                            | FDOT                        | UA, S2WAC1, 2W, 4L, D, WL, WR | D                          | 120085                         | 0.09         | 0.537    | 1,764                                                   | 1.0%                              | 1.06                            | 1,870                                                                 | 13516                                  | 51.4%                     | 706                                                               | 2,576                                       | 0     | 0     | 2,006 | 2,100 | 2,100                                       | 2,100 | 1.23 | F         | 970             | 2,100                         | 3,171      | 4,242      | 6          | Add | 2 L |     |
|                          | CR 80A/Buckingham Rd/Old Olga | River Hall Pkwy.              | 26783              | 89956          |                |                | 4                            | FDOT                        | UA, UPH, 2W, 4L, D, WL, WR    | D                          | 120012                         | 0.09         | 0.537    | 1,402                                                   | 1.6%                              | 1.10                            | 1,537                                                                 | 20213                                  | 76.9%                     | 1056                                                              | 2,593                                       | 0     | 1,800 | 2,600 | 3,280 | 3,730                                       | 3,280 | 0.79 | C         | 1,260           | 3,280                         | 4,920      | 7,380      | 4          | Add | 0 L |     |
|                          | River Hall Pkwy.              | W. of Werner Drive            | 89956              | 26939          |                |                | 4                            | FDOT                        | UA, UPH, 2W, 4L, D, WL, WR    | D                          | 120012                         | 0.09         | 0.537    | 1,402                                                   | 1.6%                              | 1.10                            | 1,537                                                                 | 3653                                   | 13.9%                     | 191                                                               | 1,728                                       | 0     | 1,800 | 2,600 | 3,280 | 3,730                                       | 3,280 | 0.53 | B         | 1,260           | 3,280                         | 4,920      | 7,380      | 4          | Add | 0 L |     |
|                          | W. of Werner Drive            | Hickey Creek Rd.              | 27174              | 26290          |                |                | 4                            | FDOT                        | RDA, UPH, 2W, 4L, D, WL, OR   | C                          | 120012                         | 0.09         | 0.537    | 1,402                                                   | 1.6%                              | 1.10                            | 1,537                                                                 | 2811                                   | 10.7%                     | 147                                                               | 1,684                                       | 0     | 1,530 | 2,210 | 2,820 | 3,220                                       | 2,210 | 0.76 | C         | 861             | 2,210                         | 3,320      | 4,980      | 4          | Add | 0 L |     |
|                          | Hickey Creek Rd.              | Broadway SL/CR 78             | 27290              | 27356          |                |                | 4                            | FDOT                        | RDA, UPH, 2W, 4L, D, WL, OR   | C                          | 120006                         | 0.095        | 0.537    | 1,224                                                   | 2.0%                              | 1.12                            | 1,371                                                                 | 2755                                   | 10.5%                     | 144                                                               | 1,515                                       | 0     | 1,530 | 2,210 | 2,820 | 3,220                                       | 2,210 | 0.69 | B         | 861             | 2,210                         | 3,320      | 4,980      | 4          | Add | 0 L |     |

FOOTNOTES:

- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.  
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).  
(3) FDOT count station from FDOT Traffic Online.  
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrence Report. For State Roads: directional peak hour volumes derived from traffic data sourced from FDOT Traffic Online (2020).  
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).  
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads.  
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.  
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).  
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).  
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.  
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

# **Community Meeting**



## MEMORANDUM

|          |                                  |                 |                   |
|----------|----------------------------------|-----------------|-------------------|
| TO:      | Lee County Staff                 | FROM:           | Dawn Russell      |
| COMPANY: | Lee County Community Development | DATE:           | February 11, 2022 |
| COPY TO: |                                  | PROJECT NUMBER: | 23898             |

RE:

Fort Myers Shores Planning Community Public Information Meeting for River Hall

Planning and Zoning Actions

River Hall CPA (CPA2021-00016), Rezoning, Administrative Amendment (ADD2021-00197)

Development Orders

Parcel L, Parcels H & Z (DOS2005-00182), Parcel C (DOS2020-00036), and Hampton Lakes South Phase 2

A meeting was held at 6pm on Wednesday, February 9<sup>th</sup> at the River Hall Town Hall Amenity Center located at 3089 River Hall Pkwy, Alva. The meeting was publicly advertised with the News-Press and a copy of that advertisement and an affidavit of publication is included. The community meeting was well attended, please see enclosed sign-in sheets. Attendees included five of the applicant's representatives.

Below is an outline of the Community Meeting presentation, followed by a summary of concerns raised by attendees. Also enclosed, please find all associated Community Meeting materials, which include all public correspondence received by the applicant, as well as exhibits and a handout distributed to the attendees. Exhibits are provided in an 11" x 17" format, but were printed and mounted at 24" x 36" at the Community Meeting.

Applicant's Community Presentation Outline

- Lee County requirement for community meeting
- Introduce team
  - Russell Schropp; Henderson Franklin
  - Carl Barraco, Jennifer Sapen, and Dawn Russell; Barraco & Associates
  - Grady Miars; Greenpointe
- Meeting process
  - Presentation
  - Email comments received

- Open for comments
- Next steps / public input
- Attendance estimate by hand raising
  - Which Community: Hampton / Country Club / Cascades
- Handout / Maps
  - 4 Development Orders
  - ADD
    - R-1A allows mfam / town / twin villa
    - Second gate for Country Club
    - Second south entry gate at Karen – Alico extension benefit to Gulf Coast Town Center
  - CPA: Increase density by 489 units (=3184 from 2695)
  - Rezone: Add 10 acres

|   | <b>Application</b>           | <b>Case Number</b> |                                                                  |
|---|------------------------------|--------------------|------------------------------------------------------------------|
| 1 | DO Parcel H & Z              | DOS2005-00182      | H: 31 @ 70' lots (from 23 @ 100')<br>Z: 28 twin villa lots (33') |
| 2 | DO Parcel C                  | DOS2020-00036      | 30 twin villa lots (33')                                         |
| 3 | DO South Crossing            | DOS2019-00071-A01  |                                                                  |
| 4 | DO Parcel L                  | Not yet submitted  | 41 @ 70' lots                                                    |
| 5 | Hampton Lakes South Phase 2  | Not yet submitted  |                                                                  |
| 6 | Administrative Amendment     | ADD2021-00197      |                                                                  |
| 7 | Comprehensive Amendment Plan | CPA2021-00016      |                                                                  |
| 8 | Rezoning                     | Not yet submitted  |                                                                  |

Public records available at Lee County e-connect by referencing the case number.

- Email comments
  - Additional 9 holes



- Zoning does not specify number of golf holes, only open space
  - Market will dictate
- Anticipated community densities
  - Hampton Lakes: approx. 1060-1350
  - Country Club: approx. 1060-1320
- South entry
  - Route construction traffic through Lehigh
    - 5 -6 turns and, roads to Buckingham Rd.
    - Gate into Lehigh would remain open during the day
  - Two gate system
    - Metal swing gates & arm gates
      - Does not allow second car to sneak through
    - No sidewalks (ADD deviation)
    - Hampton residents full access to south
    - Country Club access once future area constructed
- Next steps – 4 public hearings
  - Staff review / sufficiency / staff report
  - CPA to LPA (local planning agency)
    - When sufficient, courtesy notice mailed within 500'
      - County staff contact
      - How to access public records
    - Onsite sign with date of hearing 15 days prior
    - County website will post hearing date 7 days prior
  - CPA BOCC transmit to state
    - Monitor County website
    - BOCC calendar or case file
  - Rezone Hearing Examiner
    - Letter within 500' within 10 days before with hearing date
    - Onsite sign posted 15 days before
    - News-press ad 10 days before
  - Rezone and CPA at BOCC
    - Scheduled after HEX report issued.

- Monitor website and BOCC calendar
- News-press ad 10 days before

### Summary of Attendee Concerns

#### ➤ Public Comments

##### ❖ Development Order Concerns

- Why reducing lot sizes from 100' to 70'?
- Why not 85' lots instead of 70'?

##### ❖ Administrative Amendment Concerns

- Were alternative accesses contemplated?
- How will Hampton Lakes handle all this traffic?

##### ❖ Proposed Density Concerns

- Traffic will increase with increased density.
- Overcrowding of golf course.
- More people will have negative impact on quality of life.
- Will have negative impact on existing irrigation & water pressure.
  - Water pressure issues currently exist.

##### ❖ Traffic Concerns

- Construction traffic
  - Negatively impacts traffic flow, especially Hampton.
  - Makes it difficult to get into community.
  - Trailers block roads.
  - Noise nuisance.
  - Damage to roads.
  - Vibrating homes, and water in pools & lakes.
  - Request all construction traffic to go through south entrance.
  - Negatively impacting quality of life.
- Vehicular traffic congestion on Hampton Blvd and River Hall Parkway.
- Additional traffic will have negative impact on quality of life.
- River Hall Country Club vehicular traffic going through Hampton to use southern access point(s).



- Speeding concern.
- Bottle-necking at @ River Hall Pkwy and SR 80 access point.
- Congestion/bottle-necking @ River Hall Elementary School.
  - Travel lane blocked during elementary pick-up and drop-off times.
  - Safety; requests for school crossing sign.
- ❖ Proposed Multi-family @ River Hall Entrance Concerns
  - Separation from Hampton and RHCC re: amenity use.
  - Creates more traffic congestion at River Hall Pkwy & SR 80.
  - Will impact wetlands.
  - Not what residents were told/shown when buying in community.
- ❖ Second Access to South Concerns
  - Security
    - Do not want gates remaining open.
    - Will become thoroughfare for Lehigh Acres.
  - Roads south of access point are poor quality and hard to navigate.
  - Accessing Sunshine Blvd difficult.
  - Didn't buy into community knowing the County Club would be open to Lehigh Acres.
  - Was an alternative access point considered?
    - Suggestion to connect to SR 80 through Hickey Creek Rd to the north.
- ❖ Water & Irrigation Concerns
  - Irrigation infrastructure cannot support proposed density
  - If 9 more holes are built how will the golf course be irrigated?
  - Issues with offsite neighbor's wells.
  - Potable water pressure problems today.
- ❖ Notification Concerns
  - When and how will residents be noticed for upcoming hearings?
  - When will we have chances to speak on proposed changes?
- ❖ Other Concerns
  - Was there any consideration of infrastructure & quality of life?
  - When will the Fire Station within River Hall be built?

- Where is the proposed density going within Hampton & RHCC?
- Will there be 9 more holes of golf?
- Can HOA purchase 30 acres for Golf?
- Will maintenance costs of 10 acres being purchased be turned over to residents of River Hall?
- No trash picked up two weeks ago



## **PUBLIC NOTICE**

### **RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING**

#### **PUBLIC MEETING DATE:**

Wednesday, February 9, 2022 at 6:00 p.m.

#### **LOCATION:**

River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

#### **APPLICANT:**

Barraco & Associates, Inc.

#### **PROJECT NAMES:**

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

#### **ACTION REQUESTED:**

1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum single family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75<sup>th</sup> Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

#### **NOTE:**

A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

**FOR MORE INFO:**

Contact: Jennifer Sapen at Barraco & Associates, Inc. - [JenniferS@Barraco.net](mailto:JenniferS@Barraco.net)



Attn:  
**BARRACO AND ASSOCIATES, INC.**  
**2271 MCGREGOR BOULEVARD, SUITE 100**  
**FORT MYERS, FL 33901**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared  
Nicole Jacobs, who on oath says that  
he or she is a Legal Assistant of the News-Press, a daily  
newspaper published at Fort Myers in Lee County, Florida; that  
the attached copy of advertisement, being a Legal Ad in the  
matter of

**PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, /  
DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING**

In the Twentieth Judicial Circuit Court was published in said  
newspaper editions dated in the issues of or by publication on  
the newspaper's website, if authorized, on :

01/21/2022

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee County and published at Fort  
Myers, in said Lee County, Florida, and that the said newspaper  
has heretofore been continuously published in said Lee County,  
Florida each day and has been entered as periodicals matter at  
the post office in Fort Myers, in said Lee County, Florida, for a  
period of one year next preceding the first publication of the  
attached copy of advertisement; and affiant further says that  
he or she has never paid nor promised any person, firm or  
corporation any discount, rebate, commission or refund for the  
purpose of securing this advertisement for publication in said  
newspaper editions dated:

Sworn to and Subscribed before me this 21st of January 2022,  
by legal clerk who is personally known to me.

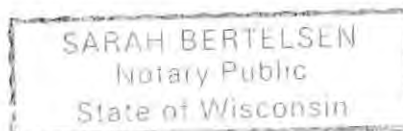
Nicole Jacobs  
Affiant

Sarah Berelsen  
Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits 1

This is not an invoice



**PUBLIC NOTICE**

**RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING,  
ADMINISTRATIVE AMENDMENT, AND  
DEVELOPMENT ORDER AMENDMENTS  
COMMUNITY MEETING**

**PUBLIC MEETING DATE:**  
Wednesday, February 9, 2022 at  
6:00 p.m.

**LOCATION:**  
River Hall Town Hall Amenity Center,  
3089 River Hall Parkway, Alva, FL 33920

**APPLICANT:**  
Barraco & Associates, Inc.

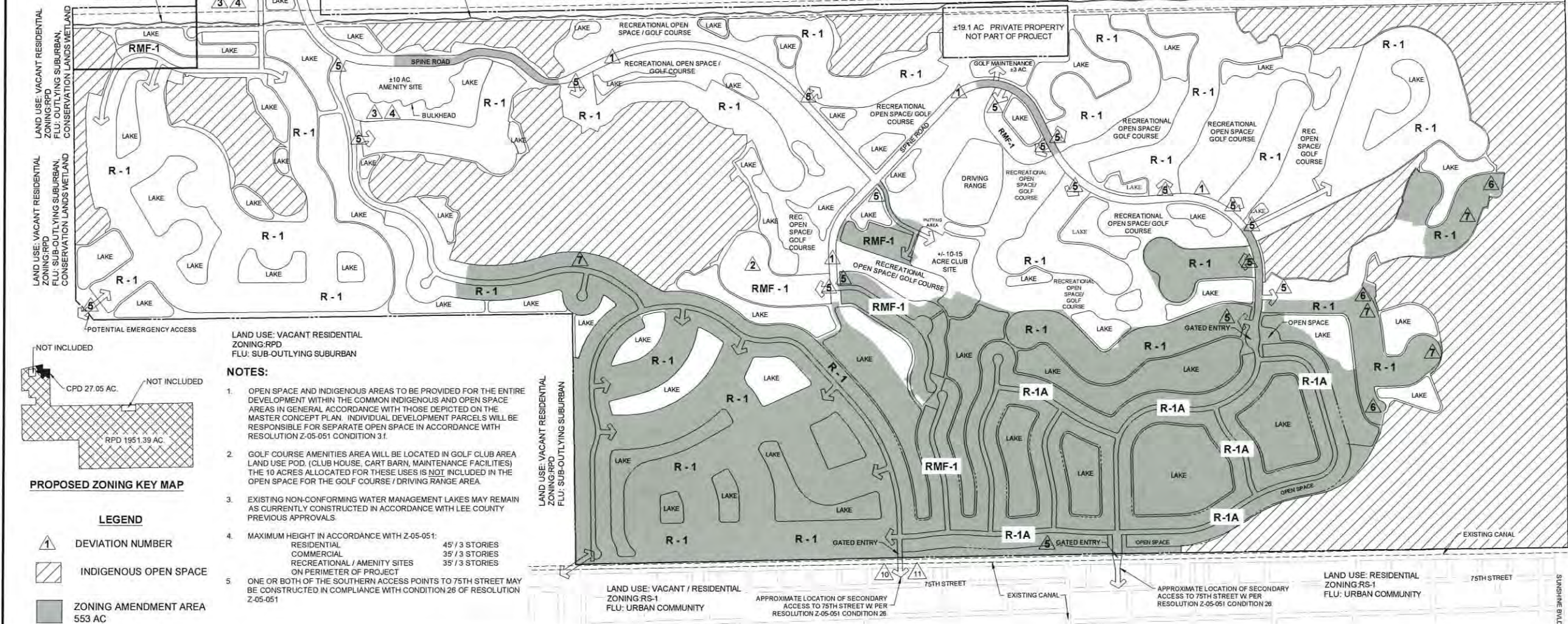
**PROJECT NAMES:**  
1. River Hall Map Amendment -  
CPA2021-00016  
2. River Hall Rezoning  
3. River Hall Administrative Amend-  
ment - ADD2021-00197  
4. Development Order South Crossing -  
DOS2019-00071-A01  
5. Development Order Parcel L  
6. Development Order Parcel H -  
DOS2005-00182  
7. Development Order Parcel C -  
DOS2020-00036  
8. Development Order Parcel Z -  
DOS2005-00182  
9. Hampton Lakes South Phase 2

**ACTION REQUESTED:**  
1. River Hall Map Amendment  
(CPA2021-00016): Amend Future Land  
Use Map to increase the Suburban and  
Outlying Suburban designations and  
decrease the Sub-Outlying Suburban  
and Rural designations  
2. River Hall Rezoning: Rezone to add  
489 dwelling units and 10 acres, con-  
current with the River Hall Map  
Amendment  
3. River Hall Administrative Amend-  
ment (ADD2021-00197): Revise Master  
Concept Plan with alternate internal  
layout for un-platted property and  
minimum single family lot width of 40.5  
feet  
4. Development Order South Crossing  
(DOS2019-00071-A01): Amendment to  
allow the southern connection across  
the LAMSID canal and roadway con-  
nection to 75th Street W.  
5. Development Order Parcel L: Propo-  
ses 73 single family detached lots  
6. Development Order Parcel H  
(DOS2005-00182): From 23 to 31 seven-  
ty foot (70') lots  
7. Development Order Parcel C  
(DOS2020-00036): From 19 single fami-  
ly lots to 30 twin villa or single family  
attached lots  
8. Development Order Parcel Z  
(DOS2005-00182): From 36 condomini-  
ums to 28 twin villa or single family at-  
tached lots  
9. Hampton Lakes South Phase 2: De-  
velop remaining density and associated  
infrastructure

**NOTE:**  
A second meeting will be provided at  
the end of the 6pm meeting if capacity  
is exceeded.

**FOR MORE INFO:**  
Contact: Jennifer Saper at Barraco &  
Associates, Inc. - JenniferS@Barraco.net  
AD# 5092937 1/21/22





## OPEN SPACE CALCULATIONS:

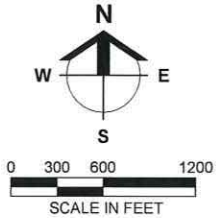
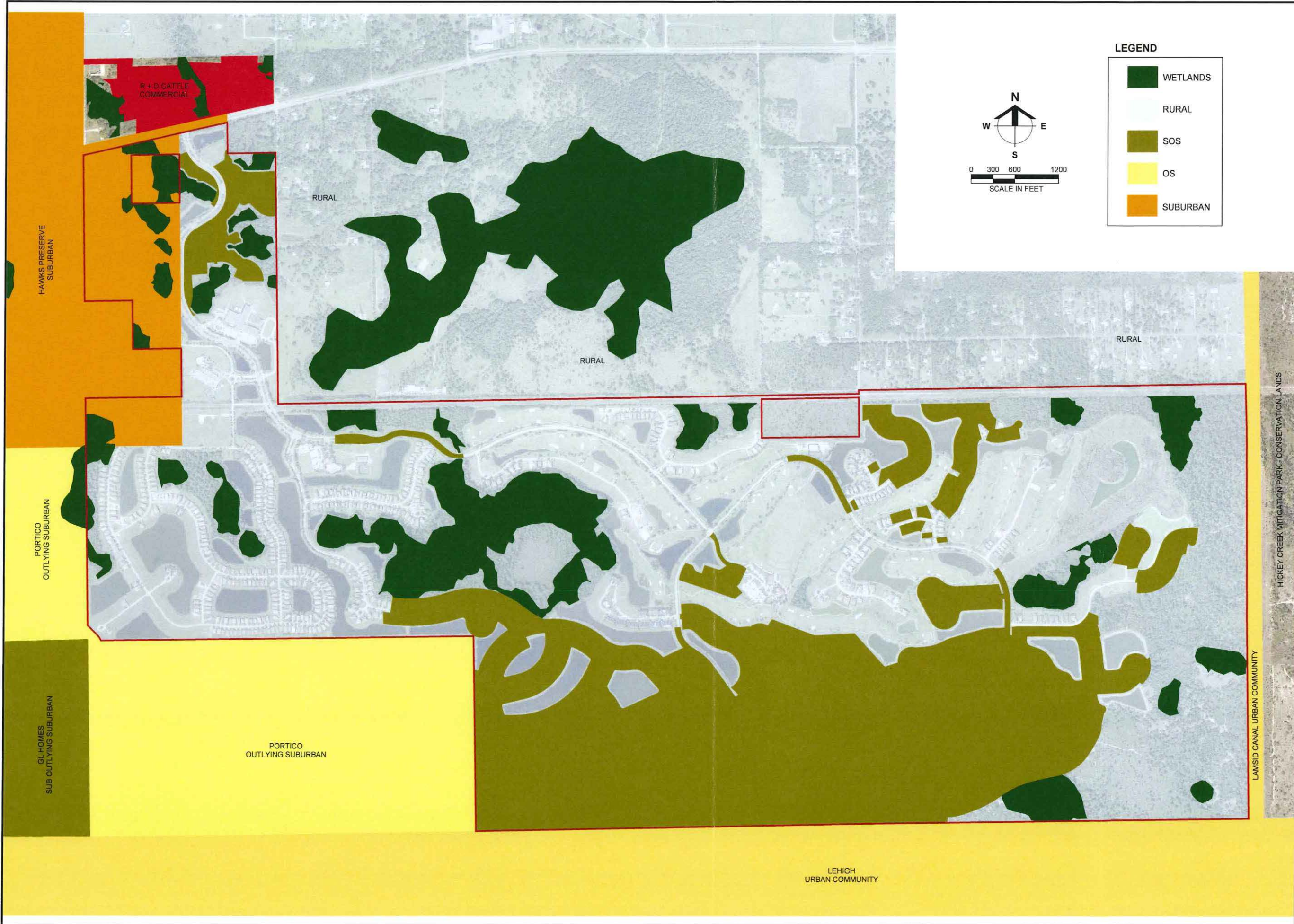
|                                           |                |
|-------------------------------------------|----------------|
| ENTIRE PROJECT                            |                |
| TOTAL DEVELOPMENT                         | 1,978.44 ACRES |
| <hr/>                                     |                |
| OPEN SPACE PROVIDED                       | 1,175.00 ACRES |
| <hr/>                                     |                |
| INDIGENOUS OPEN SPACE PROVIDED            | 465.04 ACRES   |
| <hr/>                                     |                |
| RPD                                       |                |
| TOTAL RPD DEVELOPMENT                     | 1,951.39 ACRES |
| <hr/>                                     |                |
| OPEN SPACE REQUIRED (40%)                 | 780.56 ACRES   |
| <hr/>                                     |                |
| OPEN SPACE PROVIDED                       | 1,167.95 ACRES |
| <hr/>                                     |                |
| LAKES (25% OF 1,175)                      | = 293.75 AC    |
| INDIGENOUS OPEN SPACE                     | = 457.99 AC    |
| GOLF COURSE                               | = 168.19 AC    |
| OTHER OPEN SPACE                          | = 203.12 AC    |
| FUTURE OPEN SPACE                         | = 44.90 AC     |
| <hr/>                                     |                |
| INDIGENOUS SPACE REQUIRED (50% OF 780.56) | 390.28 ACRES   |
| INDIGENOUS OPEN SPACE PROVIDED            | 457.99 ACRES   |
| <hr/>                                     |                |
| CPD                                       |                |
| TOTAL CPD DEVELOPMENT                     | 27.05 ACRES    |
| <hr/>                                     |                |
| OPEN SPACE REQUIRED (20%)                 | 5.41 ACRES     |
| <hr/>                                     |                |
| OPEN SPACE PROVIDED                       | 7.05 ACRES     |
| INDIGENOUS OPEN SPACE = 7.05 AC           |                |
| <hr/>                                     |                |
| INDIGENOUS SPACE REQUIRED (50% OF 5.41)   | 2.71 ACRES     |
| INDIGENOUS OPEN SPACE PROVIDED            | 7.05 ACRES     |

NOTE:  
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051  
(45,000 SF MAXIMUM)

## DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-152(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FROM RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.





**LEGEND**

- WETLANDS
- RURAL
- SOS
- OS
- SUBURBAN

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER HALL**  
**COMPREHENSIVE**  
**PLAN**  
**AMENDMENT**

PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

|                                 |                           |
|---------------------------------|---------------------------|
| FILE NAME                       | 23898CPA-X03.DWG          |
| LOCATION                        | J:\23898\DWG\CPA\         |
| PLOT DATE                       | WED. 12-22-2021 - 4:14 PM |
| PLOT BY                         | ALYSSA FONTAINE           |
| CROSS REFERENCED DRAWINGS       |                           |
| BASEPLAN - 23898CPA00-EXIST.DWG |                           |

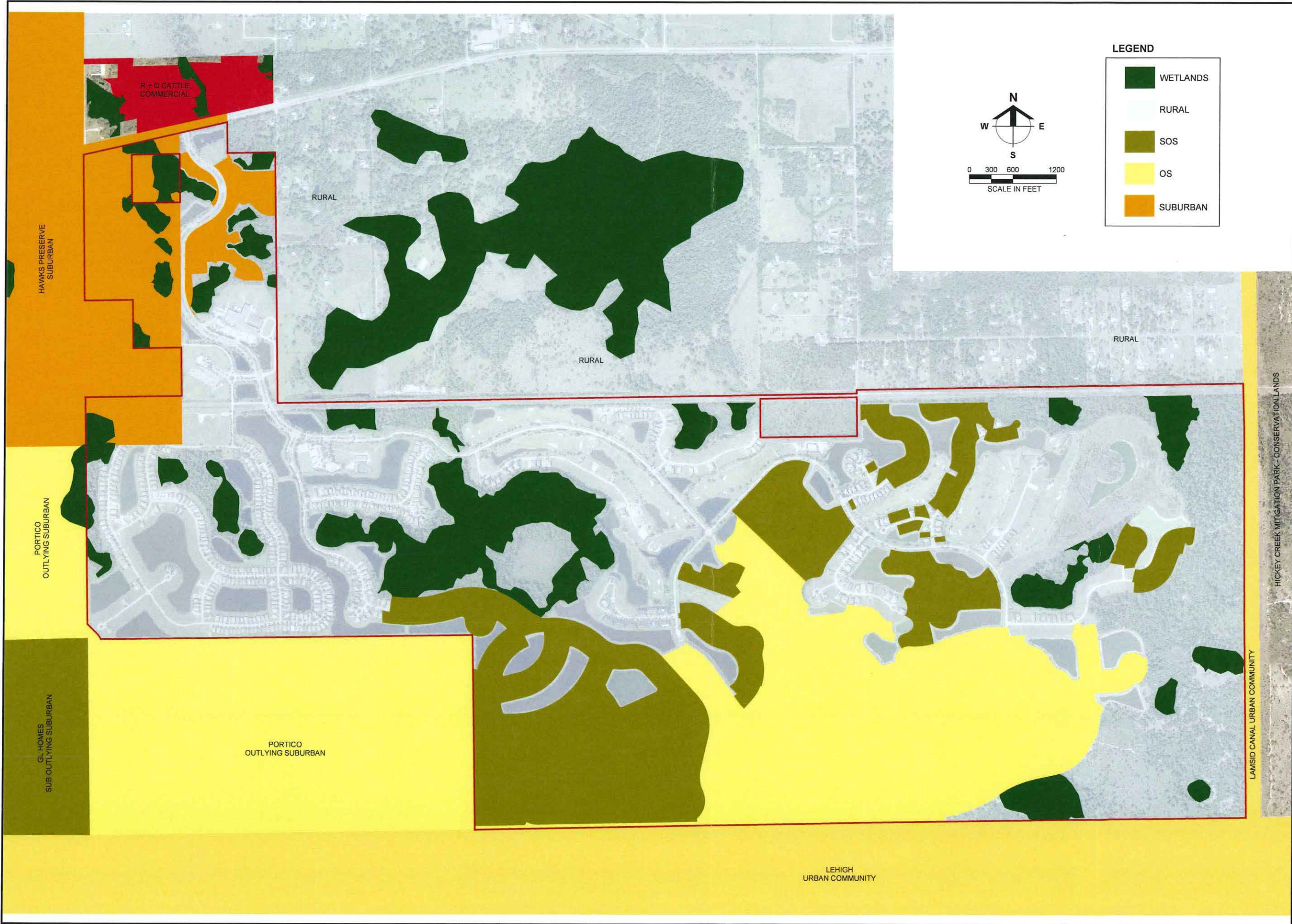
| PLAN REVISIONS |  |
|----------------|--|
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |

| PLAN STATUS |  |
|-------------|--|
|             |  |

EXISTING FUTURE  
LAND USE MAP  
EXHIBIT M5.1

|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 23898              |              |





**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
**RIVER HALL**  
**COMPREHENSIVE PLAN AMENDMENT**  
PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA  
THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.  
SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.  
DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED  
FILE NAME | 23898CPA.X02.DWG  
LOCATION | J:\23898\DWG\CPA\I  
PLOT DATE | WED. 9-1-2021 - 2:13 PM  
PLOT BY | ALYSSA FONTAINE  
CROSS REFERENCED DRAWINGS  
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS  

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

PLAN STATUS  

|  |
|--|
|  |
|--|

PROPOSED FUTURE  
LAND USE MAP  
EXHIBIT M5.2  
PROJECT / FILE NO. | **23898** | SHEET NUMBER







**River Hall Community Presentation  
February 9, 2022**

|   | <b>Application</b>                  | <b>Case Number</b> |                                                     |
|---|-------------------------------------|--------------------|-----------------------------------------------------|
| 1 | Development Order<br>Parcel H & Z   | DOS2005-00182      | H – (31) 70' lots<br>Z – (28) twin villa lots (33') |
| 2 | Development Order<br>Parcel C       | DOS2020-00036      | (30) twin villa lots (33')                          |
| 3 | Development Order<br>South Crossing | DOS2019-00071-A01  |                                                     |
| 4 | Development Order<br>Parcel L       | Not yet submitted  | (41) 70' lots                                       |
| 5 | Hampton Lakes South<br>Phase 2      | Not yet submitted  |                                                     |
| 6 | Administrative<br>Amendment         | ADD2021-00197      |                                                     |
| 7 | Comprehensive Plan<br>Amendment     | CPA2021-00016      |                                                     |
| 8 | Rezoning                            | Not yet submitted  |                                                     |

Public records available at Lee County e-connect by referencing the case number.



## Dawn Russell

---

**From:** Jennifer Sopen  
**Sent:** Saturday, February 05, 2022 7:49 PM  
**To:** Robert Stark  
**Subject:** RE: Informational meeting - River Hall

Thank you very much Bob. I will forward this email thread to our team.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Robert Stark <stark.808@gmail.com>  
Date: 2/5/22 7:41 PM (GMT-05:00)  
To: Jennifer Sopen <JenniferS@barraco.net>  
Subject: Re: Informational meeting - River Hall

I suspect you've already structured your priorities in a similar fashion.

Feedback that I get is that

C,Z and H are really a low priority as slight changes.  
10 acres, if added to preserve low priority.  
L is new - interest in max doors in RHCC

Rezone of commercial to residential medium interest as previous conversations indicated a disconnect from amenities.

High priorities are:  
max doors in HL  
40.5 lot size will have high opposition  
Loss of 9 golf holes from older MCP and sales literature also a pain point.

Bridges are a plus for HL but concerns over security. Do you have collateral regarding actual bridge as all renderings stop at RH property line?

HL will complain about RHCC driving through gate at L but they will not have reciprocal privileges. HL is suffering with non stop construction traffic short term. Additional traffic due to density will be long term issue. If construction can be routed through Queen Ave that will ease a lot of pain.

Good luck.  
Bob

---

**From:** Jennifer Sopen <JenniferS@barraco.net>  
**Sent:** Saturday, February 5, 2022 5:35:48 PM

**To:** Robert Stark <stark.808@gmail.com>

**Subject:** RE: Informational meeting - River Hall

If changes were coming near my home I would want information as soon as possible, and weekends aren't really a thing anymore with cell phones. I hope this answers some of your questions and I appreciate the heads up on topics that should be covered at the community meeting.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Robert Stark <stark.808@gmail.com>

**Date:** 2/5/22 1:05 PM (GMT-05:00)

**To:** Jennifer Saper <JenniferS@barraco.net>

**Subject:** Re: Informational meeting - River Hall

You shouldn't be working weekends! Thank you,  
Bob

---

**From:** Jennifer Saper <JenniferS@barraco.net>

**Sent:** Saturday, February 5, 2022 12:23:26 PM

**To:** Robert Stark <stark.808@gmail.com>

**Subject:** RE: Informational meeting - River Hall

Thank you for reaching out Bob. I believe the attached zoomed in area shows the gate you're referring to. This gate would allow the golf course residents to use the south exit into Lehigh but would not allow Hampton residents north into the golf community. For safety reasons Lee County requires communities to have more than one access. Creating a second access to the south for the golf community would meet that requirement.

The southern access across the LAMSID canal would have a second gate that the golf and Hampton residents would go through before entering Lehigh via Karen Ave. Karen is east of a canal system, so that entry creates a more realistic second access for River Hall by way of Sunshine and the future Alico extension. When complete you would be able to go to Gulf Coast Town Center without using the interstate.

Looking forward to seeing you next week.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Robert Stark <stark.808@gmail.com>

**Date:** 2/5/22 8:37 AM (GMT-05:00)

**To:** Jennifer Saper <JenniferS@barraco.net>

**Subject:** Informational meeting - River Hall

Jennifer:



Looking forward to the meeting on Wednesday evening. I have one question that you might prep for, thus the purpose of this email.

In the SE quadrant of the proposed MCP there is a gate below the section L road and the larger area defined by the R-1A labels. Can you please explain the purpose and rationale of gate?

As an FYI you should expect a lot of questions regarding R-1A from the rest of the community.

See you on Wednesday.

Regards,

Bob Stark - River Hall resident

---

In order to use electronic files provided by Barraco and Associates, Inc. you must agree to the following.

In accepting and utilizing any drawings or other electronic data provided by Barraco and Associates, Inc., the recipient agrees that all such drawings and data are instruments of service of Barraco and Associates, Inc. who shall be deemed the author of the drawings and data, and shall retain all common law, statutory and other rights, including copyrights. Any inconsistencies the recipient discovers will be reported to Barraco and Associates, Inc. and will be corrected by Barraco and Associates, Inc.

The recipient accepts responsibility for confirming with Barraco and Associates, Inc. that the electronic file is current at the time of use by the recipient. The recipient also agrees to hold Barraco and Associates, Inc. harmless for any cost or damages incurred due to the recipient's use of an outdated electronic file and for any costs associated with updating the recipient's electronic files in the event of future revisions by Barraco and Associates, Inc.

The recipient agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement, nor shall the recipient provide that attached data to any other party not indicated as a recipient in the "To" field of this message. The recipient agrees to waive all claims against Barraco and Associates, Inc. resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than Barraco and Associates, Inc.

In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Barraco and Associates, Inc. harmless from any damage, liability or costs, including reasonable attorney fees and costs of defense, arising from any changes made by anyone other than Barraco and Associates, Inc. or from any reuse of the drawings and data without the prior written consent of Barraco and Associates, Inc.

## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Monday, February 07, 2022 3:27 PM  
**To:** 'christopher schottel'  
**Subject:** RE: Request for River Hall Rezoning Map  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Chistopher. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

|                                  |                   |
|----------------------------------|-------------------|
| Development Order South Crossing | DOS2019-00071-A01 |
| Development Order Parcel L       | Not yet submitted |
| Development Order Parcel H & Z   | DOS2005-00182     |
| Development Order Parcel C       | DOS2020-00036     |
| Hampton Lakes South Phase 2      | Not yet submitted |

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

|                                     |               |
|-------------------------------------|---------------|
| River Hall Rezoning                 | Not Submitted |
| River Hall Administrative Amendment | ADD2021-00197 |

### Jennifer Sapen, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

**From:** christopher schottel [mailto:clschottel@gmail.com]  
**Sent:** Sunday, February 06, 2022 1:43 PM  
**To:** Jennifer Sapen <JenniferS@barraco.net>  
**Subject:** Request for River Hall Rezoning Map

Jennifer:



My name is Chris Schottel & I live in River Hall. I would like to request a map (attachment) of the area that is going to be developed & rezoned. Look forward to hearing from you and thank you for the information in advance.

Sincerely,  
Chris Schottel

## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Thursday, February 03, 2022 2:10 PM  
**To:** 'hamiltondl@shaw.ca'  
**Subject:** RE: River Hall Amendments  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Debra. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

|                                  |                   |
|----------------------------------|-------------------|
| Development Order South Crossing | DOS2019-00071-A01 |
| Development Order Parcel L       | Not yet submitted |
| Development Order Parcel H & Z   | DOS2005-00182     |
| Development Order Parcel C       | DOS2020-00036     |
| Hampton Lakes South Phase 2      | Not yet submitted |

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

|                                     |               |
|-------------------------------------|---------------|
| River Hall Rezoning                 | Not Submitted |
| River Hall Administrative Amendment | ADD2021-00197 |

### Jennifer Sapen, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

**From:** Debra Hamilton [mailto:hamiltondl@shaw.ca]  
**Sent:** Tuesday, February 01, 2022 8:17 PM  
**To:** Jennifer Sapen <JenniferS@barraco.net>  
**Subject:** River Hall Amendments

Hello Jennifer



I understand there is a public meeting at River Hall on Feb 9th. Could you please advise where I can review the approved comprehensive plan/zoning so that I may review the proposed / different project names. Any information you can send me or direct me to the appropriate links would be appreciated.

Thank you  
Debra

## Dawn Russell

---

**To:** Craig Seibold  
**Subject:** RE: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Craig. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

|                                  |                   |
|----------------------------------|-------------------|
| Development Order South Crossing | DOS2019-00071-A01 |
| Development Order Parcel L       | Not yet submitted |
| Development Order Parcel H & Z   | DOS2005-00182     |
| Development Order Parcel C       | DOS2020-00036     |
| Hampton Lakes South Phase 2      | Not yet submitted |

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

|                                     |               |
|-------------------------------------|---------------|
| River Hall Rezoning                 | Not Submitted |
| River Hall Administrative Amendment | ADD2021-00197 |

### Jennifer Sopen, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

**From:** Craig Seibold [mailto:seiboldcraig@yahoo.com]

**Sent:** Friday, February 04, 2022 8:20 AM

**To:** Jennifer Sopen <JenniferS@barraco.net>

**Subject:** River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]



Jennifer:

Can you please forward [email] me the specific details of the [9] Amendment(s) Items to preview prior to next weeks meeting.

Best Regards,

Craig Seibold

[seiboldcraig@yahoo.com](mailto:seiboldcraig@yahoo.com)

## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Wednesday, February 09, 2022 3:27 PM  
**To:** 'cymkasl@gmail.com'  
**Subject:** FW: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Good afternoon Mr. and Mrs. Kasl. Yes, this evening's presentation is open to the public. We will be discussing 5 development orders (construction plans) and zoning amendments for additional density in the vacant undeveloped portions of the project.

Thank you,

Jennifer Sapen, AICP  
Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

-----Original Message-----

From: Barraco and Associates, Inc. [mailto:info@barraco.net]  
Sent: Wednesday, February 09, 2022 3:18 PM  
To: Amy Hughes <AmyH@Barraco.net>  
Subject: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Site: Barraco and Associates, Inc. (<http://barraco.net>)

Name: Michele Kasl

Email: cymkasl@gmail.com

Messages: My husband and I are River Hall residents and I heard there is a meeting scheduled for 6pm at our Town Hall. Is that a public meeting regarding the expansion?



## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Monday, February 07, 2022 3:27 PM  
**To:** 'ben mickus'  
**Subject:** RE: AD# 5092937  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Ben. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

|                                  |                   |
|----------------------------------|-------------------|
| Development Order South Crossing | DOS2019-00071-A01 |
| Development Order Parcel L       | Not yet submitted |
| Development Order Parcel H & Z   | DOS2005-00182     |
| Development Order Parcel C       | DOS2020-00036     |
| Hampton Lakes South Phase 2      | Not yet submitted |

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

|                                     |               |
|-------------------------------------|---------------|
| River Hall Rezoning                 | Not Submitted |
| River Hall Administrative Amendment | ADD2021-00197 |

Jennifer Sapen, AICP  
Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

-----Original Message-----

From: ben mickus [mailto:benmick@comcast.net]  
Sent: Sunday, February 06, 2022 7:03 PM  
To: Jennifer Sapen <JenniferS@barraco.net>  
Subject: AD# 5092937

Can I get further information regarding the captioned agenda number.

Thank You

Ben Mickevicius



## Dawn Russell

---

**From:** Jennifer Sapien  
**Sent:** Thursday, February 03, 2022 2:10 PM  
**To:** 'jasontschetter@gmail.com'  
**Subject:** RE: IMPORTANT INFORMATION  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Jason. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

|                                  |                   |
|----------------------------------|-------------------|
| Development Order South Crossing | DOS2019-00071-A01 |
| Development Order Parcel L       | Not yet submitted |
| Development Order Parcel H & Z   | DOS2005-00182     |
| Development Order Parcel C       | DOS2020-00036     |
| Hampton Lakes South Phase 2      | Not yet submitted |

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

|                                     |               |
|-------------------------------------|---------------|
| River Hall Rezoning                 | Not Submitted |
| River Hall Administrative Amendment | ADD2021-00197 |

### Jennifer Sapien, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

**From:** Jason Tschetter [mailto:jasontschetter@gmail.com]  
**Sent:** Monday, January 31, 2022 11:41 AM  
**To:** Jennifer Sapien <JenniferS@barraco.net>  
**Subject:** RE: IMPORTANT INFORMATION

Jennifer,

I will not be able to attend the meeting, but am familiar with the zoning and platting that was done. Are you sharing or able to share the materials being presented?

Jason Tschetter  
612-802-2599  
[jasontschetter@gmail.com](mailto:jasontschetter@gmail.com)

**From:** [donotreply@sandcastlecm.com](mailto:donotreply@sandcastlecm.com)  
**Sent:** Monday, January 31, 2022 10:05 AM  
**To:** [Jason Kelly Tschetter Revocable Trust Jason K. & Gina M. Tschetter, Trustees](#)  
**Subject:** IMPORTANT INFORMATION

Good Morning,

I hope you are all surviving this bit of cold weather.  
It's almost over. Many of you have reached out to me regarding the meeting below. I am aware of it and making plans to attend. I certainly hope to see many of you there.

Thank You  
Elaine Aube

River Hall Corporation Seeking to expand currently accepted amount of high density housing on campus All Alva area residents invited to attend this information gathering meeting.

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT,  
AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY  
MEETING PUBLIC MEETING.

DATE: Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION: River Hall Town Hall Amenity Center, 3089 River Hall  
Parkway, Alva, FL 33920

APPLICANT: Barraco & Associates, Inc. Nine different

PROJECT NAMES:

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning



3. River Hall Administrative Amendment - ADD2021- 00197
4. Development Order South Crossing - DOS2019-00071- A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

**ACTION REQUESTED:**

1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum single family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes  $\pm$  73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy-foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE: A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Saper at Barraco & Associates, Inc.  
- [JenniferS@Barraco.net](mailto:JenniferS@Barraco.net) AD# 5092937 1/21/22





# SIGN-IN SHEET

**FEBRUARY 9, 2022 AT 6:00PM**

## RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/  
Development Order Amendments

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

| NAME                                     | PHONE NUMBER | E-MAIL ADDRESS          |
|------------------------------------------|--------------|-------------------------|
| Bob & Kathy Glandorf                     | 513-675-2676 | RiverHall@GLANDORF.ORG  |
| Mr. and Mrs. Perry Lee Mason             | 954-232-4447 | Leemason39@yahoo.com    |
| GEORGE WARE                              | 234-770-2694 | Fourwines@comcast.net   |
| Gaie Brockman                            | 413-464-2730 | SunriseFLB@AOL.com      |
| Fred Brockman                            | 413-464-2730 | " "                     |
| Patty Switaj                             | 586-381-8771 | pswitaj@yahoo.com       |
| Sid & Deb Zaffron                        | 631-793-6400 | DZaffron@mac.com        |
| JOHN KOELLER                             | 612-801-3701 | ROCKNPOKLER@COMCAST-NET |
| CHRIS SCHOTTEL                           | 651-488-2238 | CSCHOTTEL@GMAIL.COM     |
| MIKE ANDALORO                            | 517-879-9997 | MPANDALORO@ICLOUD.COM   |
| HARRY & TAMMY BULLUCK                    | 410-919-7241 | h.bulluck@comcast.net   |
| ERIC & BETTY REINERTSON<br>TONY PEDERSEN | 309-267-1277 | IDLVER8@GMAIL.COM       |
| CRAG & LAURA SEIBOLD                     | 303-941-6529 | LAURA80129@YAHOO.COM    |
| Mike & Sue Martin                        | 734 306 2755 | St7martin@yahoo.com     |
| Jeff White                               | 614-783-3314 | Jeff2263@hotmail.com    |
| Michael Porykynsky                       | 516 965 4610 | POLCAT7@GMAIL.COM       |
| Nelson Payne                             | 303 587-2379 | n.pay72@gmail.com       |
| DEMARIS MOORE                            | 239-565-7789 | DBOOPERSON@COMCAST.NET  |



# SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

## RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/  
Development Order Amendments

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

| NAME                     | PHONE NUMBER                    | E-MAIL ADDRESS                                                    |
|--------------------------|---------------------------------|-------------------------------------------------------------------|
| LARRY Greenfield         |                                 |                                                                   |
| ROBIN & BETH SWANSON     | 510 4501249                     | <del>bethswanson</del> <sup>315 430</sup> bethswanson@comcast.net |
| BOB & BONNIE LEIGH       | <del>313 511</del> 214 392 1087 | bleigh2@verizon.NET                                               |
| FRANK SMITH & GAIL SMITH | 304 677 4805                    | Fsmith620@aol.com                                                 |
| Jedd Savel               | 631-260-0071                    | jeddsavel1914@gmail.com                                           |
| Chris Grey               | 917-680-1659                    | CBGiiL@aol.com                                                    |
| Tom Clark                | 740 7049369                     | tclark57@columbus.rr.com                                          |
| PAUL CARAPPELLA          | 309 831 7379                    | PAULCGOLFER@hotmail.com                                           |
| Connie Dennis            | 239 728 2472                    | ahleella8@gmail.com                                               |
| Roxanne Corso            | 239 247 0195                    | Course-RL@yahoo.com                                               |
| Mark Enright             | 651-248-1802                    | msusanlake@hotmail.com                                            |
| Jeanne Laday             | 732-672-9927                    | JeanneLaday@gmail.com                                             |
| GAIL SULLIVAN            | 815-703-8136                    | <del>Gail</del> GSullivanckport@gmail.com                         |
| Carol Martello           | 708-638-5141                    | ckurucart31@gmail.com                                             |
| Charles Allen            | 404 652 9112                    | callen0624@yahoo.com                                              |
| HOLLY SCHWARTZ           | 239 209-1081                    | HOLLYSCH31@gmail.com                                              |
| Doug MITRO               | 239 994 6740                    | doug@themitrofamily.com                                           |
| Wayne & Lisa Jakiel      | 412-215-5413                    | lmjakiel@comcast.net                                              |



# SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

## RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/  
Development Order Amendments

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

| NAME              | PHONE NUMBER | E-MAIL ADDRESS          |
|-------------------|--------------|-------------------------|
| Joe Dommenick     | 586-383-6166 |                         |
| Cathy Dommenick   | 586-337-3375 |                         |
| Robert Smart      | 508 524 0634 |                         |
| Ken Hasenei       | 410-608-6127 |                         |
| Joe Faust         | 612-850-7273 |                         |
| Lucinda Faust     | 612-760-0245 | Lucinda.Faust@gmail.com |
| Jerome Hetrick    | 410 336 2351 | awesum2@gmail.com       |
| Lenny Crephand    |              |                         |
| Sony Mitchell     | 216-570-7903 |                         |
| Kenneth Mitchell  | 216 406 0133 |                         |
| Fred Rubino       | 207-450-7874 | ogunquitriver@gmail     |
| Robert Fata       | 609 790 7499 |                         |
| Jane Massick      | 215 281 4107 |                         |
| MARGIE GLEASON    |              | gleason932 ATT.NET      |
| KATHY RUSTAD      |              |                         |
| Mr & Mrs Wilson   |              |                         |
| RICK & BARB TRACH | 314-280-8684 |                         |
| TOM Olander       |              |                         |

## SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

### RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/  
Development Order Amendments

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

| NAME              | PHONE NUMBER   | E-MAIL ADDRESS            |
|-------------------|----------------|---------------------------|
| Joseph Moran      |                | JLM4843@AOL.com           |
| GARY STILWELL     | 725015         | SEGOAT@EMBARC.COM         |
| CANDACE KAUFMAN   | 805-558-5568   | candacekaufman@aol.com    |
| Amy Seiler        | 720-419-6008   | perkoursk8@icloud.com     |
| HARRY OLYON       | 928-821-2212   | PRIMALFOODHARRY@GMAIL.COM |
| ANTHONY D. VIETRI | 347-210-5615   | adivietri@verizon.net     |
| Steve Nokes       | 919-971-1871   | sekon1@hotmail.com        |
| C Bruce Trimble   | 609-501-2113   | broce@brcetrimble.net     |
| O'Brien Merrill   | 513-543-1252   | obimerrill@gmail.com      |
| Raul Cerrito      | 631-805-1861   | RaulCerrito@gmail.com     |
| Nancy Powell      | 724-884-3677   | smithpowell@aol.com       |
| Sylvia Ramos      | 305 519-0022   | ramoss04@aol.com          |
| JUAN JIMENEZ      | 305 684-5199   |                           |
| Lawrence Damiani  | 16988 Oakstead | L Damiani do @ Gmail.com  |
| Jim Sickels       | 910-663-6260   | Bwijim@yahoo.com          |
| Samara R. Marin   | 786-514-7190   | samlori227@aol.com        |
|                   |                |                           |
|                   |                |                           |



## SIGN-IN SHEET

**FEBRUARY 9, 2022 AT 6:00PM**

### **RIVER HALL**

**Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/  
Development Order Amendments**

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

**PLEASE PRINT**

| NAME                          | PHONE NUMBER   | E-MAIL ADDRESS                              |
|-------------------------------|----------------|---------------------------------------------|
| C Bruce Trimble               | 609-501-2113   | cbtrim@aol.com                              |
| EDUC MOORE                    | 610-740-4420   | mooreew@yahoo.com                           |
| Sally Shown                   | 502-554-0762   | sshown5@gmail.com                           |
| Catherine Berman              | 203-600-3272   | Catherine.R.Berman@gmail                    |
| Mark Berman                   | 203-600-3262   | Catberm@hotmail.com                         |
| Anthony + Tiffany<br>massocco | 239-462-7279   | buyandsellwithtiff@gmail                    |
| Bill + Sarah Altier           | 740-395-6666   | BillAltier2@yahoo.com                       |
| Donald Bevin                  | 515-250-3892   | Donaldbevin@gmail.com                       |
| Paul/Cindy Griffith           | 757-535-0989   | PWGriffith@hotmail.com                      |
| Jennifer Saper                | (239) 461-3170 | JenniferS@Barraco.net                       |
| Carl A. Barraco               | (239) 461-3170 | CarlB@Barraco.net                           |
| Russell Schropp               | (239) 344-1280 | <del>quinn</del> Russell.Schropp@henlaw.com |
| Stephen Leung                 | (239) 332-2617 | stephen.leung@dplummer.com                  |
| Grady Miers                   | (904) 996-2485 | gmiers@greenpointe11c.com                   |
| Dawn Russell                  | (239) 461-3170 | DawnR@Barraco.net                           |
|                               |                |                                             |
|                               |                |                                             |
|                               |                |                                             |