



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, APRIL 22, 2024
9:00 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – March 25, 2024
4. Lee Plan Amendments
 - A. CPA2022-00017 and CPA2022-00018 Caloosa 80 Text and Map Amendments
Add the 192.3 +/- acre subject property to Lee County Utilities Future Water and Sewer Service Areas as depicted on Maps 4-A and 4-B, respectively. Amend the Future Land Use Map to redesignate approximately 92.71 +/- acres of the subject property from the Rural future land use category to the Sub-Outlying Suburban future land use category. Amend Table 1(b) to accommodate residential development on the subject property. 19190 Palm Beach Boulevard, Alva, FL 33920.
5. Other Business
6. Adjournment

This meeting is open to the public. Interested parties may appear at the meeting and be heard. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADArequests@leegov.com at least five business days in advance. To receive agendas by e-mail, contact jmiller@leegov.com.

CPA2022-00017

&

CPA2022-00018

Caloosa 80 Text and
Map Amendments

STAFF REPORT FOR CALOOSA 80: CPA2022-00017 & CPA2022-00018

Map and Text Amendments to the Lee Plan



Recommendation:

Transmit

Applicant:

Caloosa 80, LLP

Representative:

Alexis V. Crespo, AICP

Property Location:

18910 Palm Beach Blvd.
19190 Palm Beach Blvd.
Fort Myers, FL 33920

Property Size:

± 192.3 acres

Planning District:

Northeast Lee County

Commissioner District:

District #5

Hearing Dates:

LPA: 04/22/2024
BoCC #1: TBD
BoCC #2: TBD

Attachments:

1: Proposed Amendments
2: Applicant Materials

REQUEST

- Amend the Future Land Use Map designation on ±92.7 acres of the ±192.3-acre site from Rural to Sub-Outlying Suburban.
- Amend Lee County Future Utilities Future Water Service Area Map 4A and Future Sanitary Sewer Service Area Map 4B to include the entire ±192.3-acre site.
- Amend Table 1(b) to increase residential acreage for the Sub-Outlying Suburban future land use category in District 1, Northeast Lee County.

SUMMARY

The requested amendments could allow for the development of the property as a recreational vehicle park with a maximum 756 recreational vehicle lots. However, as required by Policy 28.2.2 the applicant has submitted a concurrent rezoning to Mixed-Use Planned Development (DCI2022-00062) for the development of 650 recreation vehicle lots (maximum of 350 transient limited to the Urban Community future land use category), up to 30,000 square feet of commercial retail, accessory uses, and associated infrastructure.

PROJECT LOCATION

The subject property is located on south side of Palm Beach Boulevard (SR 80) east of Bateman Road and approximately 0.75 miles west of Goggin Road.

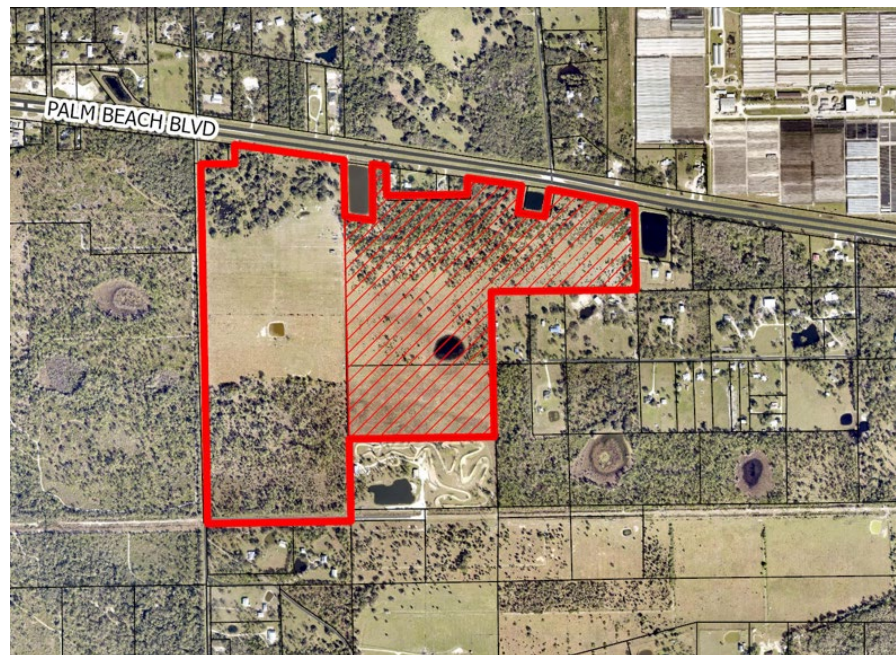


Figure 1: Subject Property with FLUM Amendment area identified by cross hatch.

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) **transmit** the requested amendments based on the analysis and findings provided in this staff report.

PART 1

STAFF DISCUSSION AND ANALYSIS

CONCURRENT REZONING APPLICATION

Florida Statute Chapter 163.3184(12), F.S. provides: “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.” Even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

SUBJECT PROPERTY

The subject property is located on south side of SR 80 immediately east of Bateman Road and approximately 0.75 miles west of Goggin Road. The property is located in the Northeast Lee County and Alva Community Plan Areas on Map 2-A and the Rural and Urban Community future land use category on the Future Land Use Map.

The subject property consists of three parcels, totaling 192.3 acres. A single parcel, approximately 99.6 acres is in the Urban Community future land use category at the intersection of SR 80 and Bateman Road. There are also two adjoining parcels directly to the east in the Rural future land use category totaling approximately 92.7 acres. The maximum allowable density that could be permitted consistent with the current Future Land Use Map is 664 dwelling units.

The subject property was rezoned to RVPD in 2009 by Resolution Number Z-09-042. This rezoning allowed the development of up to 417 recreational vehicle sites (121 transient and 296 non-transient), an on-site sewage treatment plant, and limited commercial uses. The property has not been developed and is currently used as pasture.

SURROUNDING PROPERTIES

North

Directly to the north of the subject property is SR 80, a state-maintained multi-laned arterial roadway. Parcels to the north of SR 80 are zoned Agricultural (AG-2) and are in the Rural future land use category. Development consists of large lot single-family residences, vacant lands, and a small Commercial Planned Development (CPD), operating as a restaurant. Syngenta Plants, a large commercial plant nursery, is across SR 80 to the northeast of the subject property.

South

Parcels to the south are in the Urban Community and Rural future land use categories and are zoned Agricultural (AG-2). Development consists of single-family residences on varying parcel sizes concentrated near the southeastern portion of the subject property. Further to the south are larger vacant parcels and the Oaks of Alva, an unrecorded plat within the Rural and Outlying Suburban future land use categories.

West

West of the subject property is Bateman Road, a County-maintained local roadway. West of Bateman Road is Hickey’s Creek Mitigation Park which is zoned Environmentally Critical (EC) and is in the Conservation Land future land use category. Hickey’s Creek Mitigation Park consists of 862 acres around Hickey’s Creek and supports a variety of plant and wildlife. The Mitigation Park was established by the

Florida Fish and Wildlife Conservation Commission and Lee County to mitigate for gopher tortoise habitat. Also to the west, along SR 80 are single-family residential and minor commercial developments such as the Alva Village Market, and Southwest Florida RV Service.

East

Lands to the east of the subject property are in the Rural future land use category and are zoned Agricultural (AG-2). A retention pond to support SR 80 and single-family residential uses abut the eastern property line. Development to the east is predominantly single-family residential near the subject property and transitions to large vacant parcels along SR 80 further away from the subject property. The Calvary International Church is 0.33 miles to the east.

DISCUSSION AND ANALYSIS – MAP 1-A: FUTURE LAND USE MAP

Future Land Use Categories

The applicant is requesting to amend the future land use category on the eastern ±92.7 acres of the ±192.3-acre site from Rural to Sub-Outlying Suburban as shown in Attachment 1. The policies describing the existing and proposed future land use categories are provided below:

POLICY 1.4.1: The Rural future land use category are areas that 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 future land use category is one dwelling unit per acre (1 du/acre). See Policy 123.2.17 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat.

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.

The primary differences between the existing and proposed future land use categories are the allowable density and the requirement that commercial uses within the Rural future land use category are to serve the rural community they are located within.

Policy 1.4.1 of the Lee Plan describes the Rural future land use designation as “low density residential, agricultural uses, and minimal non-residential land uses that are need to serve the rural community.” It also states that these lands “are not to be programmed to receive urban-type capital improvements.” The subject property contains significant frontage on SR 80, a state-maintained arterial roadway that links US41 in Fort Myers to State Road A1A in Palm Beach County with an annual average daily traffic volume of 27,000 vehicles according to the Florida Department of Transportation (FDOT). It is also important to note that the western 99.6 acres of the site, as well as adjacent areas to the west are designated Urban Community on the Future Land Use Map (1-A). The Rural future land use category adjacent to the Urban Community future land use category represents an abrupt change from a future urban area to a future

rural area. The proposed amendment provides a transition between low density Rural future land use category and the higher density Urban Community future land use category.

Policy 1.1.11 states the Sub-Outlying Suburban future land uses category is intended for “areas where higher densities would be incompatible or where there is a desire to retain a low-density community character.” In addition, industrial uses are prohibited in the Sub-Outlying Suburban future land use category. The Sub-Outlying Suburban future land use category is well suited as a transitional category in locations where the community vision includes retaining low-density community character such as the Alva Community Plan Area.

Agriculture Overlay

The subject property is within the Agricultural Overlay, as identified on Map 1-G. **Policy 1.6.7** describes the Agricultural Overlay special treatment area. **Policy 1.6.7** provides that agricultural uses “should be protected from the impacts of new developments, and the county should not attempt to alter or curtail agricultural operations on them merely to satisfy the life-style expectations of non-urban residents.” This policy is meant to protect existing agricultural uses in non-urban areas from compatibility concerns of nearby residents. **Policy 1.6.7** does not prohibit the conversion of agricultural uses to other uses. Although Florida Statute 163.3177(6)(a) requires the Lee Plan’s future land use element include the general distribution and location of land for agriculture, Florida Statute 187.201(22)(b)(1) ensures the goals and policies in state and regional plans are not interpreted to restrict the conversion of agriculture lands to other uses. Similar language was deleted from the Lee Plan in Ordinance 21-09 to “remove redundancy with Florida Statute.”

Growth Management

Objective 2.1 promotes contiguous growth patterns to contain urban sprawl and conserve land. This objective prevents development patterns where large tracts of land are by-passed in favor of more distant lands further from services. Over half of the subject property (99.6 acres of 192.3 acres) is currently in the Urban Community future land use category which is a future urban area as defined by the Lee Plan. The applicant is requesting to amend the Future Land Use Map to change the remaining 92.7 acres to Sub-Outlying Suburban which is considered a future suburban area. This will provide a transition to the rural areas further to the east of the subject property. The request is consistent with **Objective 2.1**.

Objective 2.2 directs new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development can be created. The parcels subject to the land use designation change are adjacent to lands in the Urban Community future land use and have been previously rezoned to RVPD. The western 99.6 acres is currently in the Florida Gulf Utility Authority’s (FGUA) future sewer service area, although no utility infrastructure currently exist on site. In addition to the proposed future land use amendment the applicant is requesting to amend Lee Plan Maps 4A and 4B to include the subject parcels in the Lee County Utilities (LCU) water and sewer future services areas. Lee County Utilities has verified there is available capacity for both potable water and sanitary sewer service for the subject property. The proposed amendment is consistent with **Objective 2.2**.

Community Plan Area Requirements

All lands identified within a Community Plan Area on Map 2-A are subject to **Goal 17** of the Lee Plan. **Policy 17.3.2** requires one public information meeting for any privately initiated text and map amendment within

a community plan area. **Policy 17.3.3** requires public meetings to be held within the established community plan area boundary. Applications within the Northeast Lee County community plan area boundary are to have separate public information meetings within the Alva and North Olga Community Plan Areas. The required information meeting in the Alva Community Plan Area was held at the Alva Community Center located at 21474 North River Road on December 13, 2022. A public information meeting was held within the North Olga Community Plan Area at the corner of North River Road and North Olga Drive on February 19, 2024. The public that attended those meetings had questions about the increased number of recreational vehicles, class of recreational vehicles that would be there, traffic generation, extension of utilities, and rural character of the community. These public information meetings were publicly advertised and satisfy the requirements of **Policy 17.3.2** and **Policy 17.3.3**.

In addition to Goal 17, the subject property is also subject to **Goal 27: Northeast Lee County Community Plan**, and **Goal 28: Alva Community Plan**. The Northeast Lee County Community Plan and Alva Community Plan seeks to maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands within the community boundaries.

Objective 27.1, Policy 27.1.1, and Policy 27.1.2 of the Northeast Lee County Community Plan Goal describes characteristics of rural character as those that convey a rural lifestyle such as large lots or clustered development, views of wooded areas, open spaces, and protection of environmentally sensitive lands. The proposed map amendment will redesignate ±92.7 acres from the Rural future land use category to the Sub-Outlying Suburban future land use category. Although the change from Rural to Sub-Outlying Suburban will increase the allowable density from 1 dwelling unit an acre to 2 dwelling units per acre, the increase is consistent with and supported by several goals of the Lee Plan. The subject property has frontage along a state-maintained arterial roadway where utility capacity is available¹ and is adjacent to 99.6 acres in the Urban Community future land use category². As previously stated, the proposed amendments are consistent with Objectives 2.1 and 2.2, which encourage development within future urban areas where infrastructure exists or is planned. The Sub-Outlying Suburban future land use is designed to be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. The Sub-Outlying Suburban future land use will provide a suitable transition from the adjacent Urban Community future land use to the surrounding Rural future land uses.

Lee Plan **Policy 28.2.2** requires applicants of Future Land Use Map amendments in the Alva Community Plan Area that would increase allowable total density to demonstrate consistency with the objectives and policies of the Alva Community Plan through concurrent planned development rezoning. The proposed land use amendment would increase the allowable density because the Rural future land use category allows a maximum of 1 dwelling unit an acre, and the Sub-Outlying Suburban future land use category allows a maximum of 2 dwelling units an acre.

The applicant has filed a companion planned development rezoning application (DCI2022-00062) which is being reviewed concurrently with this amendment request. Below is a high-level analysis of the concurrent rezoning required by Policy 28.2.2. This analysis is not a complete analysis of all elements of

¹ Goal 2

² Objective 2.2, Policies 2.1.1

the proposed rezoning and is limited to consistency with the objectives and policies of **Goal 28: Alva Community Plan**. This should not be construed as a recommendation for or against DCI2022-00062.

Through the concurrent rezoning, the applicant is seeking to rezone the property from Recreational Vehicle Planned Development (RVPD) to Mixed-Use Planned Development (MPD) to allow for development of 650 RV sites (maximum 350 transient clustered within the Urban Community future land use category) and 30,000 square feet of commercial uses.

The applicant provided density calculations as part of the concurrent rezoning application. If approved, the proposed land use change from Rural to Sub-Outlying Suburban and the preservation of onsite wetlands on the 192.3-acre subject property would yield a maximum of 756 dwelling units. Without the Future Land Use Map amendment the same subject property would yield a maximum of 664 dwelling units, with 571 dwelling units in the Urban Community future land use category and 93 dwelling units in the Rural future land use category. The applicant is proposing a total of 650 transient and non-transient recreational vehicle sites. This is less than the number of dwelling units that could be approved with the current Future Land Use Map with proper zoning approval. As previously stated, one of the primary differences between the Rural and Sub-Outlying Suburban future land use categories is allowable density. The applicant has demonstrated through the concurrent rezoning that the maximum allowable density that could be permitted with the Rural Future land use category will not be exceeded.

The Master Concept Plan submitted with the concurrent rezoning limits all commercial uses, including transient recreational vehicle sites and the 4.5-acre commercial tract along SR 80, to lands within the Urban Community future land use category. Commercial uses in the Rural future land use category are limited to those uses that “are needed to serve the rural community,” whereas the Sub-Outlying Suburban future land use category does not have that same limitation. As previously noted, this distinction is one of the primary differences between the Rural and Sub-Outlying Suburban future land use categories. The applicant has demonstrated that the concurrent rezoning request will not allow the spread of commercial uses across the portion of the subject property proposed to be amended to the Sub-Outlying Suburban future land use category. The types of uses allowed within this portion of the subject property will remain consistent with the Rural future land use category.

The proposed amendment is necessary to allow the sum of the allowable densities for each land use category to be allocated across the entire property in accordance with **Policy 5.1.10**. Based on the requirements of Policy 5.1.10, amending the Rural future land use category to the Sub-Outlying Suburban future land use category allows for more flexibility in site design. This additional flexibility, along with the provision of public water and sewer services, allows for increased open space and preservation of wetlands near the northwest corner of the site in the Urban Community future land use category. The proposed Master Concept Plans also identifies a more environmentally beneficial surface water management system when compared to the existing zoning approval, through the use of multiple control elevations to simulate the existing groundwater elevations. These changes support the rural character and natural systems, consistent with **Policies 28.2.3 and 28.5.1**.

The Master Concept Plan identifies a majority of preserve and open space areas along SR 80 and Bateman Road. This is consistent with requirements of the Alva Community Plan Area goal. These include

protection of existing wetlands and natural systems³ in the northwest corner of the subject property and protection of rural character⁴ by clustering development areas away from public rights of way, minimizing visual impacts to the surrounding community. The Master Concept Plan also identifies enhanced buffers along the eastern and southern property lines. The proposed changes show a net increase of approximately 25 acres of developable land while protecting natural resources and the environment.

The concurrent rezoning will extend central water and sewer services approximately 2.5 miles along SR 80, negating the need for the previously approved onsite wastewater treatment plant and spray field in an area subject to a Basin Management Action Plan (BMAP). The subject site is located in the Caloosahatchee River and Estuary BMAP. This plan sets total nitrogen (TN) and total phosphorus (TP) effluent limits within the plan area and requires local governments to develop a master wastewater treatment feasibility analysis to address loads from existing and new septic systems (e.g., sewerage, advanced septic system retrofits, prohibiting the installation of new conventional septic systems)⁵. The extension of central sewer service will provide an alternative system to the approved spray field and new septic systems as detailed in the BMAP. Overall, the concurrent rezoning request will protect and enhance native species, habitats, water systems, ecosystems, and conserve natural resources as required in **Policy 28.2.3** and **Objective 28.1**.

The application materials included a letter from the Florida Division of Historical Resources which verified that no cultural resources are recorded in the Florida Mater Site File for the subject site. A portion of the site along the north and northeast boundary is within Archaeological Sensitivity Zone 2. The Lee County Land Development Code requires a Certificate to Dig prior to or in conjunction with the issuance of a development order in areas designated sensitivity level 1 or 2. A Certificate to Dig is issued by County staff or the Historic Preservation Board, authorizing certain clearing, digging, archaeological investigation or archaeological development projects in sensitivity zones under certain conditions. These conditions can include an immediate cessation of all onsite activity if objects, sites, artifacts, or human remains are uncovered. The verification from the Florida Division of Historical Resources and the Land Development Code requirements for a Certificate to Dig prior to issuance of a development order will ensure that any historical or archaeological sites that are uncovered will be protected and ensure that the historic character of the Alva community is protected further supporting **Objective 28.1**.

Based on the concurrent planned development rezoning the proposed amendment to the Lee Plan is consistent with **Policy 28.2.2**. The planned development zoning process may be further refined and conditioned to ensure compatibility, mitigate impacts, and safeguard public interest. Ultimately, the concurrent rezoning case and adoption hearing for the proposed amendment to the Future Land Use Map will be heard by the Board of County Commissioners on the same date to ensure consistency.

Environmental Review

The applicant provided a surface water management narrative as part of the concurrent rezoning that described the proposed drainage plan for future development. The plan will include four lakes,

³ Objective 28.1#4, Objective 28.2, Policy 28.2.3#4, Policy 28.5.1#1,2,3

⁴ Objective 28.1#1, Policy 28.2.1, Policy 28.2.3#1

⁵ Florida Department of Environmental Protection, *Caloosahatchee River and Estuary Basin Management Plan*, (Jan 2020), 43

approximately 31-acres in total, to allow four separate lake control elevations which will mimic the historical wet season water table in the area and treat site runoff prior to discharging into the wetland preserve in the northwest corner of the site. The proposed plan will mimic historic groundwater elevations, provide water quality treatment, rehydrate existing wetlands, and limit peak discharge. A South Florida Water Management District (SFWMD) Permit will be required prior to development. This is consistent with **Goal 61** protection of water resources through the use of sound methods of surface water management and **Policy 125.1.2** as the new development will not degrade water quality. The design will also mimic the functions of natural systems as required by **Objective 61.2**.

The subject site contains approximately 10.3 acres of wetlands that will be preserved as part of the concurrent rezoning and does not propose any impacts to wetlands. This is consistent with **Policy 124.1.1** which limits development in wetlands to very low-density residential uses or recreational uses, open space, or conservation that is compatible with wetland functions.

Based on the analysis above, redesignating the subject property from Rural to Sub-Outlying Suburban is found to be consistent with the Lee Plan.

DISCUSSION AND ANALYSIS – MAPS 4-A & 4-B: LCU FUTURE WATER & SEWER SERVICE AREAS

The applicant is requesting to amend Maps 4-A and 4-B to include the entire 192.3-acre site in the future water and sewer service areas. The western ±99.6 acres, currently in the Urban Community future land use category, is in the FGUA wastewater franchise area. As provided for in Lee Plan **Standard 4.1.2#4** and **Policy 56.1.5**, FGUA has agreed in writing to release the service area to Lee County. This release will allow Lee County Utilities to provide water and sewer service to the entire 192.3-acre site. Lee County Utilities has verified that sufficient capacity is available to provide water and sewer service to the proposed development. There are existing sanitary sewer mains approximately 3.5 miles and existing water mains approximately 2.25 miles west of the subject property. As part of the concurrent rezoning the applicant is proposing developer funded extensions of central water and sewer along SR 80 to serve the subject property.

More than half of the subject property is with the Urban Community future land use category, a future urban area. Objective 53.1 states “the County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated County. Similarly, Objective 56.1 provides that Lee County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County. The proposed amendments will allow for the provision of Lee County Utilities within future urban areas within unincorporated Lee County that are not currently served. The proposed amendments are consistent with **Objectives 53.1 and 56.1**. Lee County should recognize expansion of sewer and water to the subject property is appropriate given the environmental concerns regarding water quality of the Caloosahatchee River. Recent changes to Florida Statutes that indicate the State’s desire to move toward sanitary sewer in areas within a BMAP.

Policy 126.1.4 of the Lee Plan requires development designs to maintain groundwater levels at or above existing levels. Connecting to LCU’s potable water system, will reduce stress on the shallow aquifer system and help to maintain or improve groundwater levels near the subject property. Therefore, amending the Lee Plan to allow for connection to LCU’s potable water is consistent with **Policy 126.1.4**. Based on the

analysis above, the proposed amendments to Maps 4-A and 4-B is found to be **consistent** with the Lee Plan.

DISCUSSION AND ANALYSIS TABLE AMENDMENT – 1(B) YEAR 2045 ALLOCATIONS

Currently the Northeast Lee County Planning District does not have any residential acreage allocated to the Sub-Outlying Suburban future land use category. **Policy 1.6.5** requires acreage to be available in each future land use category prior to the approval or issuance of any development order for residential, commercial, or industrial uses. The concurrent rezoning is proposing residential uses in the area proposed to be amended to Sub-Outlying Suburban and therefore an amendment to Table 1(b) is required prior to issuance of a development order on the property. The amendment to Table 1(b), as identified in Attachment 1, ensure internal consistency of the Lee Plan and that the anticipated development will be consistent with the Lee Plan.

SERVICE AVAILABILITY

The requested amendments to change the future land use category to Sub-Outlying Suburban, add the subject site to Maps 4-A and 4-B and amend Table 1(b) to increase residential acreage in the Sub-Outlying Suburban future land use category of District 1, Northeast Lee County. The extension of central water and sewer service will provide adequate potable water and sanitary sewer service. Solid waste, police, and fire service is adequate to accommodate the anticipated development. EMS service availability is not adequate currently.

Transportation: The subject property is located on south side of SR 80 east of Bateman Road and approximately 0.75 miles west of Goggin Road.

Short Range Impacts: The 5-year analysis indicates that no road segments are projected to be impacted with and without the project in the Year 2027.

Long Range Impacts: Indicate that Broadway Ave (N. of SR 80) is projected to be impacted (LOS F) with and without the project in the Year 2045.

Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides “Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes.”

Mass Transit: The subject property is not within ¼ mile of a fixed route corridor and is further than ¼ mile of the nearest bus stop. The 2020 Transit Development Plan does not identify the need for enhanced or additional transit services in the area.

Utilities: Lee County Utilities has indicated that there is sufficient capacity to serve the subject site with both potable water and sanitary sewer services. Sanitary sewer mains are approximately 3.5 miles west of the subject property on SR 80 and water mains are approximately 2.25 miles west on SR 80. Developer funded extensions will be required in order to provide service to the subject property.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by using Lee County contract haulers, the Lee County Resource Recovery Facility, and the Lee-Hendry Regional Landfill.

Fire: The Alva Fire & Rescue District have indicated that they can provide fire protection and EMS non-transport services to the subject property.

EMS: A Letter of Service Availability dated September 12, 2022, states that “service availability for the proposed development of this property is not adequate at this time.” Medic 11 is located 8.4 miles west and not able to meet existing service standards for the proposed development. There is a paramedic stationed at the Alva Fire Department, however, the LOS standard measurement is the arrival time of an ambulance.

Lee Plan Policy 95.1.3 identifies Emergency Medical Services LOS as non-regulatory, and further provides “Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes.” However, staff recommends a condition in the concurrent planned development requiring that the service deficiency is addressed prior to development.

Police: The Lee County Sheriff’s Office will provide law enforcement services primarily from the East District offices in Lehigh Acres. The Sheriff indicated in a letter that development of the subject property will not affect the ability of the Lee County Sheriff’s Office to provide core services at this time. The Sheriff’s Office requests a Crime Prevention through Environmental Design report at the time of Development Order.

Schools: The School District of Lee County provided a letter on May 18, 2022, stating that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

CONCLUSIONS

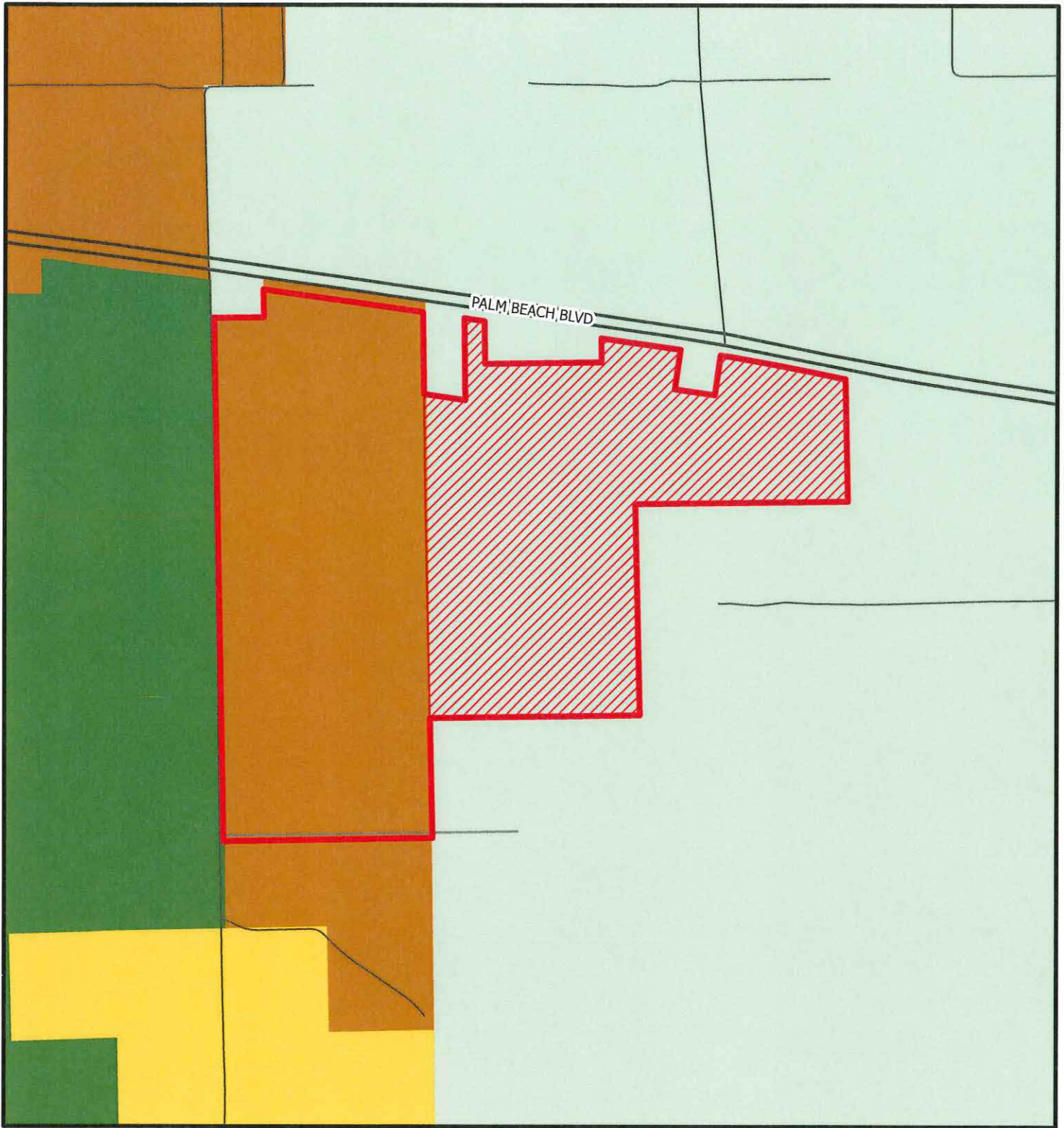
Based on the staff analysis the requested amendment is consistent with the Lee Plan.

- The Sub-Outlying Suburban FLU category is suitable in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character.
- The proposed amendments are consistent with the Objectives and Policies of the Alva and Northeast Lee County Community Goals.
- The proposed amendments, through the concurrent rezoning, demonstrate consistency with the Policy 28.2.2.
- The proposed amendment helps to ensure area groundwater levels will be maintained at or above existing levels, consistent with the Lee Plan.
- The proposed amendments will help to extend water and sewer services to lands currently within the Central Urban future land use category.
- The proposed amendments promote the use of sanitary sewer in BMAP areas.
- The proposed amendments help ensure the preservation of on-site wetland and indigenous areas.

Staff recommends that the Board of County Commissioners **transmit** the proposed amendment as shown in Amendment 1.

ATTACHMENT 1

- **Existing and Proposed Future Land Use Map**
- **Proposed Future Water Service Areas**
- **Proposed Future Sewer Service Areas**
- **Table 1(b)**



CPA2022-00018

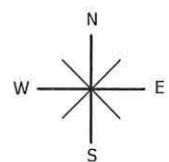
Existing Future Land Use



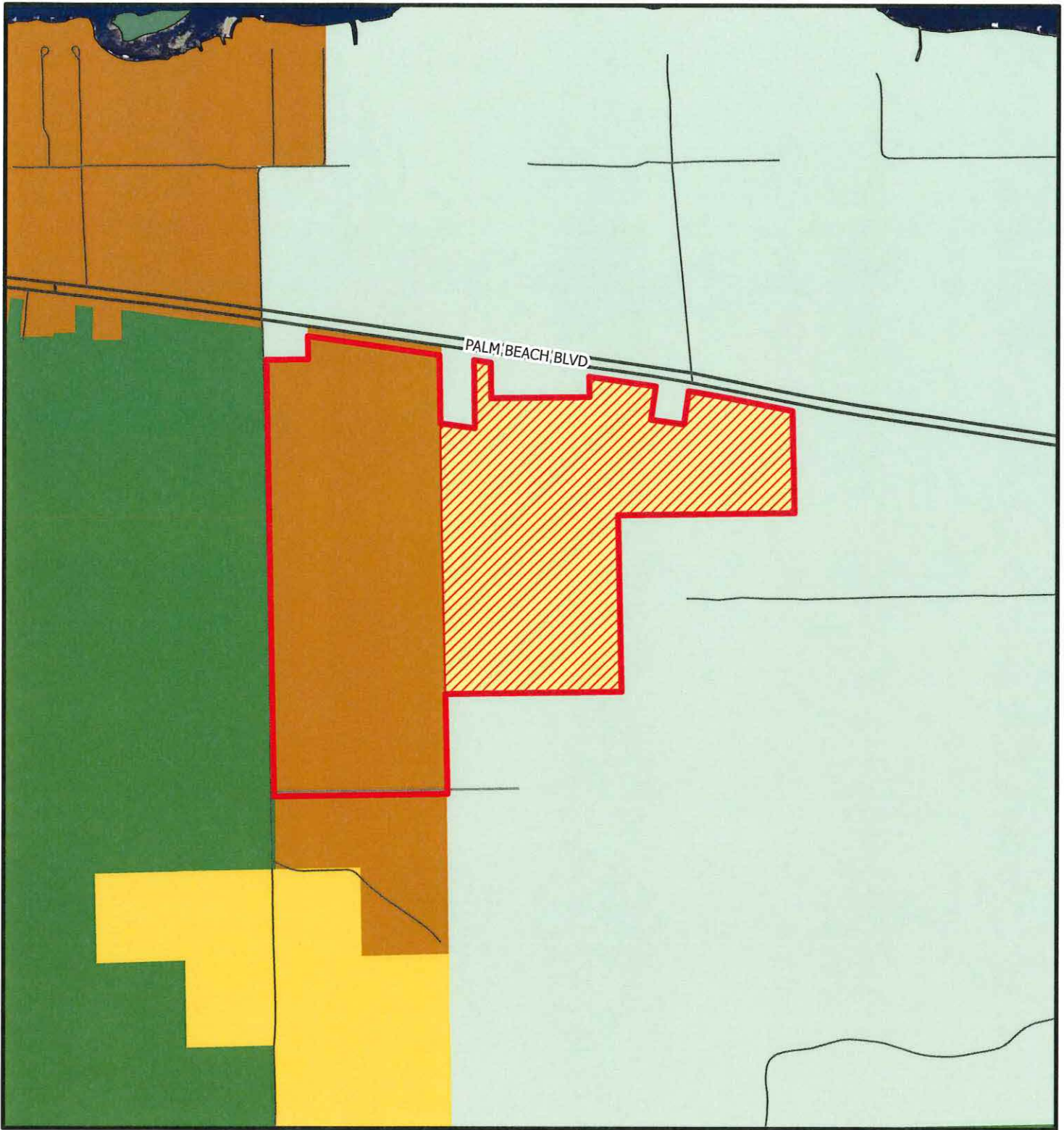
Lee County
Southwest Florida

Map Generated: February 2024

- Urban Community
- Outlying Suburban
- Rural
- Conservation Lands - Upland
- Project Boundary
- Proposed land use change area



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Feet



CPA2022-00018

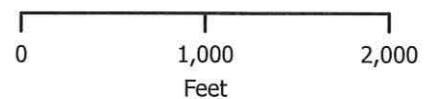
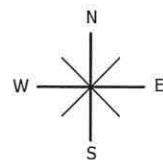


Lee County
Southwest Florida

Map Generated: February 2024

- Sub-Outlying Suburban
- Urban Community
- Outlying Suburban
- Rural
- Conservation Lands - Upland
- Wetlands
- Project Boundary
- Proposed land use change area

Proposed Future Land







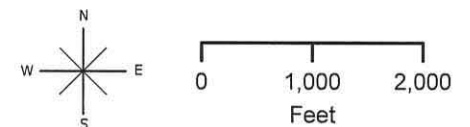
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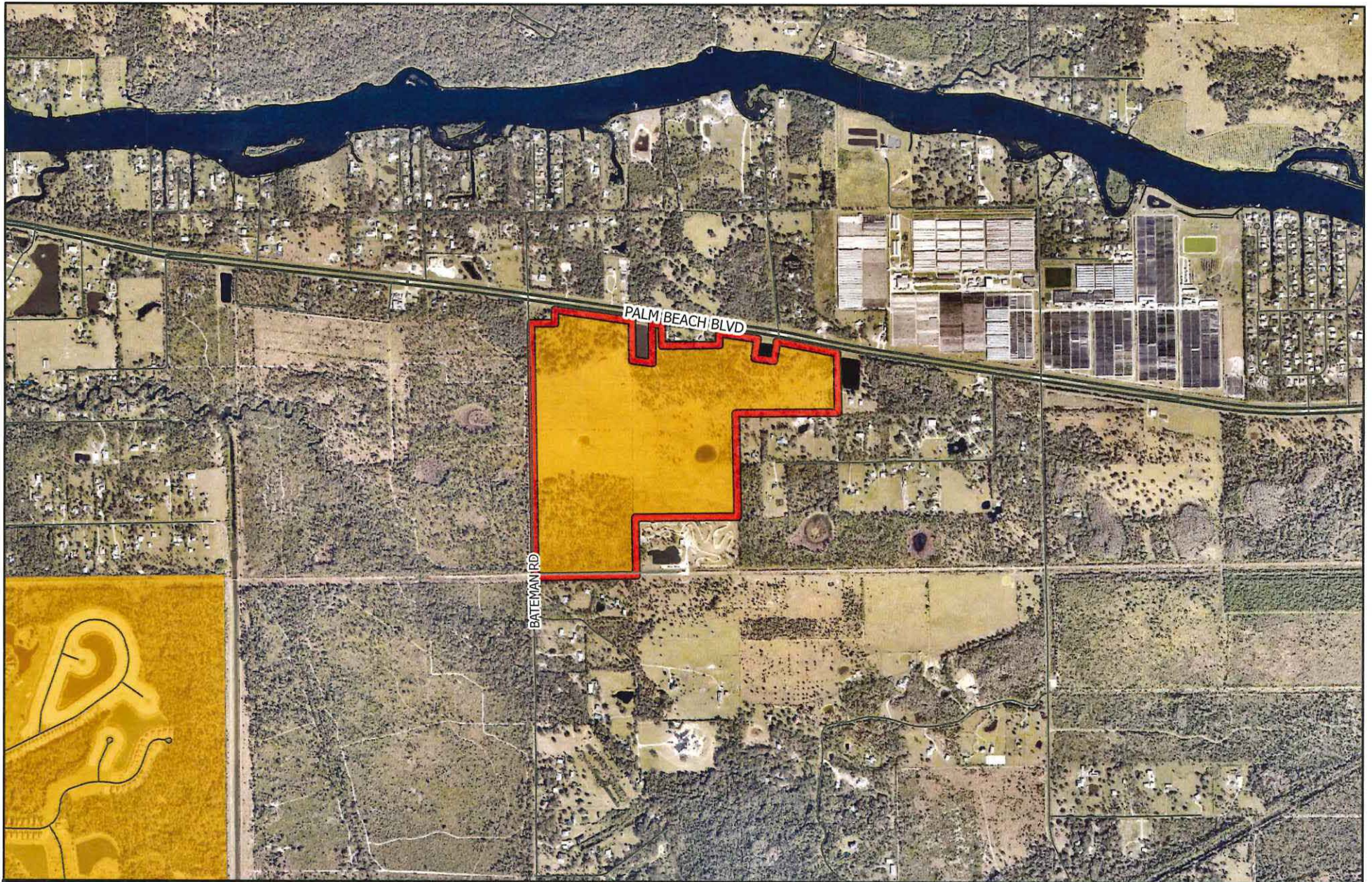


Map Generated: February 2024

-  Proposed Future Water Service Areas
-  Existing Future Water Service Areas

Future Water Service Areas





CPA2022-00018



Map Generated: February 2024

-  Proposed Future Sewer Service Areas
-  Future Sewer Service Areas

Future Sewer Service Areas

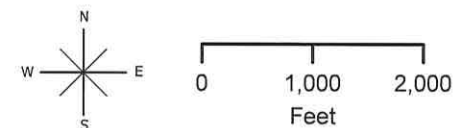


TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Unincorporated County		Planning District										
				District 1 Northeast Lee County		District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
		Existing	Proposed	Existing	Proposed									
Residential By Future Land Use Category	Intensive Development	1,483	1,483		-	-	-	17	-	21	-	238	-	-
	Central Urban	13,760	13,760		-	-	-	207	-	-	-	230	-	25
	Urban Community	22,642	22,622	813	793	453	-	475	-	-	-	-	-	150
	Suburban	14,913	14,913		-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,662	3,662	38	38	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,787	1,816		29	-	-	330	-	-	-	-	-	227
	Commercial		-		-	-	-	-	-	-	-	-	-	-
	Industrial	15	15		-	-	-	-	-	-	-	-	-	6
	Public Facilities		-		-	-	-	-	-	-	-	-	-	-
	University Community	503	503		-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	8		-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	2		-	-	-	-	2	-	-	-	-	-
	Industrial Interchange		-		-	-	-	-	-	-	-	-	-	-
	General Interchange	135	135		-	-	-	-	-	-	-	-	-	35
	General Commercial Interchange		-		-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange		-		-	-	-	-	-	-	-	-	-	-
	University Village Interchange		-		-	-	-	-	-	-	-	-	-	-
	New Community	2,075	2,075	1,115	1,115	-	-	-	-	-	-	-	-	960
	Airport		-		-	-	-	-	-	-	-	-	-	-
	Tradeport	3	3		-	-	-	-	-	-	-	-	-	3
	Rural	7,564	7,559	2,230	2,225	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	3,517		-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	1,338		-	-	-	-	-	-	-	-	-	-
	Outer Island	233	233	2	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	2,186	153	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	6,974	131	131	-	-	-	-	-	-	-	-	-
Conservation Lands Upland		-		-	-	-	-	-	-	-	-	-	-	
Wetlands		-		-	-	-	-	-	-	-	-	-	-	
Conservation Lands Wetland		-		-	-	-	-	-	-	-	-	-	-	
Unincorporated County Total Residential		82,799	82,803	4,482	4,486	457	-	4,270	1,002	24	598	548	-	1,406
Commercial		8,916	8,916	300	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,788	4,788	30	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations														
Public		120,268	120,268	14,219	14,219	622	-	4,864	7,323	6	2,340	583	-	9,689
Active AG		21,889	21,889	5,500	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,665	13,665	5,500	5,500	-	-	615	100	-	-	-	-	465
Conservation		87,756	87,757	2,468	2,468	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,442	26,438	1,294	1,290	28	-	733	766	8	103	17	-	88
Total		366,524	366,524	33,793	33,793	1,460	-	12,635	12,504	129	4,831	2,539	-	17,206
Population Distribution (unincorporated Lee County)		584,331	584,331	8,235	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,566

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,283	-	2,225	-	-	-
	Urban Community	-	978	1,255	-	863	540	17,000	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	55	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,651	3,962	-	5,982	3,322	24,327	4,805	10,037	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	11,945	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	221	-	4	2,200	14,917	2,400	1,183	850	130	1,425
Total		8,221	20,375	14,114	-	14,658	29,047	61,791	81,003	24,649	10,685	2,362	14,522
Population Distribution (unincorporated Lee County)		14,322	44,132	53,974	-	76,582	13,431	161,432	18,538	110,722	5,951	741	8,653



CALOOSA 80 COMPREHENSIVE PLAN AMENDMENT

RECEIVED
APR 10 2024

COMMUNITY DEVELOPMENT

SUBMITTED TO:

Lee County Lee Planning Agency
Planning and Zoning
1500 Monroe St.
Fort Myers, FL 33901

Comprehensive Plan Map Amendment

- Completed Application
- Disclosure of Interest
- Surrounding Property Owners List, Mailing Labels, and Map for All Parcels Within 500 Feet of the Subject Property
- Future Land Use Map (Existing & Proposed – Map 1A, 4A and 4B)
- Existing Land Use Map
- Existing Zoning Map
- Legal Description and Sketch of the Description of Proposed FLUC
- Warranty Deeds
- Aerial Map
- Letter of Authorization
- Project Narrative (Lee Plan Analysis, State & Regional Policy Plan Analysis, Justification of Proposed Amendment, Planning Communities Analysis)
- Environmental Impacts Analysis
- Historic Resources Impact Analysis
- Existing & Future Conditions Analysis, Public Facilities Impacts Analysis
- Traffic Circulation Analysis
- Letters of Service Availability
- Proposed Text Changes



Application Forms



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

ProjectName: Caloosa 80

ProjectDescription: Proposal to change the future land use (FLU) category of the 92.71 +/- acre site from Rural to Sub-Outlying Suburban and to add the Property (192.3 +/- acres) to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Map 1A, Map 4A and Map 4B. This map amendment will be accompanied by a text amendment to Table 1(b) to request to increase the residential acreage in the Northeast Lee County District. Through a companion MPD rezone request, development on the Property will be restricted to 650 RV units and 30,000 SF of commercial uses.

Map(s) to Be Amended: Lee Plan Map 1A, 4A, 4B

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

1. **Name of Applicant:** Caloosa 80 LLP
Address: 631 Turtle Beach Road
City, State, Zip: North Palm Beach, FL 33408
Phone Number: 239-405-0836 **E-mail:** stanw@whitgroup.net

2. **Name of Contact:** RVi Planning + Landscape Architecture c/o Alexis Crespo, AICP
Address: 28100 Bonita Grande Drive, Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 850-8525 **E-mail:** acrespo@rviplanning.com

3. **Owner(s) of Record:** Caloosa 80 LLP
Address: 631 Turtle Beach Road
City, State, Zip: North Palm Beach, FL 33408
Phone Number: 239-405-0836 **E-mail:** stanw@whitgroup.net

4. **Property Location:**
1. **SiteAddress:** Multiple, see STRAPs below.
2. **STRAP(s):** 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190

5. **Property Information:**
Total Acreage of Property: 192.37 +/- **Total Acreage Included in Request:** 92.71 (Map 1A), 192.37 (Map 4A & 4B)
Total Uplands: +/- 182.07 AC **Total Wetlands:** +/- 10.3 AC **Current Zoning:** RVPD
Current Future LandUse Category(ies): Urban Community and Rural
Area in Each Future LandUse Category: Urban Community (99.64 acres); Rural (92.71 acres)
Existing Land Use: Pastures

6. **Calculation of maximum allowable development under current Lee Plan:**
Residential Units/Density: 691 **Commercial Intensity:** **Industrial Intensity:**

7. **Calculation of maximum allowable development with proposed amendments:**
Residential Units/Density: 650 **Commercial Intensity:** **Industrial Intensity:**
Density limited to 650 RV lots per companion MPD rezone petition.

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

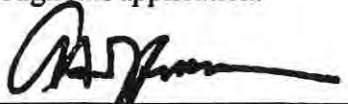
APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

I, Alfred Hoffman Jr., 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.

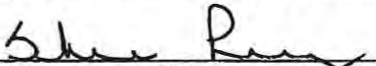

Signature of Applicant

5/26/22
Date

Caloosa 80 LLP
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on May 26, 2022 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.


Signature of Notary Public

Sheila Penny
(Name typed, printed or stamped)





APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Caloosa 80

Project Description: Text amendment proposed to Table 1(b) to increase the residential acreage in the Northeast Lee County District. This is accompanied by a Map Amendment Proposal to change the future land use (FLU) category of the 92.71 +/- acre site from Rural to Sub-Outlying Suburban and to add the Property (192.3 +/- acres) to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. Through a companion MPD rezone request, development on the Property will be restricted to 650 RV units and 30,000 SF of commercial uses.

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

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

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 to obtain the required copies.

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

1. **Name of Applicant:** Caloosa 80 LLP
Address: 631 Turtle Beach Road
City, State, Zip: North Palm Beach, FL 33408
Phone Number: 239-405-0836 E-mail: stanw@whitgroup.net
2. **Name of Contact:** RVI Planning + Landscape Architecture c/o Alexis Crespo, AICP
Address: 28100 Bonita Grande Drive, Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 850-8525 E-mail: acrespo@rviplanning.com
3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. The text amendment is limited to addition of acreage to District 1, Northeast Lee County to allow for a FLU amendment from Rural to Sub-Outlying Suburban. The subject property, of which 92.71 +/- acres is proposed to be designated as Sub-Outlying Suburban, will be the only property impacted by this amendment.

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

- | | | |
|--|--|---|
| <input type="checkbox"/> Public Acquisition
[Map 1-D] | <input type="checkbox"/> Southeast Lee County Residential
Overlay [Map 2-D] | <input type="checkbox"/> Urban Reserve [Map 1-D] |
| <input type="checkbox"/> Agricultural Overlay
[Map 1-G] | <input type="checkbox"/> Mixed Use Overlay
[Map 1-C] | <input type="checkbox"/> Water-Dependent Overlay
[Map 1-H] |
| <input type="checkbox"/> Airport Mitigation Lands
[Map 1-D] | <input type="checkbox"/> Community Planning Areas
[Map 2-A] | <input type="checkbox"/> Private Recreational Facilities
Overlay [Map 1-F] |
| <input type="checkbox"/> Airport Noise Zones
[Map 1-E] | | |

4b. 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 [Lee Plan Goal 17].

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> N/A | <input type="checkbox"/> Bayshore [Goal 18] | <input type="checkbox"/> Boca Grande [Goal 19] | <input type="checkbox"/> Buckingham [Goal 20] |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22] | <input type="checkbox"/> Captiva [Goal 23] | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25] | <input type="checkbox"/> North Captiva [Goal 26] | <input checked="" type="checkbox"/> NE Lee County [Goal 27] | <input checked="" type="checkbox"/> Alva [Goal 28] |
| <input type="checkbox"/> North Olga [Goal 29] | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31] | <input type="checkbox"/> San Carlos Island [Goal 32] |
| <input type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> Tice [Goal 34] | | |

Public Facilities Impacts

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
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

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

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. 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 goals and policies, and Strategic Regional Policy Plan goals, strategies, 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.

SUBMITTAL REQUIREMENTS

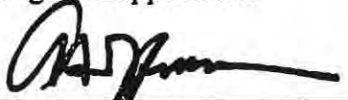
Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input checked="" type="checkbox"/>	Completed application (Exhibit – T1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input checked="" type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input checked="" type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input checked="" type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)

AFFIDAVIT

I, Alfred Hoffman Jr., 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.

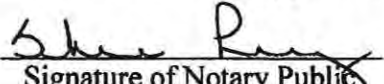

Signature of Applicant

5/26/22
Date

Caloosa 80 LLP
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on May 26, 2022 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.


Signature of Notary Public

Sheila Penny
(Name typed, printed or stamped)





Disclosure of Interest

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Alfred Hoffman Jr., 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 legal description and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

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



Property Owner

Alfred Hoffman Jr.
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 May 26, 2022 (date) by Alfred Hoffman Jr. (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 of Notary Public

DESCRIPTION:

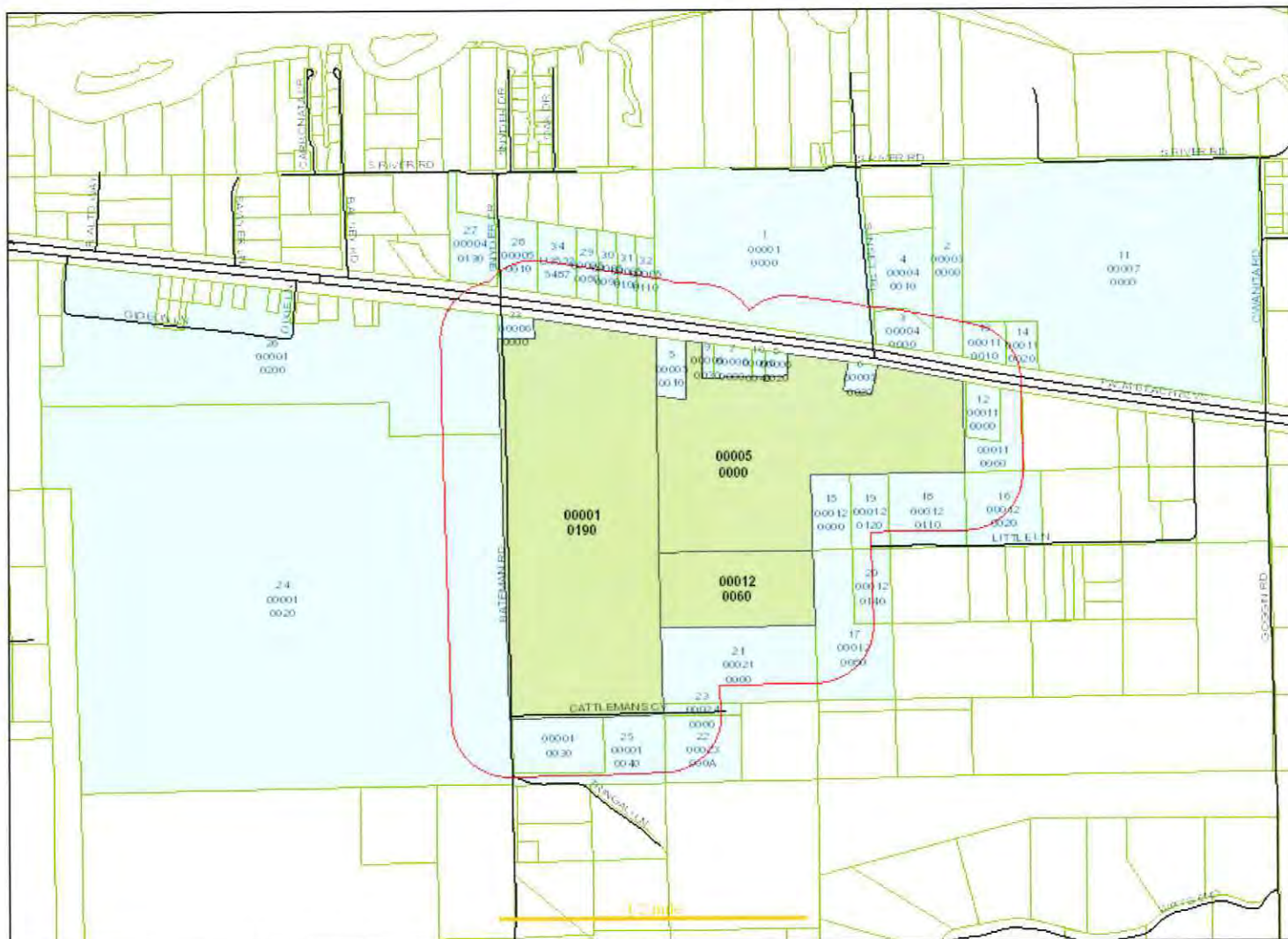
A PARCEL OF LAND LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 574.13 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3170, PAGE 1221 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE RUN S 89°00'02" W, ALONG THE NORTHERLY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 912, A DISTANCE OF 1304.26 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF BATEMAN ROAD; THENCE RUN N 01°06'11" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3267.72 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2006000445704 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, N 89°33'20" E, 311.72 FEET; THENCE RUN N 01°08'20" W, 175.39 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 81°56'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.23 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 00°50'34" E, 511.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171; THENCE RUN S 01°19'47" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 747.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 192.36 ACRES, MORE OR LESS.



Surrounding Property Owners List, Mailing Labels, and Map for All Parcels Within 500 Feet of the Subject Property



Date of Report: May 26, 2022

Buffer Distance: 500 feet

Parcels Affected: 36

Subject Parcels: 29-43-27-00-00005.0000, 29-43-27-00-00012.0060, 30-43-27-00-00001.0190

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)
[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RIVERGLEN PROPERTIES LLC 1380 GASPARILLA DR FORT MYERS FL 33901	29-43-27-00-00001.0000 19171 PALM BEACH BLVD ALVA FL 33920	N1/20FN120FSW1/40FNW1/4N STRD80+NW1/40FNW1/4+APARL INNW1/4DESC OR797PG765 LES R R/W	1
CUSTER PEGGY M TR JOHN CUSTER 211 HENDRICKS ISLE FORT LAUDERDALE FL 33301	29-43-27-00-00003.0000 19431 PALM BEACH BLVD ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 1017 PG 221 LES R R/W OR 2896/25	2
HOELDERLIN ARTHUR JOSEPH III 2251 SUNSET TRL ALVA FL 33920	29-43-27-00-00004.0000 2251 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 919 PG 455 + LESS OR 3272/2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	3
MALLET ROBERT LANE TR 2101 SUNSET TRL ALVA FL 33920	29-43-27-00-00004.0010 2101 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 3272 PG 2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	4

STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00005.0010 19030 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0020	5
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00005.0020 19200 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0010	6
SNOW KEITH A 19140 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00006.0000 19140 PALM BEACH BLVD ALVA FL 33920	N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 S OF RD LESS RD R/W LESS W 200 FT + LESS	7
BOWDLER DAVID F 14011 CEMETERY RD FORT MYERS FL 33905	29-43-27-00-00006.0020 19170 PALM BEACH BLVD ALVA FL 33920	PARL IN SW 1/4 OF NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 785 PG 90	8
CHILDRESS SHANE & VICTORIA 17629 WOODLAND CT PUNTA GORDA FL 33982	29-43-27-00-00006.0030 19080 PALM BEACH BLVD ALVA FL 33920	E 100 FT OF W 485 FT OF N 260.17 FT OF S 1150.17 FT OF NW 1/4 S OF SR 80 R/W	9
LYNCH THOMAS 19160 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00006.0040 19160 PALM BEACH BLVD ALVA FL 33920	FRM SW CRN OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 E 820 TO POB THN S 100 E 110 N 100 W 110 FT	10
YODER BROTHERS INC ERIN MAZZUCCO 115 THIRD ST SE BARBERTON OH 44203	29-43-27-00-00007.0000 2200 OWANITA RD ALVA FL 33920	NE 1/4 N OF SR 80 LESS 11.001 THRU 11.003 + LESS BLDG ONLY PARL AS DESC IN INST#2008000328784	11
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-27-00-00011.0000 19600 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE SW 1/4 OF THE NE 1/4 AS DESC IN OR 2854 PG 4034	12
WILKINSON KATHERINE A TR 19521 PALM BEACH BLVD ALVA FL 33920	29-43-27-00-00011.0010 19521 PALM BEACH BLVD ALVA FL 33920	LANDS AS DESC IN OR 1113 PG 294 LES R R/W OR 2870/970	13
PUMPHREY TREVOR JOHN MODERN MOULDS BUSINESS CENTRE 2-3 COMMERCE WAY LANCING BUSINESS PARK LANCING BN15 8TA UNITED KINGDOM	29-43-27-00-00011.0020 19581 PALM BEACH BLVD ALVA FL 33920	E 280 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 N OF ST RD 80	14
CARDULLO CLARENCE C SR + 19401 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0000 19401 LITTLE LN ALVA FL 33920	W 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	15
HEATH STANLEY TR 19591 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0020 19591 LITTLE LN ALVA FL 33920	NW 1/4 OF NW 1/4 OF SE 1/4 LESS RD R/W	16
CHOW KAI FU 15861 COUNTRY CT FORT MYERS FL 33912	29-43-27-00-00012.0080 19400 LITTLE LN ALVA FL 33920	NW 1/4 OF SE 1/4 OF SW 1/4 + W 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 OF SEC 29	17
SMITH BRITTANY G 19471 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0110 19471 LITTLE LN ALVA FL 33920	NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 29	18
QUATTROCCHI STEPHANIE 19431 LITTLE LN ALVA FL 33920	29-43-27-00-00012.0120 19431 LITTLE LN ALVA FL 33920	E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	19
REINBOTT MICHAEL + LISA PO BOX 1423 LABELLE FL 33975	29-43-27-00-00012.0140 19430 LITTLE LN ALVA FL 33920	E 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 DESC IN OR 4032 PG 3737	20
MARRA ESTATES LLC 3001 BATEMAN RD ALVA FL 33920	29-43-27-00-00021.0000 19101 CATTLEMANS CV ALVA FL 33920	N 1/2 OF SW 1/4 OF SW 1/4	21

MARRA ESTATES LLC 3001 BATEMAN RD ALVA FL 33920	29-43-27-00-00023.000A ACCESS UNDETERMINED ALVA FL 33920	SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC 29 TWP 43 R 27 LEE COUNTY FLORIDA LESS THE NORTH 100 FEET 8.487 ACRES +/-	22
MARRA JASON A 7800 UNIVERSITY POINT DR FORT MYERS FL 33907	29-43-27-00-00024.0000 ACCESS UNDETERMINED ALVA FL	PARL IN SW 1/4 OF SW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 75 PG 562	23
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-43-27-00-00001.0020 2500 BATEMAN RD ALVA FL 33920	THE SOUTH 3279 FT OF SEC W OF LESS BATEMAN RD RD	24
BERNARD BRIAN W & SIMONE 2995 BATEMAN RD ALVA FL 33920	30-43-27-00-00001.0040 2995 BATEMAN RD ALVA FL 33920	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN OR 2811 PG 3151	25
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	30-43-27-00-00001.0200 ACCESS UNDETERMINED ALVA FL 33920	PINE CREEK ACRES UNIT 1 PB 10 PG 13 LTS 5 THRU 17 + 29 + 30 + 33 THRU 36 + 39 + 40 PINE CREEK ACRES UNIT 2 PB 10 PG 74 LTS 2 THRU 23 + 29 THRU 39 + LEGAL CONT IN NOTES	26
HAMILTON MILTON J III & 1901 BALSEY RD ALVA FL 33920	30-43-27-00-00004.0130 2076 SNYDER DR ALVA FL 33920	PORT EAST 430 FT OF THE NW 1/4 OF NE 1/4 N OF SR 80 DESC OR 2619/3015 LESS PAR A AS DESC IN INST #2013000259081 + LESS ROW DESC IN OR 2843 PG 1273	27
GROFF NICHOLAS PII TR 2051 SNYDER DR ALVA FL 33920	30-43-27-00-00005.0010 2051 SNYDER DR ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80. AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	28
EXCELLENT PROPERTIES LLC 1829 SAINT IVES CIR LEXINGTON KY 40502	30-43-27-00-00005.0080 18881 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE N 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	29
EXCELLENT PROPERTIES LLC 1829 SAINT IVES CIR LEXINGTON KY 40502	30-43-27-00-00005.0090 18911 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	30
JABLONSKI JEFFREY & MARLO 18931 PALM BEACH BLVD ALVA FL 33920	30-43-27-00-00005.0100 18931 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	31
ALVAREZ FREDDYS VALDES 112 ORTONA ST LEHIGH ACRES FL 33936	30-43-27-00-00005.0110 18951 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	32
PUMPHREY TREVOR JOHN MODERN MOULDS BUSINESS CENTRE 2-3 COMMERCE WAY LANCING BUSINESS PARK LANCING BN15 8TA UNITED KINGDOM	30-43-27-00-00006.0000 18770 PALM BEACH BLVD ALVA FL 33920	PARL IN SE 1/4 OF NE 1/4 SEC 30 TWP 43 R 27 DESC IN OR 1120 PG 438	33
STULB JOSEPH JR 18070 SAN CARLOS BLVD UT 614 FORT MYERS BEACH FL 33931	30-43-27-L2-U3532.5487 18851 PALM BEACH BLVD ALVA FL 33920	PARCEL OF NE 1/4 OF THE NE 1/4 OF SEC 30 TWP 43 RNG 27 DESC IN INSTRUMENT 2020000169009	34

RIVERGLEN PROPERTIES LLC
1380 GASPARILLA DR
FORT MYERS FL 33901

CUSTER PEGGY M TR
JOHN CUSTER
211 HENDRICKS ISLE
FORT LAUDERDALE FL 33301

HOELDERLIN ARTHUR JOSEPH III
2251 SUNSET TRL
ALVA FL 33920

MALLET ROBERT LANE TR
2101 SUNSET TRL
ALVA FL 33920

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

SNOW KEITH A
19140 PALM BEACH BLVD
ALVA FL 33920

BOWDLER DAVID F
14011 CEMETERY RD
FORT MYERS FL 33905

CHILDRESS SHANE & VICTORIA
17629 WOODLAND CT
PUNTA GORDA FL 33982

LYNCH THOMAS
19160 PALM BEACH BLVD
ALVA FL 33920

YODER BROTHERS INC
ERIN MAZZUCCO
115 THIRD ST SE
BARBERTON OH 44203

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

WILKINSON KATHERINE A TR
19521 PALM BEACH BLVD
ALVA FL 33920

PUMPHREY TREVOR JOHN
MODERN MOULDS BUSINESS CENTRE
2-3 COMMERCE WAY
LANCING BUSINESS PARK
LANCING BN15 8TA
UNITED KINGDOM

CARDULLO CLARENCE C SR +
19401 LITTLE LN
ALVA FL 33920

HEATH STANLEY TR
19591 LITTLE LN
ALVA FL 33920

CHOW KAI FU
15861 COUNTRY CT
FORT MYERS FL 33912

SMITH BRITTANY G
19471 LITTLE LN
ALVA FL 33920

QUATTROCCHI STEPHANIE
19431 LITTLE LN
ALVA FL 33920

REINBOTT MICHAEL + LISA
PO BOX 1423
LABELLE FL 33975

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

MARRA JASON A
7800 UNIVERSITY POINT DR
FORT MYERS FL 33907

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

BERNARD BRIAN W & SIMONE
2995 BATEMAN RD
ALVA FL 33920

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

HAMILTON MILTON J III &
1901 BALSEY RD
ALVA FL 33920

GROFF NICHOLAS PII TR
2051 SNYDER DR
ALVA FL 33920

EXCELLENT PROPERTIES LLC
1829 SAINT IVES CIR
LEXINGTON KY 40502

EXCELLENT PROPERTIES LLC
1829 SAINT IVES CIR
LEXINGTON KY 40502

JABLONSKI JEFFREY & MARLO
18931 PALM BEACH BLVD
ALVA FL 33920

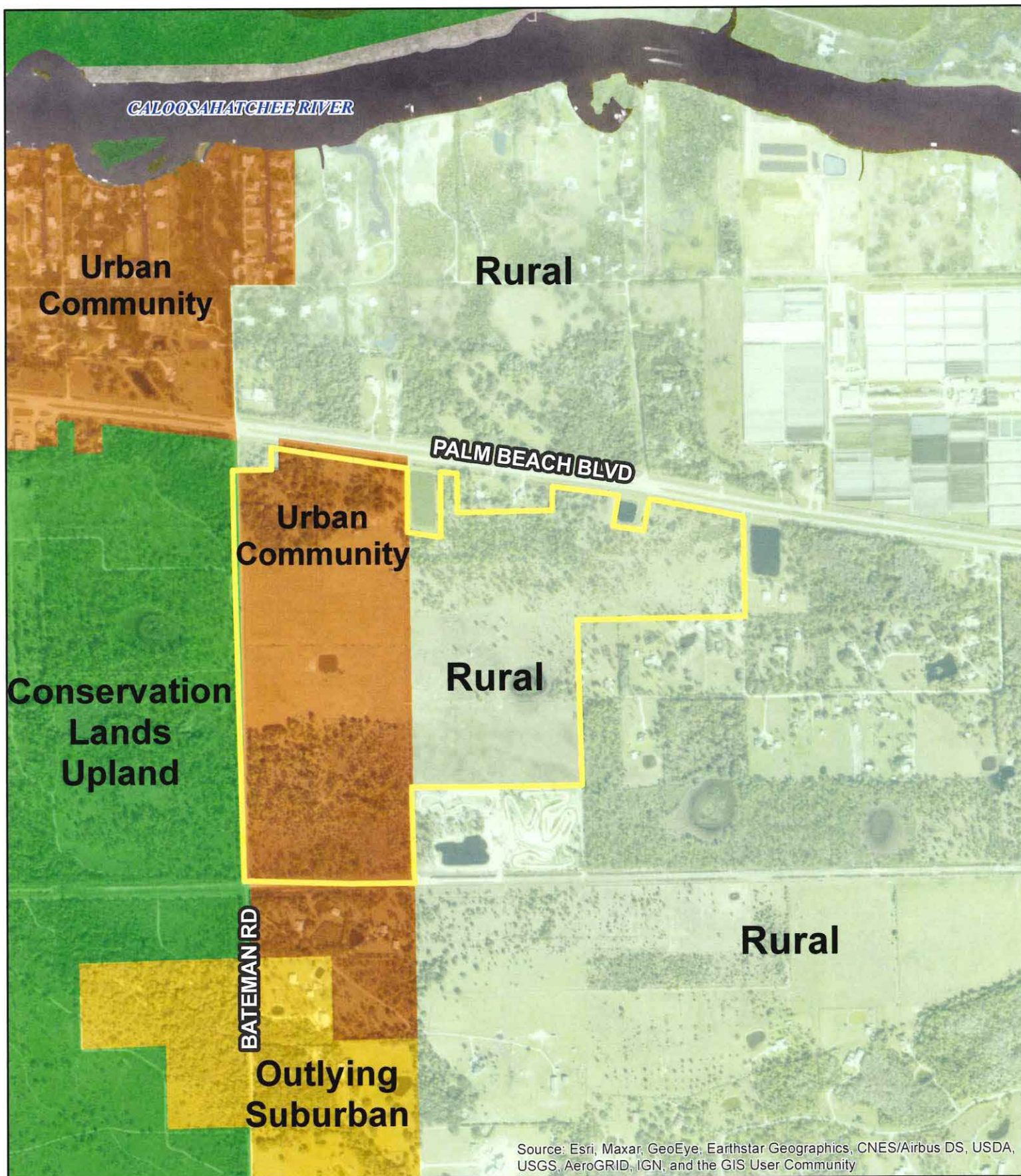
ALVAREZ FREDDYS VALDES
112 ORTONA ST
LEHIGH ACRES FL 33936

PUMPHREY TREVOR JOHN
MODERN MOULDS BUSINESS CENTRE
2-3 COMMERCE WAY
LANCING BUSINESS PARK
LANCING BN15 8TA
UNITED KINGDOM

STULB JOSEPH JR
18070 SAN CARLOS BLVD UT 614
FORT MYERS BEACH FL 33931



Future Land Use Map (Existing & Proposed – Map 1A, 4A and 4B)



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Tampa, FL 33610
Tel 813 443 8282
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CALOOSA 80 • EXISTING FUTURE LAND USE MAP

📍 Lee County, FL

📅 Date: 5/18/2022

22001218

📍 Caloosa 80 LLP

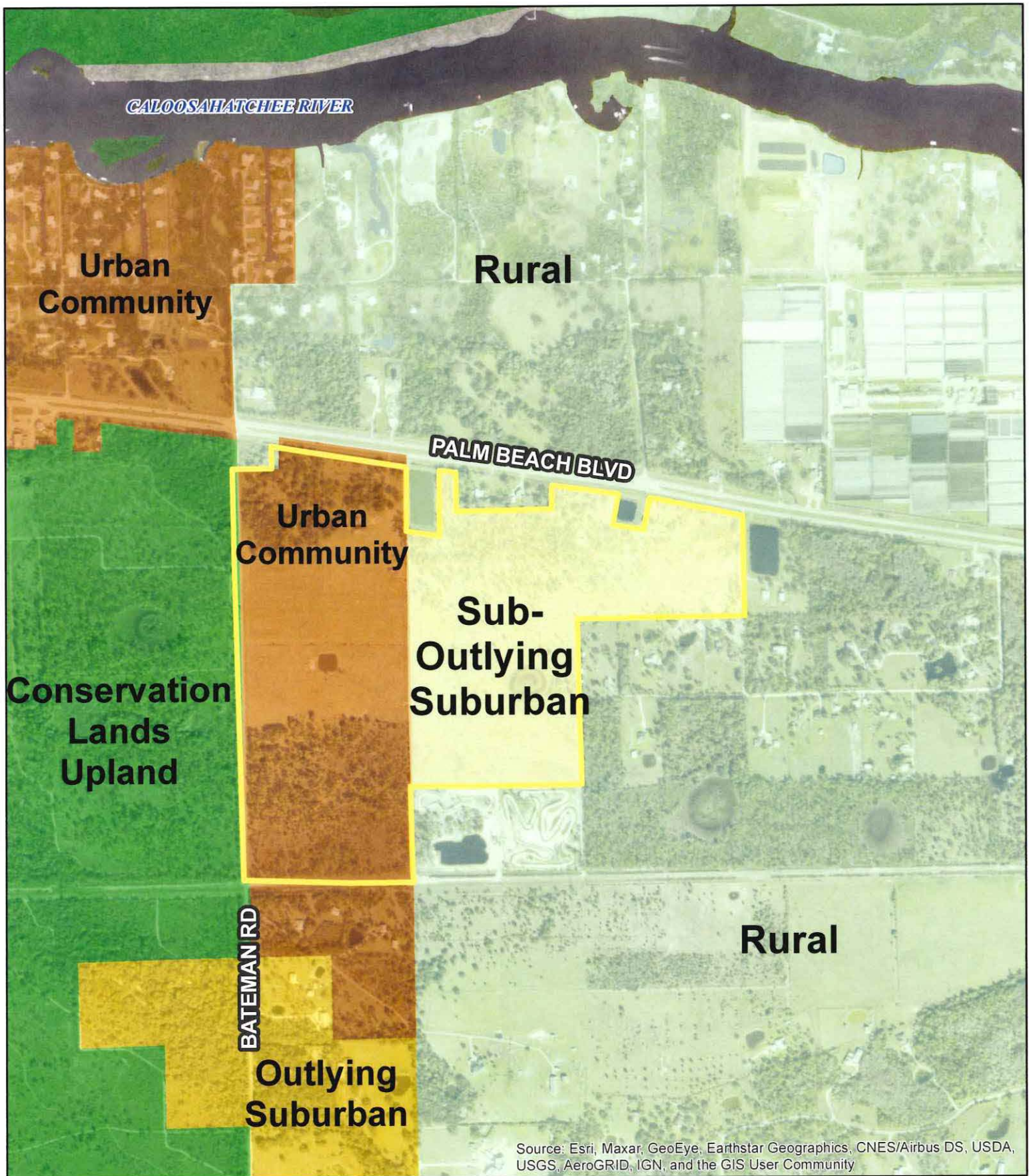


Subject Boundary



0 320 640 1,280
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources, and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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CALOOSA 80 • PROPOSED FUTURE LAND USE MAP

📍 Lee County, FL

📅 Date: 5/18/2022

22001218

🏢 Caloosa 80 LLP



Subject Boundary



0 320 640 1,280
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.





Copyright: RVI

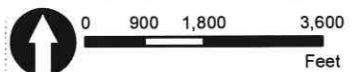


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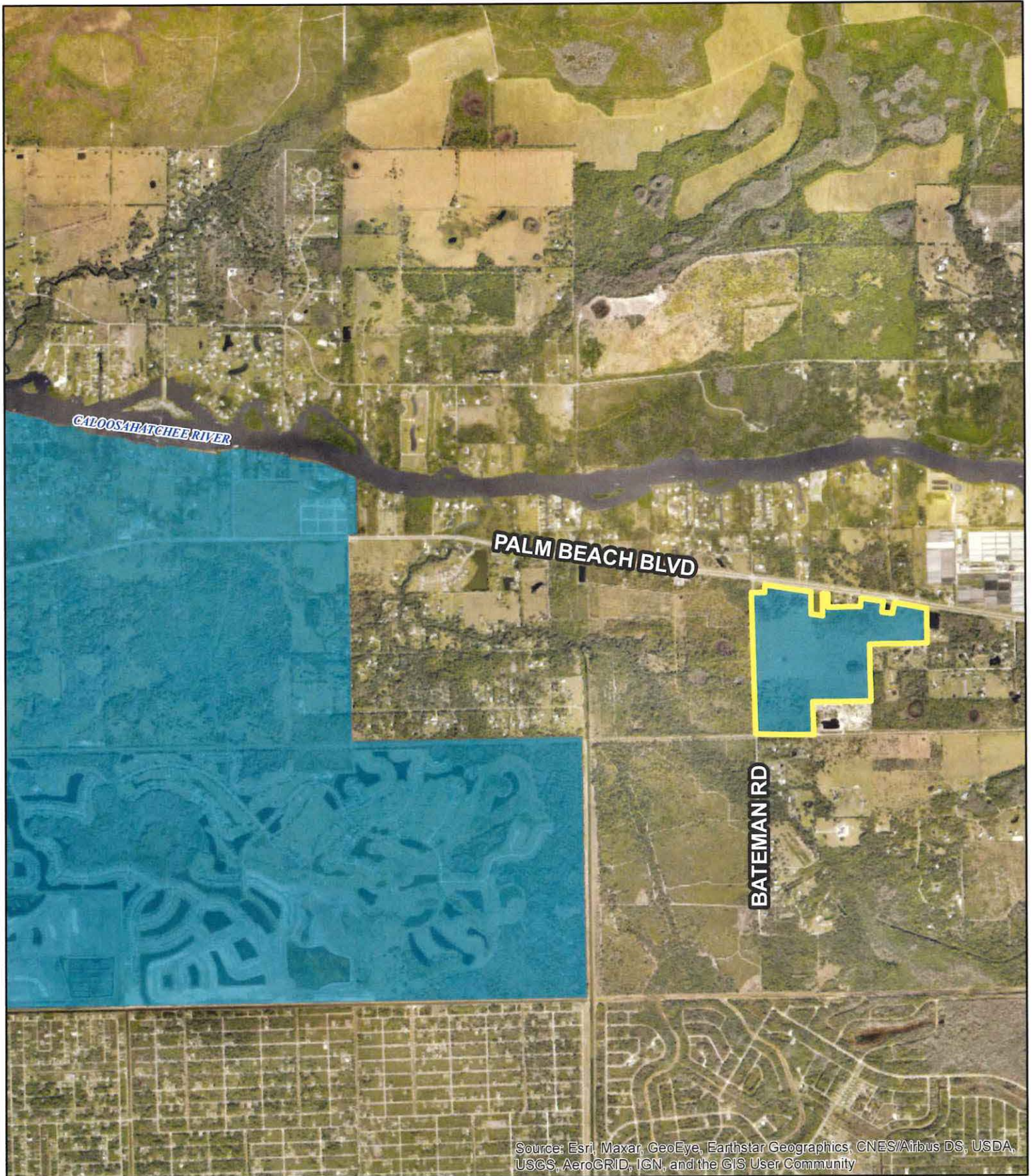
CALOOSA 80 • EXISTING FUTURE WATER SERVICE AREA MAP

📍 Lee County, FL
📅 Date: 5/19/2022
22001218
👤 Caloosa 80 LLP

 Subject Boundary
 Future Water Service Area



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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CALOOSA 80 • PROPOSED FUTURE WATER SERVICE AREA MAP

📍 Lee County, FL

📅 Date: 4/1/2022

22001218

🏢 Caloosa 80 LLP



Subject Boundary



Proposed Future Water Service Area



0 900 1,800 3,600
Feet

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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

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CALOOSA 80• EXISTING FUTURE SANITARY SEWER SERVICE MAP

📍 Lee County, FL

📅 Date: 8/31/2022

22001218

🏢 Caloosa 80 LLP



Subject Boundary



Future Sanitary Sewer Service Area



0 750 1,500 3,000
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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CALOOSA 80• PROPOSED FUTURE SANITARY SEWER SERVICE MAP

📍 Lee County, FL

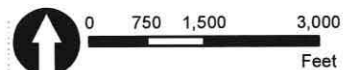
📅 Date: 8/31/2022

22001218

🏢 Caloosa 80 LLP

 Subject Boundary

 Future Sanitary Sewer Service Area



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Existing Land Uses Map



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CALOOSA 80 • SURROUNDING PROPERTIES MAP

📍 Lee County, FL

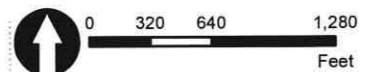
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22001218

🏢 Caloosa 80 LLP



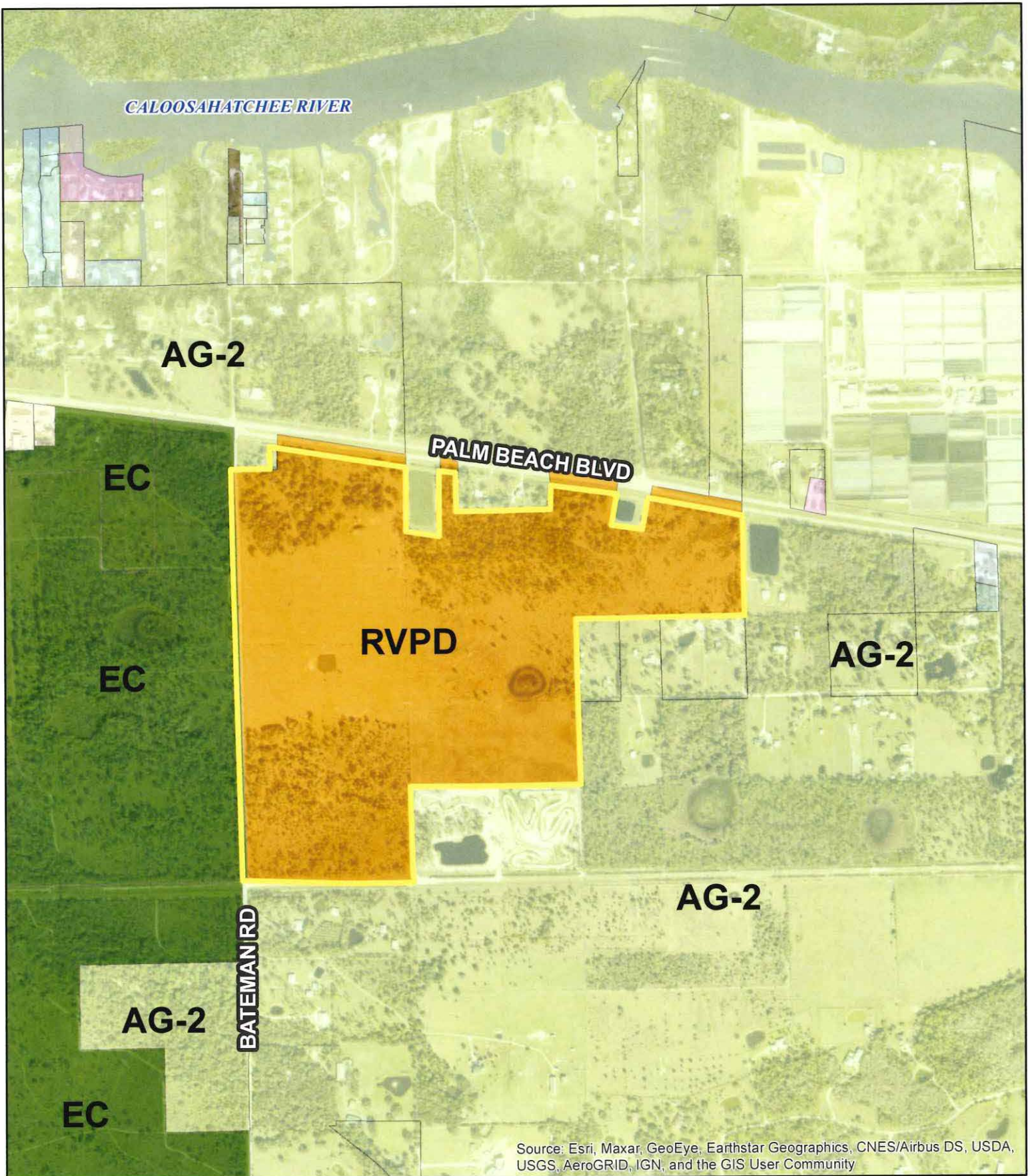
Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual subject to change and does not represent any regulatory approval.



Existing Zoning Map



Copyright: RVI



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CALOOSA 80 • ZONING MAP

📍 Lee County, FL

📅 Date: 4/1/2022

22001218

🏢 Caloosa 80 LLP

Subject Boundary

AG-2

C-1A

C-2

CPD

EC

RS-1

RS-2

RS-3

RVPD



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Legal Description and Sketch of the Description of Proposed FLUC

THE NORTHERLY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 912, A DISTANCE OF 1304.26 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF BATEMAN ROAD; THENCE RUN N 01°06'11" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3267.72 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2006000445704 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, N 89°33'20" E, 311.72 FEET; THENCE RUN N 01°08'20" W, 175.39 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 81°56'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.23 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 00°50'34" E, 511.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171; THENCE RUN S 01°19'47" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 747.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.36 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

11-29-2022:REVISED LEGAL

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CONSULTANT:

CLIENT:

PROJECT MANAGER:

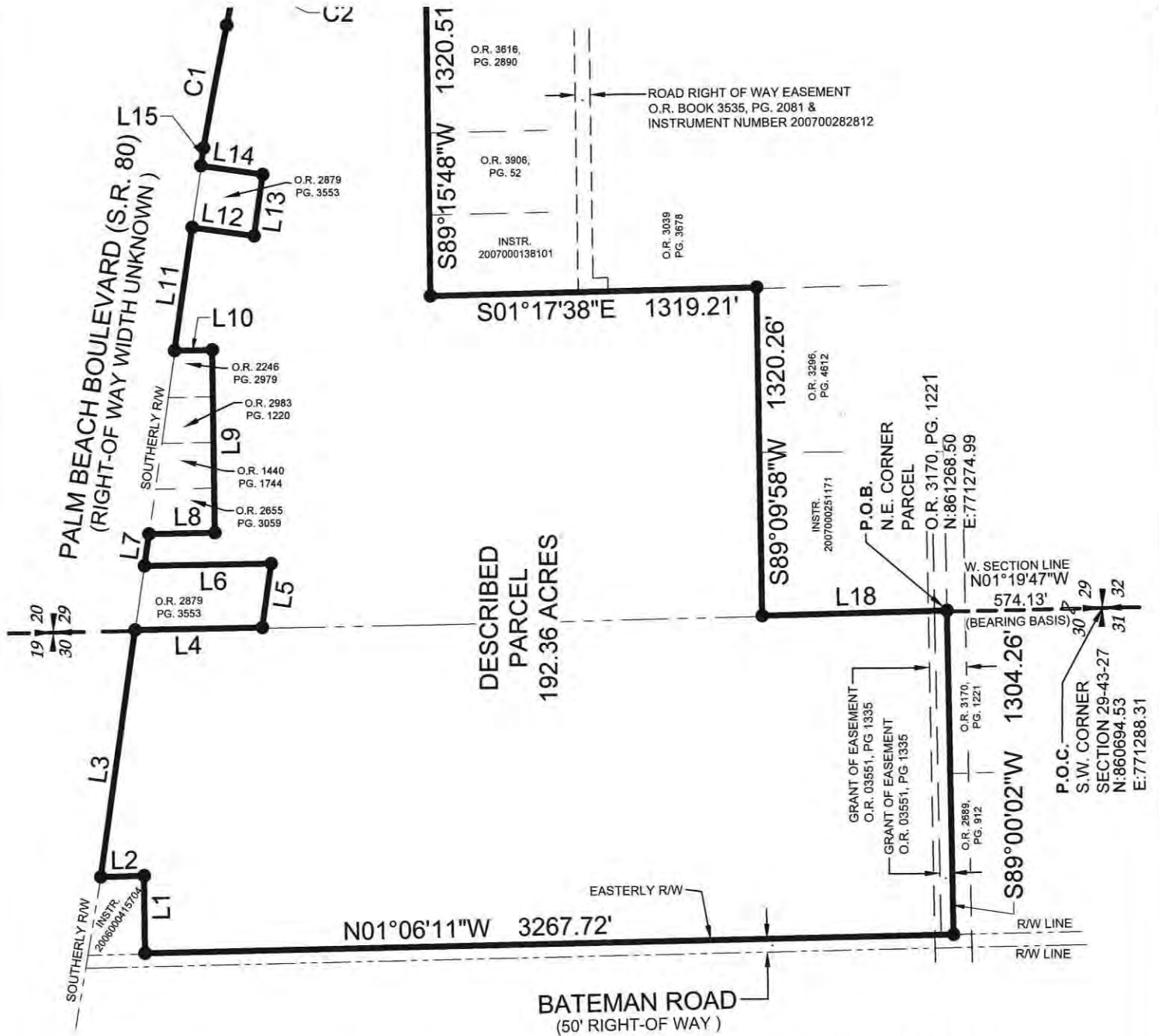
TMR

DRAWING BY:

TAB

MORRIS

CALOOSA 80



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°33'20"E	311.72
L2	N1°08'20"W	175.39
L3	S81°56'44"E	1003.23
L4	S0°50'34"E	511.38
L5	S81°55'10"E	259.80
L6	N0°50'15"W	509.82
L7	S82°03'50"E	129.52
L8	S0°54'50"E	266.04
L9	N89°15'34"E	734.80

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N0°51'50"W	150.82
L11	S81°52'00"E	500.41
L12	S8°06'20"W	250.12
L13	S81°52'20"E	249.92
L14	N8°09'20"E	250.10
L16	S78°26'40"E	183.55
L17	S1°13'02"E	764.34
L18	S1°19'47"E	747.68

11-29-2022:REVISED LEGAL

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PROJECT:

CONSULTANT:

CLIENT:

PROJECT MANAGER:

DRAWING BY:

TMR

TAB

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 1321.81 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL BY INSTRUMENT NUMBER 2007000251171 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST SECTION LINE, RUN N 01°19'47" W, 1321.45 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST OF SAID SECTION 29; THENCE RUN N 00°49'00" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 701.74 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553, OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 92.75 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

VICINITY MAP
NOT TO SCALE

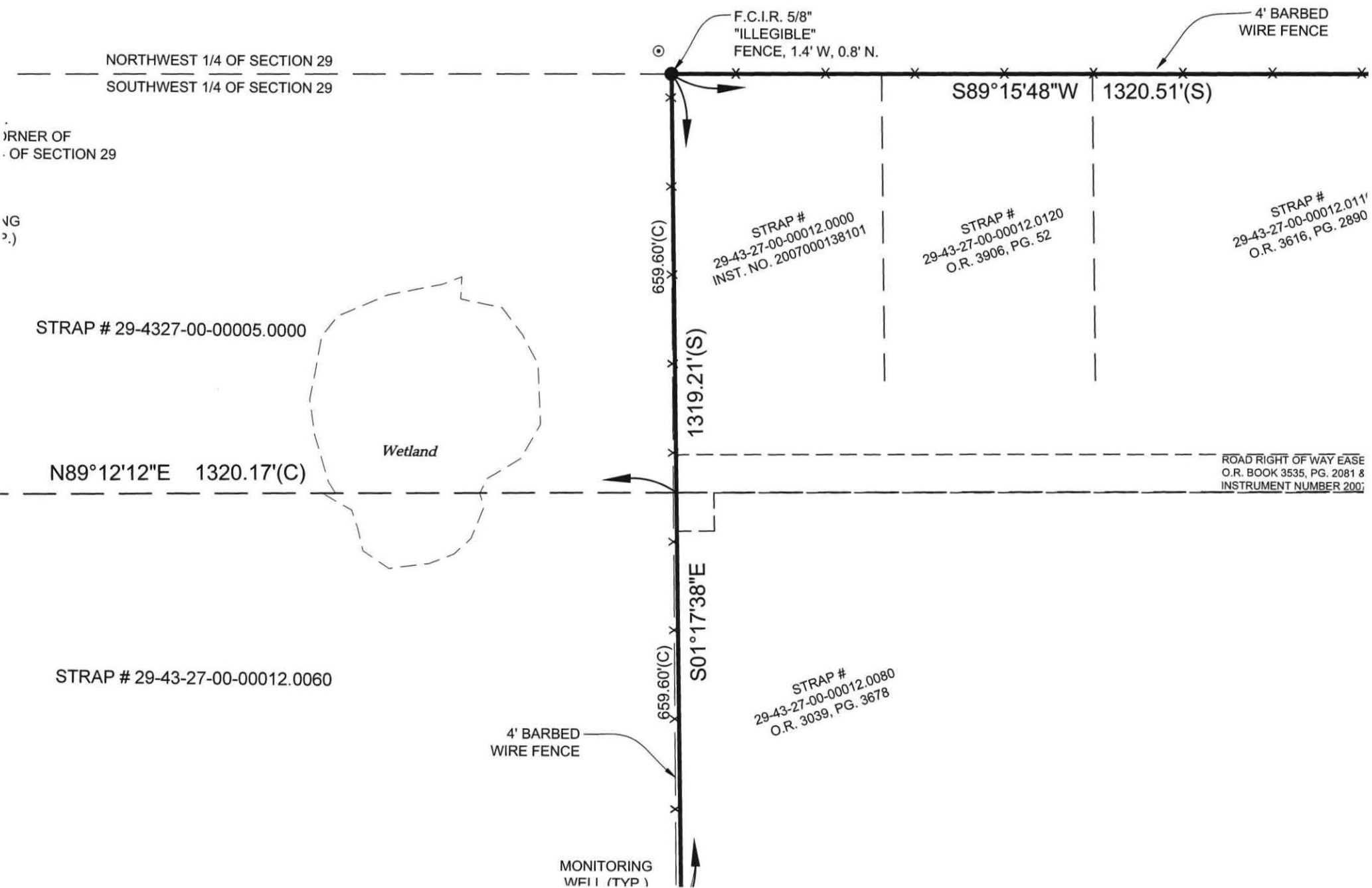
CORNER OF A CERTAIN
ING THE NORTHERLY
E EASTERLY
TAIN PARCEL OF LAND
39°33'20" E, 311.72 FEET;
M BEACH BOULEVARD
BED IN OFFICIAL
RUN S 81°55'10" E,
LINE OF SAID PARCEL
.52 FEET TO THE
ARCEL, A DISTANCE OF
THREE PARCELS
COUNTY, FLORIDA, A
BOUNDARY LINE OF
ID SOUTHERLY
THE WESTERLY
OF SAID PARCEL TO
AFOREMENTIONED
AVING A RADIUS OF
Y RIGHT-OF-WAY LINE,
OF 17159.98 FEET, A
, RUN 32.74 FEET;
ICIAL RECORDS BOOK
SCRIBED IN OFFICIAL
ORNER OF SAID
IN OFFICIAL RECORDS
9°09'58" W, ALONG THE
ER OF SAID PARCEL
OF BEGINNING.

SURVEY NOTES:

192.36 ACRES

OPEN PASTURE AREA

INTERIOR FENCES
NOT SHOWN





Warranty Deeds

Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143

Property Appraisers Parcel Identification (Folio) Number(s):

29-43-27-00-00005.0000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11th day of August, 2005, Between BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY, of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite126, Bonita Springs, Florida 34135, Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in Section 29, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows: SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed sealed and delivered in our presence:

BONITA GLADE, L.C., A FLA. LTD.
LIABILITY COMPANY

By: Roy F. Custer, Jr.
Grantor Signature

ROY F. CUSTER, JR., MANAGER

Printed name

6924 Willow Lane, Miami Lakes, FL. 33014
Post Office Address

Printed name

Douglas J. Smith
Witness Signature

Douglas J. Smith
Printed Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER, JR., as Manager of BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY, who is personally known to me or who has produced a n/a as identification and did take an oath.

NOTARY PUBLIC:

Melinda Osborne
Print Name: MELINDA OSBORNE

My Commission Expires:

State of Florida at Large (Seal)

EXHIBIT "A"

THE NORTH ONE-HALF (N-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

AND

THE SOUTH ONE-HALF (S-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80),

LESS THE FOLLOWING SEVEN (7) PARCELS:

THREE (3) PARCELS DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2879, AT PAGES 3553 THROUGH 3558, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST (1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, NORTH 00°53'13" WEST, 1,211.99 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 260.00 FEET; THENCE SOUTH 00°53'13" EAST, 510.00 FEET; THENCE NORTH 81°52'20" WEST, 260 FEET TO SAID WEST BOUNDARY OF SECTION 29; THENCE ALONG SAID WEST BOUNDARY NORTH 00°53'13" WEST, 510.00 FEET TO THE POINT OF BEGINNING,

PARCEL 2:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 01°11'04" WEST, 876.48 FEET TO THE SURVEY BASE LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD); THENCE ALONG SAID SURVEY BASE LINE NORTH 81°52'20" WEST, 1,022.32 FEET; THENCE SOUTH 08°07'40" WEST, 75 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 80 (PER SECTION 1202-108) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 250.00 FEET; THENCE SOUTH 08°07'40" WEST, 250.00 FEET; THENCE NORTH 81°52'20" WEST, 250.00 FEET; THENCE NORTH 08°07'40" EAST, 250.00 FEET TO THE POINT OF BEGINNING,

EXHIBIT "A" CONTINUED

PARCEL 3:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH $01^{\circ}11'04''$ WEST, 800.48 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH $01^{\circ}11'04''$ EAST, 36.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17,159.98 FEET, A CENTRAL ANGLE OF $00^{\circ}06'33.9''$, AN ARC LENGTH OF 32.77 FEET, THE CHORD FOR WHICH BEARS NORTH $78^{\circ}29'32''$ WEST TO THE END OF SAID CURVE; THENCE NORTH $78^{\circ}26'15''$ WEST, 183.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 17,087.13 FEET, A CENTRAL ANGLE OF $01^{\circ}40'53.3''$, AN ARC LENGTH OF 501.46 FEET, THE CHORD FOR WHICH BEARS NORTH $79^{\circ}16'41''$ WEST TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE AND THE END OF SAID CURVE; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH $81^{\circ}52'20''$ EAST, 710.95 FEET TO THE POINT OF BEGINNING,

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2655, AT PAGES 3059 THROUGH 3060, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 4:

BEGINNING AT A POINT 385 FEET EAST AND 1150.17 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE SOUTH 260.17 FEET; THENCE EAST 100 FEET; THENCE NORTH 243.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE WESTERLY 101.34 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80 TO THE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1440, AT PAGES 1744 THROUGH 1745, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 5:

A TRACT OF PARCEL OF LAND LYING IN THE S.W. 1/2 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS:

COMMENCE AT THE N.W. CORNER OF THE S. 1/2 OF THE N. 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SEC. 29; THENCE RUN S. 89°59'08" E., ALONG THE NORTH LINE OF SAID FRACTION, FOR 496.50 FEET TO THE P.O.B. OF THE PARCEL HEREIN DESCRIBED: FROM SAID P.O.B. RUN S. 00°08'42" E., PARALLEL TO THE WEST LINE OF SAID SEC. 29, FOR 100.00 FEET; THENCE RUN S 89°59'08" E., PARALLEL TO THE NORTH LINE OF SAID FRACTION, FOR 310.00 FEET; THENCE RUN N. 00°08'42" W., FOR 100.00 FEET TO A POINT ON SAID NORTH LINE OF FRACTION; THENCE CONTINUE N. 00°08'42" W., FOR 100.22 FEET, MORE OR LESS, TO A POINT ON THE S'LY R/W LINE OF S.R. #80, "PALM BEACH BLVD."; THENCE RUN N. 81°08'00" W., ALONG SAID R/W LINE, FOR 313.88 FEET, MORE OR LESS TO A POINT WHICH LIES N. 00°08'42" W., FROM P.O.B.: THENCE RUN S. 00°08'42" E., FOR 148.52 FEET TO THE P.O.B.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2983, AT PAGE 1220 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 6:

THE EAST 500 FEET OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LYING SOUTH OF STATE ROAD NO. 80, EXCEPTING THERE FROM THE EASTERLY 390 FEET THEREOF.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, THENCE RUN EAST 820 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 100 FEET; THENCE EAST 100 FEET; THENCE NORTH 100 FEET; THENCE WEST 110 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2246, AT PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 7:

FROM NW CORNER S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4, THENCE EAST 930 FEET TO POB THENCE S 100 FEET, THENCE EAST 190 FEET; NORTH TO S R/W LINE STATE ROAD 80 NORTHWESTERLY ALONG S.R. R/W TO A POINT NORTH OF POB, THENCE SOUTH TO POB, BEING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST.

Jayne M. Skindzier, Esq.
Cummings & Lockwood LLC
3001 Tamiami Trail North
Naples, FL 34103

Parcel ID Number: 29-43-27-00-00012.0060

Warranty Deed

This Indenture, Made this 16TH day of August, 2007 A.D., Between
Morgan Halle

of the County of Lee, State of Florida, grantor, and
Caloosa 80 LLP, a Florida limited liability partnership

whose address is: 3461 Bonita Bay Boulevard #101, Bonita Springs, FL 34134

of the County of Lee, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Lee State of Florida to wit:

The following described parcel lying in Section 29, Township 43
South, Range 27 East, Lee County, Florida, described as follows: The
South 1/2 of the Northwest 1/4 of the Southwest 1/4, together with a
non-exclusive easement for road right of way purposes over and across
the following described property: the West 60 feet of the East 1/2 of
the Southeast 1/4 of the Northeast 1/4, lying South of SR-80; and the
West 60 feet of the Northeast 1/4 of the Northeast 1/4 of the
Southeast 1/4 and the South 60 feet of the Northwest 1/4 of the
Northeast 1/4 of the Southeast 1/4 and the South 60 feet of the North
1/2 of the Northwest 1/4 of the Southeast 1/4 and the South 60 feet
of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 and North
60 feet of the West 60 feet of the Southwest 1/4 of the Northeast 1/4
of the Southwest 1/4, Lee County, Florida.

Subject to (i) comprehensive land use plans, zoning, restrictions,
prohibitions and other requirements imposed by governmental
authority; (ii) restrictions and matters appearing on the plat or
otherwise common to the subdivision; (iii) outstanding oil, gas and
mineral interest of record, without right of entry; (iv) unplatted
public utility easements of record; and (v) real property taxes for
the year of closing and subsequent years.

The subject property is vacant land and not the homestead of the
Grantor who resides as listed herein.

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

Signed, sealed and delivered in our presence:

Darla Jol. Angelo
Printed Name: Darla Jol. Angelo
Witness

Jean A Cea
Printed Name: Jean A Cea
Witness

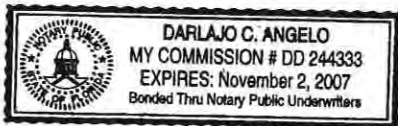
Morgan Halle (Seal)
Morgan Halle
P.O. Address: 208 NW 5th Terrace, Cape Coral, FL 33993

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 16TH day of August, 2007 by
Morgan Halle

he is personally known to me or he has produced his FLDL
as identification.

Darla Jol. Angelo
Printed Name: _____
Notary Public _____
My Commission Expires: _____



Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143
Property Appraisers Parcel Identification (Folio) Number(s):

30-43-27-00-00001.0190

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11th day of August, 2005, Between ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite 126, Bonita Springs, Florida 34135 Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in the East half of Section 30, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Section 30, Township 43 South, Range 27 East, Lee County, Florida; thence North 00 degrees 17 minutes and 18 seconds West along the East section line of said Section 30, a distance of 574.13 feet to the centerline of the Florida Power and Light Easement and the point of beginning of a tract of land herein described; thence run North 00 degrees 17 minutes 18 seconds West along the East section line of said Section 30 a distance of 2,069.55 feet to the North line of the Southeast Quarter of said Section 30; thence North 00 degrees 53 minutes 41 seconds West along the East Section line of said Section 30, a distance of 1,211.84 feet, to the Southerly right of way line of State Road 80; thence North 81 degrees 53 minutes 8 seconds West, along Southerly right of way line of State Road 80, a distance of 1,003.30 feet; thence South 1 degree 9 minutes 48 seconds East, a distance of 175.44 feet; thence South 89 degrees 32 minutes 57 seconds West, a distance of 312.00 feet, to the Easterly R/W of Bateman Road, (50 foot wide) as described in County Commissioner's Minute Book 5, at Page 592, of the Public Records of Lee County, Florida; thence South 1 degree 7 minutes 53 seconds East (South 1 degree 8 minutes 50 seconds East on Johnson Engineering Survey, dated June 9, 1994), along the centerline of Bateman Road, a distance of 3267.33 feet, to the centerline of a 150 foot Florida Power and Light Electrical Easement; thence North 89 degrees 1 minute 22 seconds East, along the centerline of aforesaid electrical easement, a distance of 1,302.81 feet, to the East section line of said Section 30, and the point of beginning. Less and Except any road right-of-way.

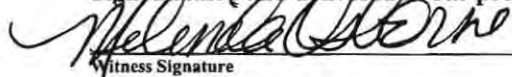
SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

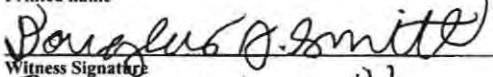
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed sealed and delivered in our presence:


Witness Signature

MELINDA OSBORNE

Printed name


Witness Signature

Douglas J. Smith

Printed Name


Witness Signature


Grantor Signature

ROY F. CUSTER

Printed name

6924 Willow Lane, Miami Lakes, FL. 33014

Post Office Address


Grantor Signature

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

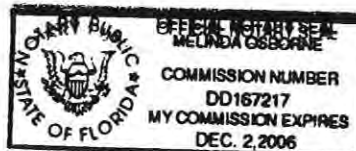
The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE, who are personally known to me or who have produced a n/a as identification and did take an oath.

NOTARY PUBLIC:


Print Name: MELINDA OSBORNE

My Commission Expires:

State of Florida at Large (Seal)





Aerial Map



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

Copyright: RVI



10401 Highland Manor Dr
Suite 220
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

CALOOSA 80 • AERIAL MAP

📍 Lee County, FL

📅 Date: 4/1/2022

22001218

🏢 Caloosa 80 LLP

 Subject Boundary



0 320 640 1,280
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Letter of Authorization

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, Alfred Hoffman Jr. (name), as Registered Agent
(owner/title) of Caloosa 80 LLP (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

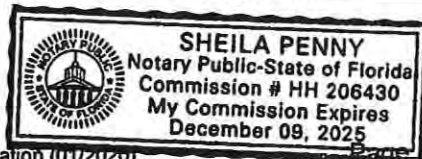
5/26/22
Date

*****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 26th day of May, 2022, by Alfred Hoffman Jr. (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



Project Narrative



Caloosa 80 Comprehensive Plan Amendment (Map & Text)

Lee Plan, State Policy Plan, Regional Policy Plan, Community Plan Area Consistency & Justification of the Proposed Amendment

I. Request

Caloosa 80 LLP ("Applicant") is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of 92.71 +/- acres of the 192.3+/- acre site ("Property") from Rural to Sub-Outlying Suburban, and to add the Property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Table 1(b) to increase the residential acreage of land in the Sub-Outlying Suburban FLU category of District 1, Northeast Lee County.

The total Property owned by the Applicant is 192.3 acres. Currently, the majority of the site (99.6 acres) is within the Urban Community FLU category, which allows for 6 du/acre and commercial uses. The remaining 92.7 acres of the Property are designated as Rural and are limited to 1 du/acre.

The amendment will allow for the development of a maximum of 2 du/ac in the parcels proposed as Sub-Outlying Suburban. This would entail a maximum total of 650 dwelling units, well below the use and density limitations set forth in Lee Plan Table 1(a).

The proposed text amendment will ensure sufficient residential acreage is allocated to the Sub-Outlying Suburban FLU category of District 1 per Lee Plan Table 1(b) to support this request. There is existing available residential acreage within the Urban Community FLU category of District 1 as well as commercial acreage in District 1.

The Applicant has filed a companion Mixed Use Planned Development (MPD) rezoning application to further limit development of the Property to 650 Recreational Vehicle (RV) units and up to 30,000 SF of neighborhood commercial retail along with accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located south of Palm Beach Boulevard (SR 80) and east of Bateman Road and west of Goggin Road. The Property is currently zoned Recreational Vehicle Planned Development (RVPD) per Resolution No. Z-09-042 and is located within the Northeast Lee County and Alva Community Planning Areas. The Property is currently utilized as pastures. The RVPD zoning district permits the development of 417 RV site, including 121 transient and 296 non-transient RV sites, with associated accessory and subordinate uses, including limited commercial uses.

III. Surrounding Land Use Pattern

The Property is within a suburban area with a mix of residential, commercial, and public land uses. The surrounding land use pattern consists of public rights-of-way to the north and west, low-density single-family residential dwellings and pastures to the north, east, and south, and the Hickey Creek

Mitigation Park to the west. To the northeast of the Property, across SR 80, there are some commercial uses including a restaurant and plant nursery.

Lands in the immediate area are designated Rural, Conservation, as well as Urban Community to the south and northwest of the Property, and further to the east along SR 80. While there are significant lands in the area already in Urban Community, including the majority of the Property, the request is to allow for a “step down” or transition of density through the Sub Outlying Suburban FLU.

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

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Rural	AG-2 (Agricultural)	Right of Way (Palm Beach Blvd.), single-family residential homes, pastures, restaurant, nursery
SOUTH	Urban Community, Rural	AG-2 (Agricultural)	Florida Power & Light easement, single-family residential homes, pastures
EAST	Rural	AG-2 (Agricultural)	Single-family residential homes, pastures
WEST	Conservation Lands - Upland	EC (Environmentally Critical)	Right-of-Way (Bateman Road), Hickey Creek mitigation park

IV. Public Infrastructure

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

The amendment proposes to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. Lee County Utilities has indicated adequate capacity to serve the project for potable water and sanitary sewer service (Exhibit M17).

The Property has frontage and access to SR 80, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, Schools, and Parks. Adequate EMS services are unavailable from the Lee County Public Safety Department. The Applicant is open to working with the County on Conditions to ensure that adequate service is available at the time of construction. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M14, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Proposed Amendment

The amendment request will allow for development of the Property as a Recreational Vehicle Park, with a maximum of 650 units and up to 30,000 SF of commercial uses, along with associated infrastructure and amenities. The Applicant has submitted a companion MPD rezoning petition to implement the intended development program, while ensuring adequate protection to the environment and rural character of the area.

The current amendment requests for a change in FLU from Rural to Sub-Outlying Suburban, which allows for the increase in density to allow for a compact form of development where infrastructure exists to support new growth, while ensuring that the rural character of the community is preserved. The proposed FLU category restricts residential density to 2 units per acre, achieving a gradual reduction in densities from Urban Community that lies to the immediate west to the Rural lands to the east.

At the same time, the RV park introduces housing options in the community as well as commercial uses that could provide required services to the residents of the RV park and the adjoining rural areas, thereby reducing vehicle miles travelled and allowing for accessibility by bicycle and pedestrians in the project and immediate area.

The proposed development, being developed at a density greater than 2.5 du/ac is required to connect to a public water service, per the Lee Plan Standard 4.1.1. The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas. The gross density of the companion MPD is 4 du/acre, thereby exceeding this minimum threshold.

Further, the proposed text amendment requests that additional acreage be added to the Sub-Outlying Suburban FLU category in District 1, ensuring that the project is consistent with Table 1(b) of the Lee Plan.

VI. Lee Plan Consistency & Community Plan Area Consistency

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

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.

In compliance with this policy, the Property is located in a suburban area of the County, with less dense development. One of the parcels comprising the Property has an Urban Community FLU designation, which allows development of 6 du/ac as evidence of the transitioning nature of this area. By changing the FLU designations of the eastern two parcels from Rural to Sub-Outlying Suburban, there will be a gradual decrease in densities from west to east. While this allows for the increase in density necessary to achieve the Client's compact development program and make appropriate use of available infrastructure, it still ensures a low-density community character, with a net increase of only 1 du/ac across 92.71 acres or 93 units.

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

The Property is partially located in an urban area pursuant to the underlying Urban Community future land use category. The Property abuts and has direct access to a 4-lane state-maintained arterial roadway. The application proposes to extend water and sewer to the site providing for centralized utility service via water and wastewater treatment plants with capacity to serve the project. The development will be served by the Alva Fire District and the Lee County Sheriff's Office. The proposal to convert the Rural portion of the Property to Sub-Outlying Suburban will accommodate slightly higher densities and make efficient use of infrastructure and services. The request also provides private investment in the County's infrastructure system that will help to reduce reliance on wells and septic tanks in the general area.

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

The proposed development would result in a contiguous and compact growth pattern. As noted above, the majority of the Property is within Urban Community. The request will allow for additional density and provides infrastructure in an area that Lee County Utilities is able and interested in serving. An existing RVPD zoning approval authorizes development of the RV uses and ancillary commercial uses. The applications filed by the Applicant will simply allow connection to water and sewer; 8 additional RV lots, and commercial that serves not only the RV park residents but the surrounding rural community that is in need of additional retail and services. The applications also protect natural resources by preserving wetlands, reconfiguring the lake system, and providing for expansive perimeter buffers.

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

As noted above, the majority of the Property is within the Future Urban Area. The request will allow for an expansion of the already approved RV and commercial development program to allow for neighborhood commercial to reduce vehicle miles travelled in the Alva area. LCU has indicated ability to serve the project for both water and sewer, thereby allowing for the expansion of infrastructure along a major arterial corridor, and reducing reliance on wells, septic and/or private wastewater treatment facilities. Other infrastructure and services are available to serve the project per the letters of availability provided.

STANDARD 4.1.1: WATER.

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

- request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;
- establish a community water system for the development; or
- develop at an intensity that does not require a community water system.

The proposed development of the Property is 650 RVs on 192.3 acres, for a total gross density of 4 du/acre. The amendment proposes to add the Property to the Lee County Utilities Service Area Maps, Future Service Areas for Sanitary Sewer and Potable Water as contemplated by subsection 5 of this policy. Lee County Utilities has indicated adequate capacity to serve the project per the attached letter of availability.

The public benefit of the utilities expansion to the subject property includes reduction of reliance on individual wells and septic tanks in an area proximate to the Caloosahatchee River and significant natural resources (Hickey Creek Mitigation Park). It is understood that the City of LaBelle and Hendry County are extending utilities from the City of LaBelle to the Lee/Hendry County line along SR 80. The proposed expansion will help fill a gap in utility service along this important growth corridor. Therefore, the amendment is consistent with this policy.

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

The proposed amendment is requesting a change in the FLU designation from Rural to Sub-Outlying Suburban. The proposed FLU designation does not permit commercial or industrial development, that could be destructive to the low-density, rural character of the area. Further, through the companion MPD rezone, non-residential uses are further restricted to specific neighborhood commercial uses that would serve the Recreational Vehicle (RV) park community and adjoining residential areas within the Urban Community designated portions of the site. Roughly 4.5 acres of the project are to be dedicated towards 30,000 SF of neighborhood commercial uses and are appropriately oriented to the intensive SR 80 frontage. Per the companion rezone, this proposed MPD is planned with adequate buffering from adjoining residential uses that meet the requirements of the Land Development Code (LDC).

Objective 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

The Applicant conducted public information meeting at the Alva Community Center, 21471 N River Rd., Alva, FL 33920, at 7:00 p.m., on Tuesday, December 13, 2022 and February 14, 2023, as part of the Alva, Inc. monthly meeting. The meeting summary prepared by Alva, Inc. is included in this submittal.

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.

The proposed amendment will maintain the rural character through substantial perimeter buffers, clustering of development around protected wetlands and native preserve, and 40' wide setback/vegetative buffer adjacent to Hickey Creek Mitigation Park. The Property is permitted a maximum of 692 RV lots per the underlying future land use map as it exists today. The increase to 650 RV lots is a nominal increase to this allowable density. The proposed commercial uses are also permitted today per the underlying Urban Community future land use on the western portion of the site.

The proposed amendment will result in an enhanced quality of life for existing and future residents through the extension of centralized utility services, which will reduce reliance on private wells and septic tanks, which pose an environmental risk to the groundwater and surface waters. The proposed neighborhood commercial uses will be limited by the companion MPD zoning petition to ensure the uses are appropriate for the rural community, low intensity in nature, and are designed in buildings that achieve the Old Florida architectural vernacular preferred by the Alva Community.

OBJECTIVE 27.3: NATURAL RESOURCES. To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.

A detailed environmental assessment for the project site was conducted by BearPaws Environmental Consulting and is included in the application materials. The companion rezoning will provide for protection of natural resources by preserving on-site wetlands, providing native preserve in accordance with the LDC, and implementing expansive perimeter buffers, including a 40-foot-wide buffer adjacent to Bateman Road/Hickeys Creek Mitigation Park. When combine the proposed design will fully comply with the above policy. Moreover the extension of utilities will reduce the number of private wells and septic tanks in the area, and provide centralized public utilities to this site, which is preferred when compared to a private, on-site wastewater treatment facility.

OBJECTIVE 28.1: RURAL CHARACTER. *Maintain and enhance the rural character and environment of Alva through planning practices that: 1. Manage growth and protect Alva's rural nature. 2. Maintain agricultural lands and rural land use patterns. 3. Provide needed community facilities, transportation systems, and infrastructure capacity. 4. Protect and enhance native species, ecosystems, habitats, natural resources, and water systems. 5. Preserve Alva's historic places and archaeological sites.*

The majority of the Property is located in the Urban Community future land use, which is a future urban area per the Lee Plan. The proposed amendment and companion MPD rezone will increase the allowable density of RV lots to 650, an increase of 8 RV lots. The commercial component of the project is permitted today per the underlying Urban Community future land use. The extension of utilities will provide community facilities to the immediate area and allow more areas to be served by centralized public utilities. The applications will allow for an appropriate transition of growth from west to east and a nominal increase in allowable density. The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The rural character of Alva/Northeast Lee County is also addressed through the design of the project as shown on the companion Planned Development Rezone Master Concept Plan. Expansive buffers and preserve areas along all publicly visible perimeters. Wetland and upland preserve areas will ensure views from SR 80 and Bateman Road are of native vegetation as opposed to development. RV resorts are also indicative of a rural character

based on their locations in Lee County and propensity to locate in areas with open space, publicly owned preserve areas, lower densities and other factors that contribute as a nature amenity. Densities are lower than the maximum attainable with the underlying Urban Community and proposed Sub-Outlying Suburban categories and do not represent the “maximum” attainable densities. Lastly, the proposed commercial uses are low intensity and sized to serve the community and surrounding rural area with neighborhood scale goods and services, and transient RV lots will only be located in the Urban Community area of the site per the companion MPD.

POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva’s commercial agriculture, are prohibited in Alva.

The proposal requests a change of FLU from Rural to Sub-Outlying Suburban. Industrial uses are not permitted in this FLU category per Policy 1.1.11. Further, only neighborhood commercial uses, that could benefit the RV park residents and surrounding neighborhoods are being proposed through the companion MPD rezone.

POLICY 28.2.2: Future land use amendments that would increase the allowable total density of Alva are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.

While the proposed FLU amendment looks to increase the allowable total density of Alva, it is accompanied by a planned development rezoning to MPD. Through this companion rezoning petition, the objectives and policies of the Alva Community Plan Goal to enhance the rural, historic and agricultural character and protect natural resources will be met. The rezone establishes development standards for the RV park, along with protection of natural resources. Impacts to existing wetlands on the Property are minimized through establishment of preserve areas. Further, adequate buffering is proposed along Bateman Road, adjacent to the Hickey Creek Mitigation Park. The proposed development will be clustered to ensure adequate open space on the Property.

Further, the FLU amendment is to change the designation of part of the Property from Rural to Sub-Outlying Suburban. The remainder of the Property is already designated as Urban Community, allowing for development of up to 6 du/ac. While there is a proposed increase in density to allow for financial feasibility of the project, the change to the Sub-Outlying Suburban designation only creates an increase of 93 units across the 192.3 +/- project. The Sub-Outlying Suburban FLU designation is specifically designed for places “where there is a desire to retain a low-density community character” per Policy 1.1.11 of the Lee Plan. This designation would allow for densities to gradually decrease from Urban Community to the adjoining Rural.

OBJECTIVE 28.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva Community Plan area.

A detailed environmental assessment for the project site was conducted by BearPaws Environmental. The amendment and companion MPD protect natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development. been protected to ensure natural beauty on the property while also maintain the rural character of Alva Community.

POLICY 28.5.3: All new development and redevelopment must maintain compliance with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies.

The Applicant will remain compliant with State of Florida mandated Total Maximum Daily Load requirement. Total Maximum Daily Loads (TMDLs) adopted under Chapter 62-304, F.A.C., that interpret the narrative water quality criterion for nutrients in paragraph 62-302.530(47)(b), F.A.C., for one or more nutrients or nutrient response variables. This will be thoroughly evaluated during the South Florida Water Management (SFWMD) permitting process, and an environmental resource permit (ERP) will not be issued unless the project design demonstrates compliance with these requirements.

POLICY 28.5.4: New development and redevelopment in or near existing and potential wellfields must:
1. Be designed to minimize the possibility of contaminating groundwater during construction and operation. 2. Comply with the Lee County Wellfield Protection Ordinance.

There are no wellfields on the Property. Please see attached stormwater management narrative describing the lake design and its consistency with Lee County's groundwater protection regulations. Moreover, the lakes have been redesigned since the original zoning approval to break the large central lake previously approved into smaller lakes to better protect the groundwater within and abutting the property.

POLICY 28.5.5: Provide educational programs or materials on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping, green building, cultural resources, history, etc.

This policy is not applicable to individual developments.

POLICY 28.1.1: Evaluate and identify appropriate commercial areas with a focus on the rural village area.

The commercial uses proposed on the Property will be along SR 80. SR 80 is a 4-lane arterial roadway, that will provide a strategic location for neighborhood commercial uses. Further, sidewalks and a shared-use path are planned for the portion of SR 80 within the Alva Community (Map 3-D), allowing for pedestrian access from surrounding neighborhoods.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

The development has conserved the on-site wetlands, which aid in flood protection. The proposed lake system will be designed in accordance with the SFWMD requirement to ensure water is retained on-site until water quality meets minimum standards, at which time water will slowly attenuate off-site at flow rates approved by the district.

GOAL 61: PROTECTION OF WATER RESOURCES. *To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

The site will contain 32+/- acres of lakes that will be maintained properly in accordance with the Lee County Land Development Code. The surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

The Pine Island-Hendry Trail is located on SR 80 Beach Boulevard in Lee County. The trail is a part of the Lee County Greenway Master Plan. However, the trail is shared within the arterial roadway. Because the trail is not located within the subject property, the applicant will continue to make improvements in the right-of-way.

Policy 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.

The site contained approximately 10.3 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone's MCP. The project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, particularly along Bateman Road, adjacent to the Hickey Creek Mitigation Park.

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following: 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

The proposed development protects on-site wetlands, by designation of preserve areas through the companion MPD Rezone.

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

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

Policy 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

The development has conserved the wetlands and natural preserve on property. The proposed lakes will provide flooding runoff and further protection for the proposed development. The natural water system features such as the surface waters and groundwater levels will be identified, protected and managed.

Policy 126.1.4.: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

The proposed lakes will provide flooding runoff and further protection for the proposed development. the surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

VII. Adjacent Local Governments

The subject property is located entirely within Lee County.

VII. State Comprehensive Plan Consistency

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of natural resources while providing housing opportunities. Specifically, the amendment is consistent with the following guiding policies:

Housing. 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.

The proposal will allow for housing opportunities through the RV park, while also ensuring clustering through the Planned Development zoning to minimize impacts on wetlands and the adjacent Hickey Creek Mitigation Park through designation of preserve areas and buffers, as demonstrated on the MCP included in the companion MPD rezone petition. The amendment will allow for slightly higher densities to accommodate the demand for housing options in Lee County, in an area that fronts a major state corridor and where surrounding densities/intensities support the change.

Land Use. 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.

There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, parks, and school services. The Applicant will work with County regarding EMS services. Further, through the companion MPD rezone petition, the project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, especially along Bateman Road, adjacent to the Hickey Creek Mitigation Park.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an arterial roadway, SR 80. Pedestrian access options through a shared use path and sidewalks are planned for the area (Map 3-D).

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is an active agricultural pasture with just 10.3 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone.

VIII. Regional Policy Plan Consistency

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

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

The proposed amendment will offer a unique option for housing through the RV park. Further, 30,000 SF of commercial uses on the property will help provide services to the residents of the park as well as the neighboring rural communities.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The proposed amendment and companion rezoning application will provide for stormwater management infrastructure to ensure protection of the wetlands located within the Property.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

The property is serviced by The property is serviced by Palm Beach Boulevard (SR 80), a county-maintained 4-lane arterial roadway. As demonstrated in the Traffic Circulation Analysis by TR Transportation Consultants, Inc., there is adequate capacity available to serve the project. Further, the strategic location of neighborhood commercial uses in the project will serve the future residents of the RV park as well as surrounding rural residential areas.

IX. Conclusion

The proposed Comprehensive Plan Text and Map Amendments are to allow for an increase in density and to add the Property to the Lee County Utilities service areas for water and sanitary sewer. These amendments will allow for a change to the existing RVPD zoning on the Property, through the companion MPD rezone application. The application is consistent with the Lee Plan, the

State Comprehensive Plan, and Regional Policy Plan. The Applicant respectfully requests approval of this petition and reserves the right to make any changes to the request during the review process.



Environmental Impacts Analysis

CALOOSA 80

ENVIRONMENTAL ASSESSMENT & CURSORY SPECIES SURVEY REPORT

Lee County STRAP #'s: 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190

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Introduction

An environmental assessment and cursory species survey was conducted on the Caloosa 80 property on August 9, 2022. The 191.06± acre site is located in Sections 29 & 30, Township 43S, and Range 27E, of Lee County, Florida. More specifically, the site is located immediately south of SR 80 (Palm Beach Boulevard), east of Bateman Road, and west of Goggin Road, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

A cursory species survey was also provided to inspect the property for any and all potential listed species that could inhabit the site. Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests. An updated survey covering the entire property, including preserve areas, will be provided prior to any on-site development.

The project's surrounding land uses are a mixture of residential homes, undeveloped vacant land, and forested land. The surveys were conducted throughout the day; the temperatures were in the mid-upper 80's, with light breezes, and mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals; signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary—The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 191.06± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Myakka fine sand (NRCS #11; non-hydric), Boca fine sand (NRCS #13; non-hydric), Immokalee sand (NRCS #28; hydric), Oldsmar sand (NRCS #33; non-hydric), Wabasso sand (NRCS #35; non-hydric), Myakka fine sand, depressional (NRCS #53; hydric), and Boca fine sand, slough (NRCS #74; hydric), soils. Myakka fine sand, Boca fine sand, Immokalee sand, Oldsmar sand, and Wabasso sand soils are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 8.68± acres of wetlands and 1.62± acres of “other surface water” communities on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 211 Improved Pastures – 67.05± Acres

This upland habitat type occupies approximately 67.05± acres. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), and live oak (*Quercus virginiana*). Young specimens of these tree species are also found widely scattered in the mid-story and groundcover. Other common mid-story species include Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with musky mint (*Hyptis alata*), spadeleaf (*Centella asiatica*), cesar weed (*Urena lobata*), tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), and dollarweed (*Hydrocotyle umbellata*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), and peppervine (*Ampelopsis arborea*). This community should be considered uplands by regulatory agencies.

FLUCFCS 213 Woodland Pasture – 42.65± Acres

This upland habitat type occupies the approximately 42.65± acres of the property. Canopy is mostly open with widely scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). Ground cover is dominated by bahia grass (*Paspalum notatum*) with scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus* sp.), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), and flattop goldenrod (*Euthamia caroliniana*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 321 Palmetto Prairie – 3.66± Acres

This upland habitat type occupies approximately 3.66± acres of the property. The canopy contains scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), and cabbage palm (*Sabal palmetto*). The sub-canopy consists of Brazilian pepper (*Schinus terebinthifolius*), beauty-berry (*Callicarpa americana*), winged sumac (*Rhus copallinum*), and saw palmetto (*Serenoa repens*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*) and greenbriar (*Smilax* sp.). This community would be considered uplands by regulatory agencies.

FLUCFCS 411 Pine Flatwoods – 66.52± Acres

This upland community type occupies approximately 66.52± acres of the property. The canopy vegetation is dominated by slash pine (*Pinus ellotti*), with scattered live oak (*Quercus virginiana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy includes cabbage palm (*Sabal palmetto*), rusty lyonia (*Lyonia ferruginea*), tar flower (*Bejaria racemosa*), wax myrtle (*Myrica cerifera*), and buckthorn (*Rhamnus caroliniana*). Ground cover is dominated by saw palmetto (*Serenoa repens*), with bahia grass (*Paspalum notatum*), blue maidencane (*Amphicarpum muhlenbergianum*), cogon grass (*Imperata cylindrica*), beautyberry (*Callicarpa americana*), beakrush (*Rhyncospora* spp.), goldentop (*Euthamia graminifolia*), pennyroyal (*Piloblephis rigida*), chalky bluestem (*Andropogon capillipes*), white paw paw (*Asimina triloba*), paspalum (*Paspalum* spp.), panicum (*Panicum* spp.), gopher apple (*Ucania michauxii*), dog fennel (*Eupatorium capififolium*), ragweed (*Ambrosia artemisifolia*), bracken fern (*Pteridium aquilinum*), wiregrass (*Aristida stricta*), and broomsedge (*Andropogon glomeratus*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* spp.), grapevine (*Vitis rotundifolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by regulatory agencies.

FLUCFCS 420 Mixed Upland Hardwoods – 0.88± Acres

This upland community type occupies approximately 0.88± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 211H Hydric Improved Pasture – 4.03± Acres

This wetland area occupies approximately 4.03± acres of the property. The canopy is mostly open. The sub-canopy is also mostly open with widely scattered cabbage palm (*Sabal palmetto*), Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes torpedo grass (*Panicum repens*), swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), mermaid-weed (*Proserpinaca palustris*), tickseed (*Coreopsis floridana*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 618 Willow & Wax Myrtle – 2.02± Acres

This wetland community type occupies approximately 2.02± acres of the property. The canopy is dominated by Carolina willow (*Salix caroliniana*), with melaleuca (*Melaleuca quinquenervia*), and scattered bald cypress (*Taxodium distichum*). The sub-canopy contains wax myrtle (*Myrica cerifera*), and buttonbush (*Cephalanthus occidentalis*), with Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), dollar weed (*Hydrocotyle umbellata*), little blue maidencane (*Amphicarpum muhlenbergianum*), frog fruit (*Phyla nodiflora*), false buttonweed (*Spermacoce verticillata*), mock bishop's weed (*Ptilimnium capillaceum*), smart weed (*Polygonum hydropiperoides*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), and white-top sedge (*Rhynchospora colorata*), with various other grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 641 Freshwater Marsh – 2.63± Acres

This wetland area occupies approximately 2.63± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains primrose willow (*Ludwigia peruviana*), with saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*) along the edges. The ground cover includes torpedo grass (*Panicum repens*), swamp fern (*Blechnum serrulatum*), fire flag (*Thalia geniculata*), yellow-eyed grass (*Xyris floridana*), cat-tail (*Typha latifolia*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), mermaid-weed (*Proserpinaca palustris*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 500 Cow Pond – 0.56± Acres

This "other surface water" (OSW) communities occupy approximately 0.56± acres of the property. The canopy and sub-canopy is open. The groundcover contains duckweed (*Lemna minor*), dotted smartweed (*Polygonum punctatum*), mermaid weed (*Proserpinaca palustris*), water hyssop (*Bacopa monnieri*), dollarweed (*Hydrocotyle umbellata*), and torpedo grass (*Panicum repens*). This community would be considered "other surface waters" by the regulatory agencies.

FLUCFCS 510 Ditch/Swale – 1.06± Acres

This habitat type occupies approximately 1.06± acres of the property. The canopy and sub-canopy is open with widely scattered Carolina willow (*Salix caroliniana*) and Brazilian pepper (*Schinus terebinthifolius*) with saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*) along the edges. The ground cover contains scattered cattail (*Typha latifolia*), maidencane (*Panicum hemitomon*), spikerush (*Eleocharis spp.*), dotted smartweed (*Polygonum punctatum*), torpedo grass (*Panicum repens*), water hyssop (*Bacopa monnieri*), and asiatic pennywort (*Centella asiatica*). This community would be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
211	Improved Pasture	Upland	67.05± Ac.
211H	Hydric Improved Pasture	Wetland	4.03± Ac.
213	Woodland Pasture	Upland	42.65± Ac.
321	Palmetto Prairie	Upland	3.66± Ac.
411	Pine Flatwoods	Upland	66.52± Ac.
420	Mixed Upland Hardwoods	Upland	0.88± Ac.
500	Cow Pond	OSW	0.56± Ac.
510	Ditch/Swale	OSW	1.06± Ac.
618	Willow & Wax Myrtle Wetland	Wetland	2.02± Ac.
641	Freshwater Marsh	Wetland	2.63± Ac.
Total			191.06± Ac.

Species Survey Results

There have been numerous prior environmental assessments and species surveys conducted on-site; the most recent survey was conducted August 2022. During the most recent cursory species survey, there were no nest-like structures or tree cavities were noted. There were no tortoise burrows were identified during the initial survey; however, there was plenty of sufficient habitat. An updated overall species survey within the proposed development portion of the site will be required prior to development.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves, pine warblers, Eastern cottontail rabbits, grey squirrels, and a black racer. The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table below.

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, surveyed by professional land surveyor, and approved by the regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

Table 3: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
211	Improved Pasture	Florida Sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
213	Woodland Pasture	Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
321	Palmetto Prairie	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	--	--	T	T
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
		Curtis milkweed	<i>Asclepias curtissii</i>	--	--	E	--	--
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Southeastern American kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
411	Pine Flatwoods	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
420	Mixed Upland Hardwoods	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	--	--	T	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Hand adder's tongue fern	<i>Ophioglossum palmatum</i>	--	--	E	--	--
		Simpson's stopper	<i>Myrcianthes fragrans var. simpsonii</i>	--	--	T	--	--
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
500	Other Surface Water	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

Table 3 Cont'd: Listed Species by Habitat with Current Status

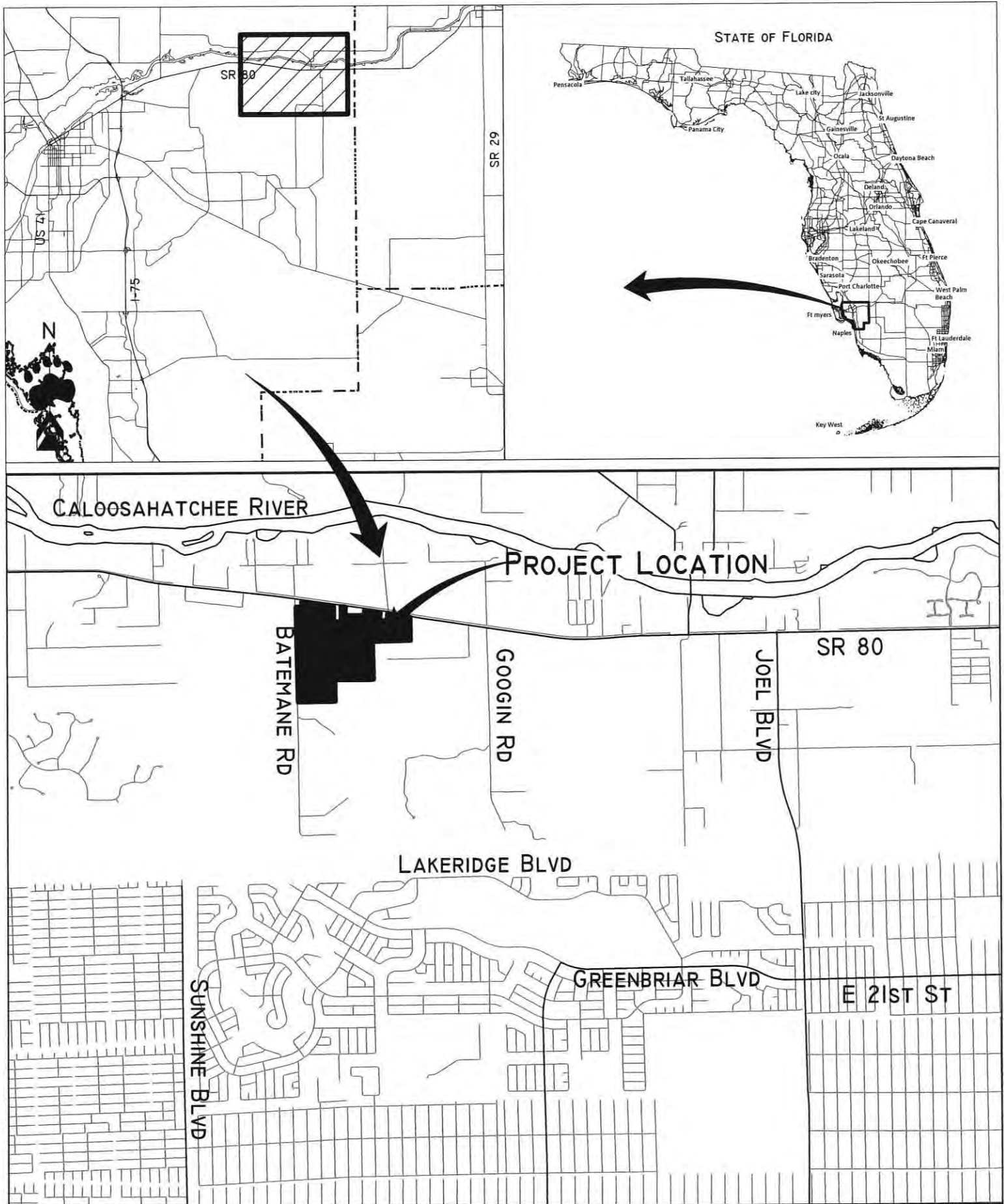
618	Wax Myrtle & Willow	Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
641	Freshwater Marsh	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	--	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	8/13/22	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
29-30/43S/27E		LEE

Caloosa 80

Location Map

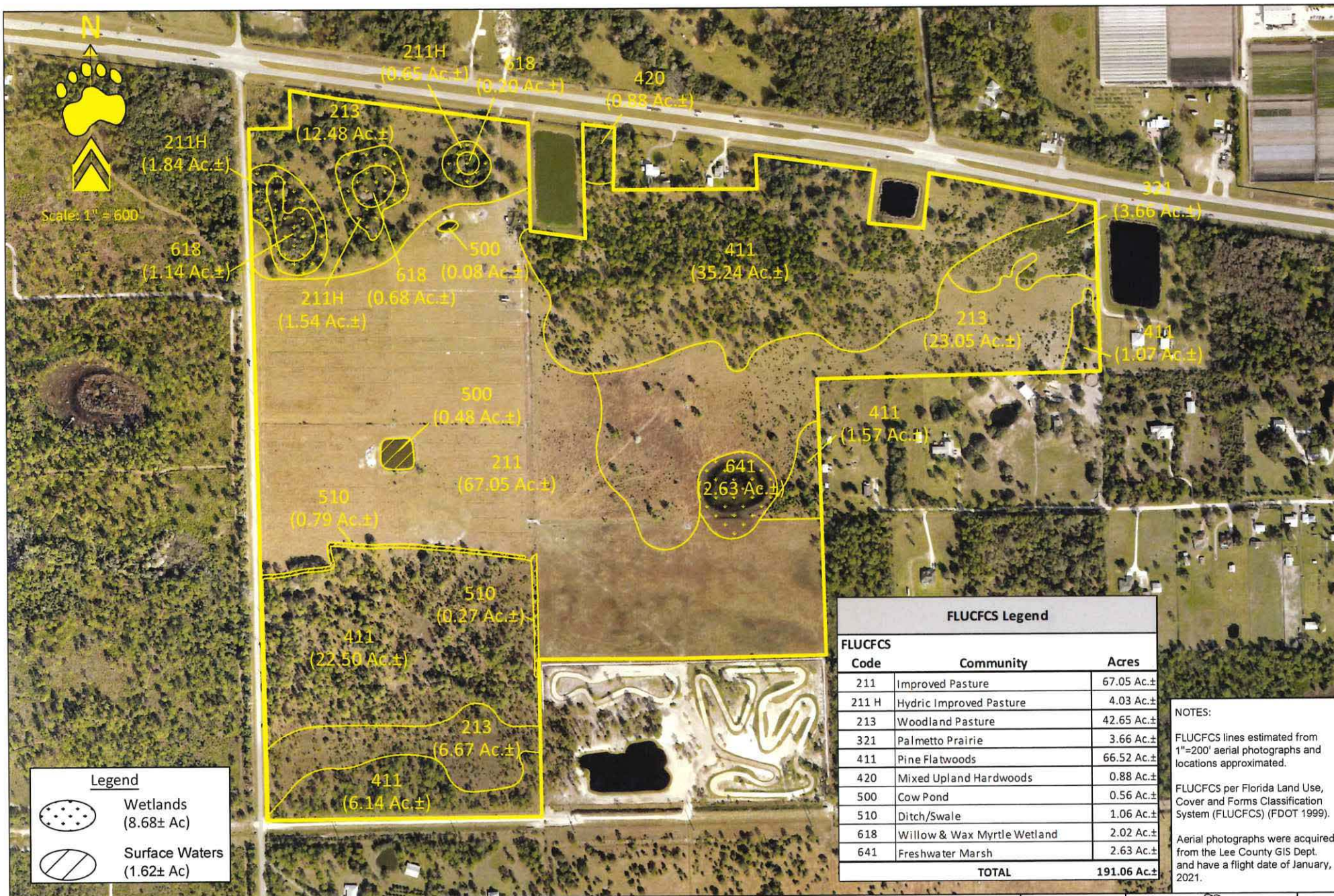


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EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



Revisions	Date:	Drawn By:	Date:
		BWS	8/13/22
		Job Number	
		S/T/R	
		29-30/43S/27E	

Caloosa 80

Aerial FLUCFCS Map

Category
FLUCFCS
Scale:
1" = 600'
County
Lee

BEARPAWS
ENVIRONMENTAL CONSULTING

1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

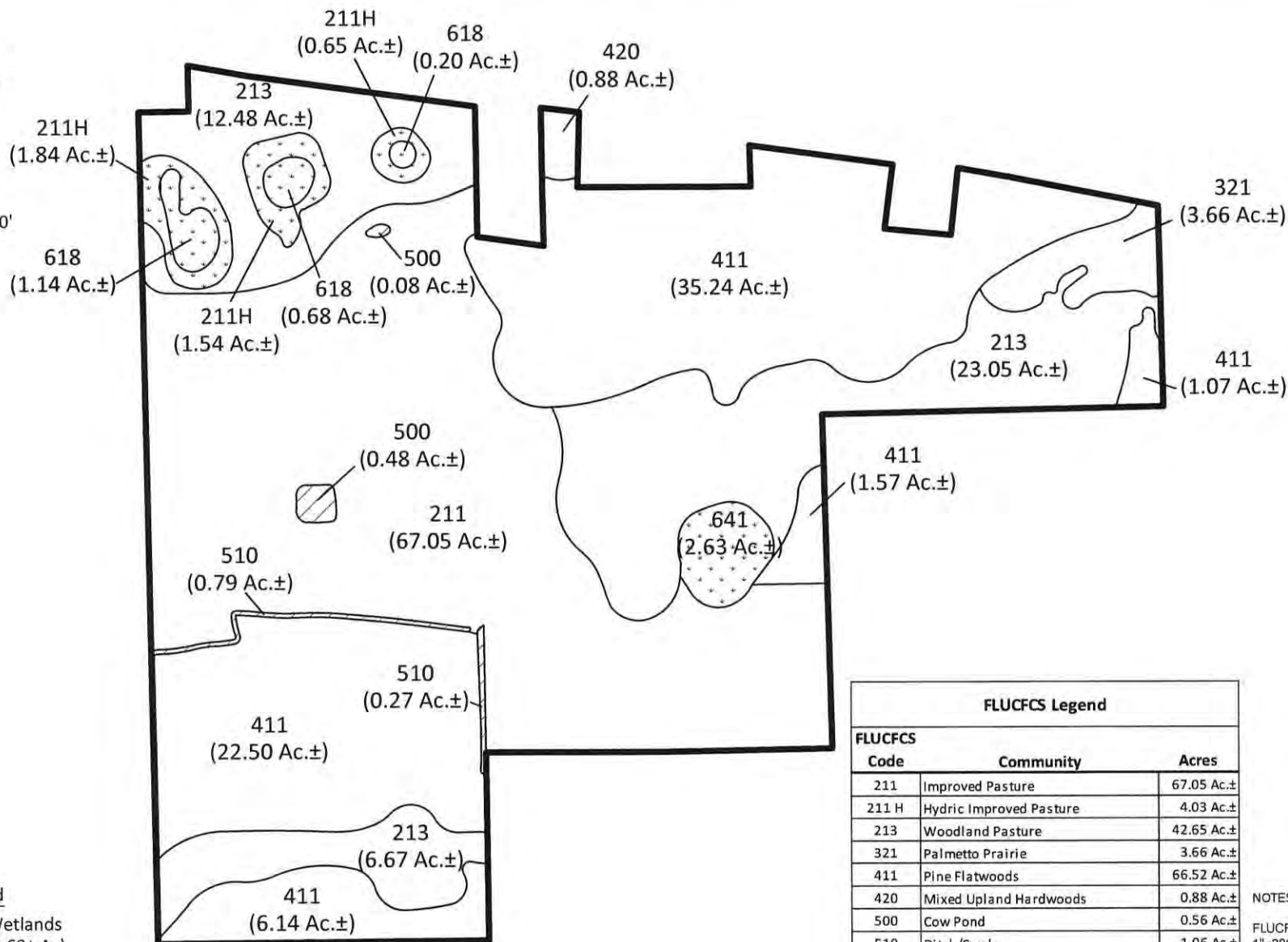
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EXHIBIT C

FLUCFCS Map



Scale: 1" = 600'



Legend

- Wetlands (8.68± Ac)
- Surface Waters (1.62± Ac)

FLUCFCS Legend

FLUCFCS		
Code	Community	Acres
211	Improved Pasture	67.05 Ac.±
211 H	Hydric Improved Pasture	4.03 Ac.±
213	Woodland Pasture	42.65 Ac.±
321	Palmetto Prairie	3.66 Ac.±
411	Pine Flatwoods	66.52 Ac.±
420	Mixed Upland Hardwoods	0.88 Ac.±
500	Cow Pond	0.56 Ac.±
510	Ditch/Swale	1.06 Ac.±
618	Willow & Wax Myrtle Wetland	2.02 Ac.±
641	Freshwater Marsh	2.63 Ac.±
TOTAL		191.06 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions

Date:

Drawn By: BWS

Date: 8/13/22

Job Number

S/T/R

29-30/43S/27E

Caloosa 80

FLUCFCS Map

Category
FLUCFCS

Scale:
1" = 600'

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Lee



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Page

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Exhibit

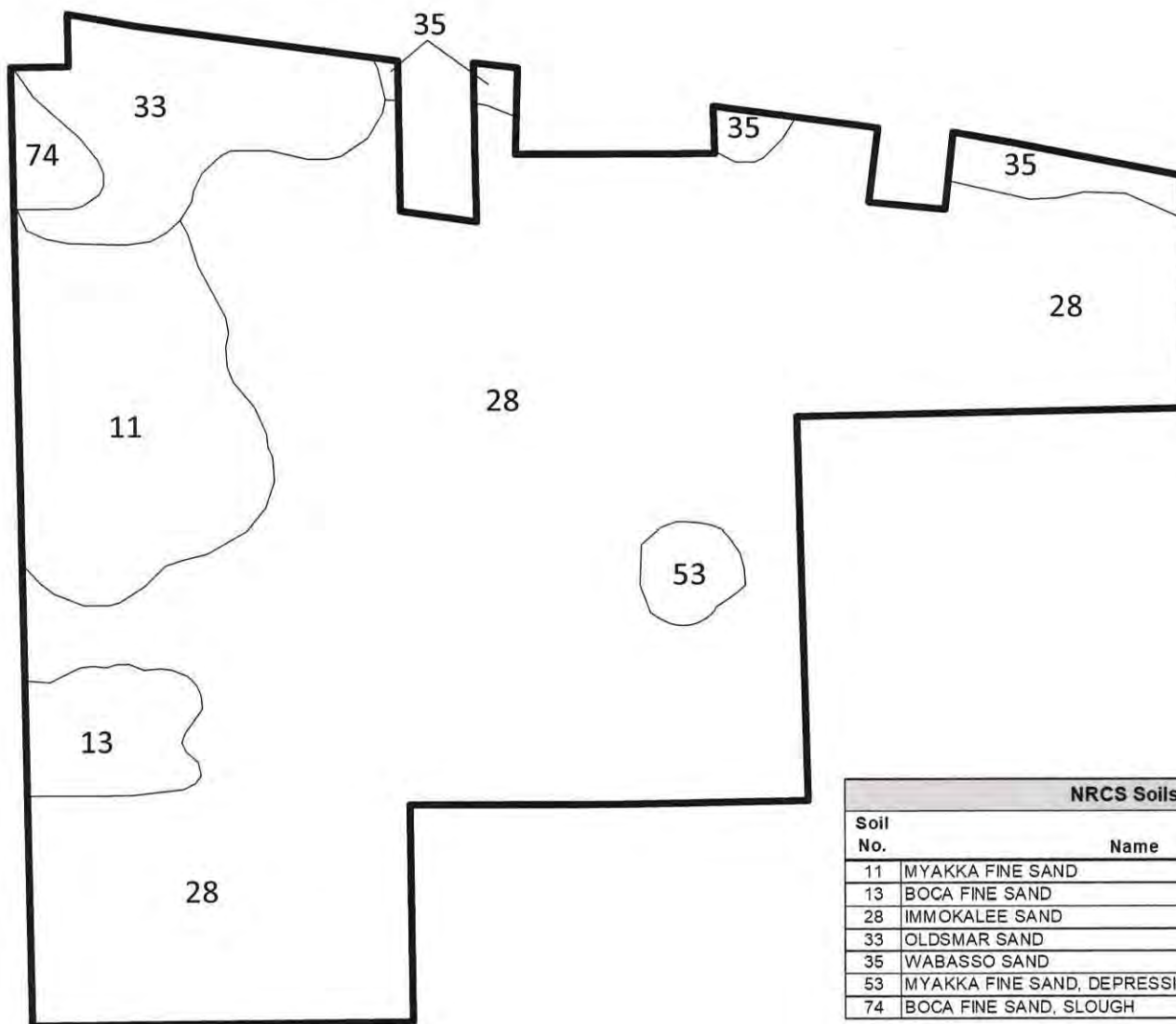
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EXHIBIT D

NRCS Soils Map




Scale: 1" = 600'



NRCS Soils Table		
Soil No.	Name	Hydric
11	MYAKKA FINE SAND	NO
13	BOCA FINE SAND	NO
28	IMMOKALEE SAND	NO
33	OLDSMAR SAND	NO
35	WABASSO SAND	NO
53	MYAKKA FINE SAND, DEPRESSIONAL	YES
74	BOCA FINE SAND, SLOUGH	YES

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 8/13/22	<h2 style="text-align: center;">Caloosa 80</h2> <h3 style="text-align: center;">Soils Map</h3>	Category: Soils		Page: -
		Job Number			Scale: 1" = 600'		Exhibit
		S/T/R			County: Lee		
		29-30/43S/27E					

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Historic Resources Impact Analysis



Caloosa 80 Comprehensive Plan Amendment

Exhibit M-13 – Historic Resources Impact Analysis

There are no recorded cultural resources listed on the subject parcels, per the Master Site File Letter. Please see the attached letter from the Florida Department of Historical Resources.

The Lee County Archaeological Sensitivity Map indicates a portion of the Property along the northern boundary is in the Level 2 Sensitivity Zone. It is understood that a Certificate to Dig is required prior to issuance of development permits within this sensitivity zone. Any future development on the site will comply with the requirements of Sec. 22-106 of the LDC.



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

April 14, 2022

Lindsey E. W. Craig

Planner

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

In response to your request on April 14, 2022, the Florida Master Site File lists no cultural resources recorded at the designated parcels No's 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190, within Sections 29 & 30, Township 43S Range 27E.

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.**

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



MOUNT ALICE

FOSTER MOUND

DR'S

HISTORIC CERAMIC SITE 2

HISTORIC CAMPSITE

HICKEY CREEK HONEY HOLE
HICKEY CREEK BOY SCOUT CAMP

SEABOARD AIR LINE RAILROAD GRADE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN



Existing & Future Conditions Analysis, Public Facilities Impacts Analysis



Caloosa 80 Comprehensive Plan Amendment

Exhibit M-16, Exhibit M14 – Existing and Future Conditions Analysis/Public Facilities Impacts Analysis

I. Sanitary Sewer

LOS Standard = 80 GPD (recreation vehicle residential structures); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = 598 du x 80 GPD = 47,840 GPD

92.71 ac of Rural @ 1 du/ac = 93 du x 80 GPD = 7,440 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 58,280 GPD

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = 598 du x 80 GPD = 47,840 GPD

92.71 ac of Sub-Outlying Suburban @ 2 du/ac = 185 du x 80 GPD = 14,800 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 65,640 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 7,360 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Sanitary Sewer Service Areas. Lee County Utilities has indicated adequate capacity to serve the project through the CFM Central Water Reclamation Facility. Please see the enclosed letter of service availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 100 GPD (recreation vehicle residential structures); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = 598 du x 100 GPD = 59,800 GPD

92.71 ac of Rural @ 1 du/ac = 92.71 du x 100 GPD = 9,271 GPD

30,000 SF of Commercial = $30,000 \times 0.1 = 3,000$ GPD
Total GPD = 72,071 GPD

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = $598 \text{ du} \times 100 \text{ GPD} = 59,800 \text{ GPD}$
92.71 ac of Sub-Outlying Suburban @ 2 du/ac = $185 \text{ du} \times 100 \text{ GPD} = 18,500 \text{ GPD}$

30,000 SF of Commercial = $30,000 \times 0.1 = 3,000$ GPD

Total GPD = 81,300 GPD

The proposed FLUM amendment results in an increased potable water demand of 9,229 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Water Service Area. Presently, the Lee County Utilities Water Treatment Plant Systems is designed for 50.9 Million Gallons per Day (MGD) of production. According to the 2021 Lee County Public Facilities and Concurrency Report, the projected 2025 demand is 32.6 MGD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Hickey Creek Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Parks and Recreation

LOS Standard: 6 acres of regional park/ 1000 seasonal population and 0.8 acres of community park/1000 permanent population.

(Persons per household 2016-2020: 2.58, per Lee County 2021 Census Data)

Existing Land Use – Urban Community & Rural

99.64 ac of Urban Community @ 6 du/ac = $598 \text{ du} \times 2.58 = 1,543$ persons
92.71 ac of Rural @ 1 du/ac = $93 \text{ du} \times 2.58 = 240$ persons

Total = 1,783 persons

Proposed Land Use – Urban Community & Sub-Outlying Suburban

99.64 ac of Urban Community @ 6 du/ac = 598 du x 2.58 = 1,543 persons

92.71 of Sub-Outlying Suburban @ 2 du/ac = 185 du x 2.58 = 477 persons

Total = 2,020 persons

The proposed amendment creates a population increase of 237 people. If seasonal or permanent, this would require 1.42 acres of regional parks and 0.19 acres of community parks. According to the 2021 Lee County Public Facilities and Concurrency Report, the existing regional and community parks far exceed the above requirement. There is an excess of 1,748 acres of existing regional parks and 448.1 acres of existing community parks available. Please also refer to the enclosed letter of availability provided by Lee County Parks and Recreation Department.

V. Public Schools

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Urban Community & Rural

691 du @ 0 students per household = 0 students

Proposed Land Use – Urban Community & Sub-Outlying Suburban

783 du @ 0 students per household = 0 students

The student generation rate for mobile homes/RVs is 0, so this amendment would not create any additional school capacity needs. Please also refer to the letter of availability provided by The Lee County School District.



Traffic Circulation Analysis

TRAFFIC IMPACT STATEMENT

FOR

CALOOSA 80 COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2204.11)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
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August 17, 2022

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of S.R. 80 approximately 4½ miles east of Buckingham Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on approximately 92.71 acres of the parcel (not the entire parcel) from Rural to a Sub-Outlying Suburban land use category to permit the development of the subject site with an RV Park on the overall 192 acre site. The property immediately to the west of the 92 acres subject to the change in land use is already within the Urban Community Future Land Use Category (99.64 acres). With the two land use categories, and the companion rezoning application that is being filed, the overall 192 acre site will be rezoned to permit up to 753 RV units and up to 30,000 square feet of commercial uses or a second option of a total of 783 RV units and no commercial uses.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to S.R. 80 at two locations as shown on the Master Concept Plan.

F2204.11



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

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is generally bordered by S.R. 80 to the north, vacant land to the south, Bateman Road to the west, and residential uses to the east.

S.R. 80 is a four lane divided arterial that borders the subject site to the north. S.R. 80 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation. S.R. 80 in this area has an Access Management Classification of Class 3 with required access spacing at 660 feet, directional median opening spacing at 1,320 feet and full median opening spacing at ½ mile.

Bateman Road is a two lane undivided and unimproved private local roadway that borders the site to west. Bateman Road is located within a private easement and the subject site does not have legal access to this easement. There is no posted speed limit on Bateman Road.

III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. Under the existing Rural land use category, the site could be developed with up to approximately 93 residential dwelling units (1 dwelling unit/acre). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.

Table 1
Land Uses
Caloosa 80

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	93 Dwelling Units (Rural \approx 92.71 acres @ 1 DU/Acre)
Proposed	Sub-Outlying Suburban	186 Dwelling Units (Sub-Outlying Suburban @ 2 DU/Acre)

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Caloosa 80

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (93 Dwelling Units)	18	52	70	58	35	93	944

Table 3
Trip Generation
Based on Proposed Land Use Category
Caloosa 80

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (186 Dwelling Units)	34	97	131	112	66	178	1,786

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Caloosa 80

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (186 Dwelling Units)	34	97	131	112	66	178	1,789
Existing Land Use Designation (93 Dwelling Units)	-18	-52	-70	-58	-35	-93	-944
Resultant Trip Change	+16	+45	+61	+54	+31	+85	+845

The resultant trip change in Table 4 indicates that the trip generation will be increased in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year

horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service standards. The only roadway segment in the area that is shown to operate below the recommended minimum Level of Service standard in 2045 is Broadway Avenue between SR 80 and N. River Road, which is shown to operate below the Level of Service standard based on the existing 2045 network and not as result of the requested Land Use Change. All other roadways are shown to operate at or above the minimum recommended Level of Service in 2045 both with and without the project traffic added to the surrounding roadway segments.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions. No changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2022/2023 – 2026/2027 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there were no road improvement planned to the roadways within a 3-mile radius of the subject site on the 5-Year Capital Improvement Program for either FDOT or Lee County.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 61 vehicles during the A.M. peak hour and 85 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2026 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2026 without the proposed amendment and year 2026 with the proposed amendment. Traffic data obtained

from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadways were shown operate within their recommended minimum Level of Service standards.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 192 acre subject site from RVPD to MPD with two development plan options. The site is currently zoned RPVD under Zoning Resolution Z-09-042, which permits the development of the 192 acre site as a Recreational RV park with up to 417 RV sites and related accessory uses.

Table 5 summarizes the land uses that are being proposed for each of the two scenarios in the rezoning application.

Table 5
Land Uses
Caloosa 80 MPD

Option A	Option B
753 RV Units & 30,000 Sq. Ft. Retail	783 RV Units

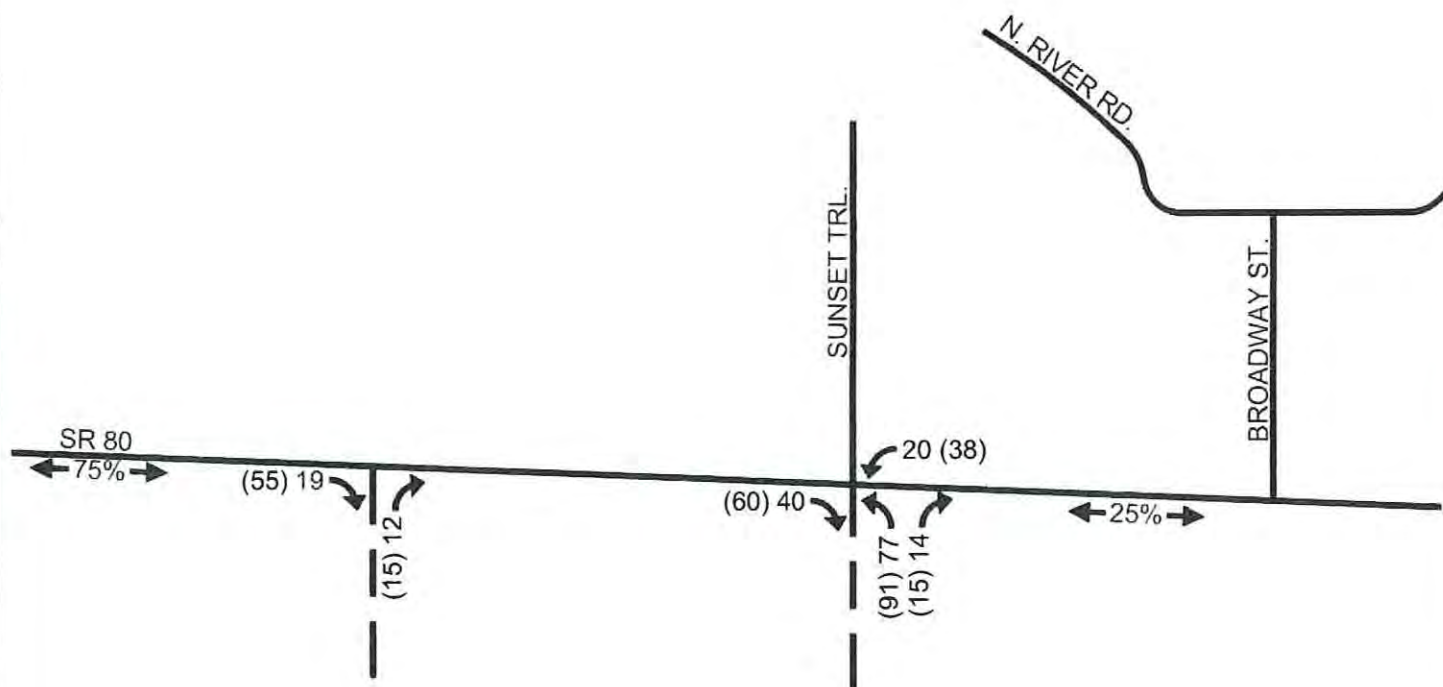
Access to the subject site is proposed to Palm Beach Boulevard (SR 80) via two access connections.

The trip generation for the option that generates the greatest amount of trips was utilized for the remainder of this analysis. This would be Option A that includes the Commercial component to the project. The trip generation of the project was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 416 (Recreational Vehicle Park) was utilized for the trip generation purposes of the proposed RV park and Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the retail floor area. The equations used from these land uses are contained in the Appendix of this report for reference. **Table 6** outlines the anticipated weekday A.M. and P.M. peak hour as well as the daily trip generation of the development as proposed.

Table 6
Trip Generation
Caloosa 80 MPD

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
RV Units (753 Sites)	44	79	123	68	36	104	n/a
Commercial (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
Total Trips	79	103	182	153	121	274	1,496

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure 2** illustrates the anticipated trip distribution and assignment of trips to the site access drives along S.R. 80.



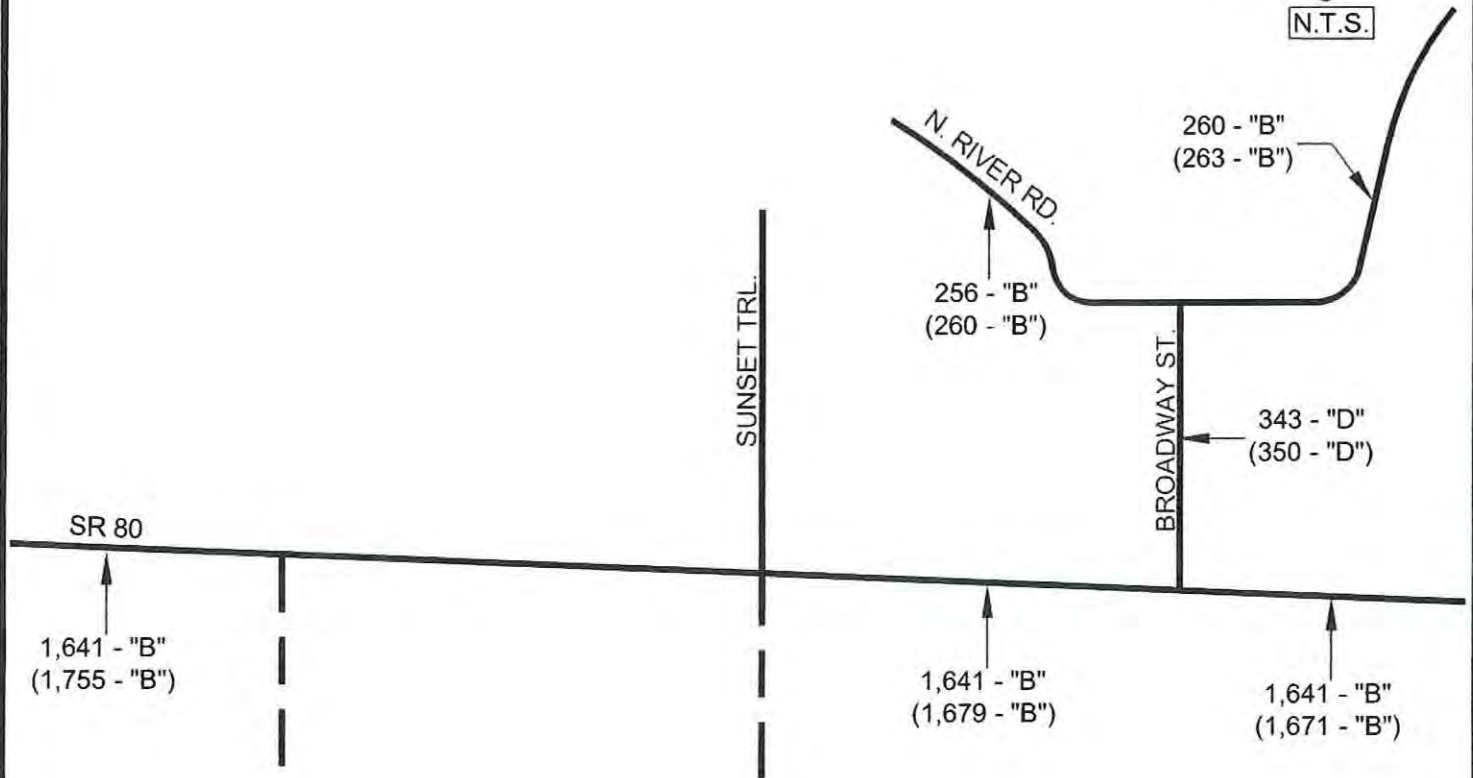
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates on Palm Beach Boulevard (SR 80) were obtained through comparisons of historical annual traffic data obtained from FDOT's *Florida Traffic Online* webpage. The growth rate on Broadway Street was obtained through comparison of historical annual traffic data obtained from Lee County's *Traffic Count Database System (TCDS)* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2027 without the development and year 2027 with the development.

Table 5A in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. **Figure 3** indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.

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LEGEND

XXX - "X" 2027 PEAK SEASON PEAK HOUR PEAK
DIRECTION EXISTING TRAFFIC AND
LEVEL OF SERVICE DESIGNATION

(XXX - "X") 2027 PEAK SEASON PEAK HOUR PEAK
DIRECTION EXISTING PLUS PEAK
DIRECTION PROJECT TRAFFIC AND
LEVEL OF SERVICE DESIGNATION

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2027 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Intersection analysis was conducted at the two site access drive intersections serving the site along S.R. 80. A summary of the analysis is contained in the Appendix of this report. There are no other intersections within ¼ mile of the subject site that are impacted by the development of the subject site.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a connection permit from the Florida Department of Transportation.

IX. CONCLUSION

The proposed development is located along the south side of S.R. 80 and approximately 4½ mile to the east of Buckingham Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

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

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APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - CALOOSA 80 CPA

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd	E. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd	S. of SR 80	2LN	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
CALOOSA 80 CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 54 OUT= 31

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045	COUNTY PCS / <u>FDOT SITE #</u>	AADT	K-100 <u>FACTOR</u>	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		<u>FSUTMS</u> <u>AADT</u>		<u>BACKGROUND</u> <u>TRAFFIC</u>		<u>HOUR PK DIR</u> <u>2-WAY VOLUME</u>		<u>PEAK</u> <u>DIRECTION</u>	<u>PEAK DIRECTION</u> <u>TRAFFIC VOLUMES & LOS</u>		<u>TRAFFIC</u> <u>DIST.</u>	<u>PM PROJ</u> <u>TRAFFIC</u>	<u>PEAK DIRECTION</u> <u>TRAFFIC VOLUMES & LOS</u>	
N. River Rd	E. of Broadway	3,864	124654	3,864	0.095	367	0.535	EAST	196	B	2%	1	197	B
	W. of Broadway	10,592	124650	10,592	0.095	1,006	0.535	EAST	538	C	3%	1	539	C
Joel Blvd	S. of SR 80	22,813	305	22,813	0.100	2,281	0.521	NORTH	1,188	D	5%	2	1,190	D
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	26,125	120006	26,125	0.095	2,482	0.528	EAST	1,310	B	75%	23	1,333	B
	E. of Site	25,303	120006	25,303	0.095	2,404	0.528	EAST	1,269	B	25%	8	1,277	B
	E. of Broadway	33,948	120006	33,948	0.095	3,225	0.528	EAST	1,703	B	20%	6	1,709	B
	E. of Joel Blvd	33,075	120086	33,075	0.095	3,142	0.528	EAST	1,659	B	15%	5	1,664	B
Broadway Ave	N. of SR 80	15,387	124110	15,387	0.095	1,462	0.538	NORTH	787	F	5%	2	789	F

* The K-100 and D factors were obtained from Florida Traffic Online resource and for Joel Blvd, Lee County Traffic County Database System

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
CALOOSA 80 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd.	E. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Broadway		Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
	E. of Joel Blvd.		Uninterrupted Flow Highway	0	1,800	2,600	3,280	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 CPA**

TOTAL PROJECT TRAFFIC AM =	61	VPH	IN =	16	OUT=	45	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31	120006	0.095	0.528
							120086	0.095	0.528
							124654	0.095	0.535
							124650	0.095	0.535
							305	0.095	0.540
							231	0.095	0.540

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>LCDOT PCS OR</u> <u>FDOT SITE #</u>	<u>BASE YR</u> <u>ADT</u>	<u>2021</u> <u>ADT</u>	<u>YRS OF</u> <u>GROWTH. 1</u>	<u>ANNUAL</u> <u>RATE</u>	<u>2021</u> <u>PK SEASON</u> <u>PEAK DIR. 2</u>	<u>2026</u> <u>PK HR PK SEASON</u> <u>PEAK DIRECTION</u> <u>VOLUME</u>	<u>LOS</u>	<u>V/C</u>	<u>PERCENT</u> <u>PROJECT</u> <u>TRAFFIC</u>	<u>AM PROJ</u> <u>TRAFFIC</u>	<u>PM PROJ</u> <u>TRAFFIC</u>	<u>2026</u> <u>BCKGRND</u>			<u>2026</u> <u>BCKGRND</u>		
														<u>+ AM PROJ</u>			<u>+ PM PROJ</u>		
														<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>
N River Rd	E of Broadway	124654	2,500	3,400	6	5.26%	173	247	B	0.20	2%	1	1	248	B	0.21	248	B	0.21
	W of Broadway	124650	2,800	3,600	6	4.28%	183	245	B	0.20	3%	1	2	247	B	0.20	247	B	0.20
Joel Blvd	S of SR 80	305	8,200	11,000	6	5.02%	564	757	C	0.46	5%	2	3	759	C	0.46	760	C	0.46
SR 80 (Palm Beach Blvd)	E of Hickey Creek Rd	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	75%	34	41	1,599	B	0.43	1,606	B	0.43
	E of Site	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	25%	11	14	1,576	B	0.42	1,579	B	0.42
	E of Broadway	120006	17,700	23,500	6	4.84%	1,179	1,565	B	0.42	20%	9	11	1,574	B	0.42	1,576	B	0.42
	E of Joel Blvd	120086	14,600	21,000	6	6.25%	1,053	1,515	B	0.41	15%	7	8	1,522	B	0.41	1,523	B	0.41
Broadway Ave	N of SR 80	231	4,900	5,700	14	2.00%	292	336	D	0.45	5%	2	3	338	D	0.46	339	D	0.46

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors

TABLES 5A
REZONING LOS ANALYSIS

**TABLE 5A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 MPD**

TOTAL PROJECT TRAFFIC AM =	182	VPH	IN =	79	OUT=	103	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	274	VPH	IN=	153	OUT=	121	120006	0.095	0.528
							120086	0.095	0.528
							124654	0.095	0.535
							124650	0.095	0.535
							305	0.095	0.540
							231	0.095	0.540

										2021		2027				2027			2027		
		LCDOT PCS OR BASE YR		2021	YRS OF	ANNUAL	PK SEASON	PK HR	PK HR	PK SEASON	PERCENT			BCKGRND		BCKGRND					
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C				
N River Rd	E of Broadway	124654	2,500	3,400	6	5.26%	173	260	B	0.22	2%	2	3	262	B	0.22	263	B	0.22		
	W of Broadway	124650	2,800	3,600	6	4.28%	183	256	B	0.21	3%	3	5	259	B	0.21	260	B	0.22		
Joel Blvd	S. of SR 80	305	8,200	11,000	6	5.02%	564	795	C	0.48	5%	5	8	800	C	0.49	803	C	0.49		
SR 80 (Palm Beach Blvd)	E of Hickey Creek Rd	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	75%	77	115	1,718	B	0.46	1,755	B	0.47		
	E of Site	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	25%	26	38	1,666	B	0.45	1,679	B	0.45		
	E of Broadway	120006	17,700	23,500	6	4.84%	1,179	1,641	B	0.44	20%	21	31	1,661	B	0.45	1,671	B	0.45		
	E of Joel Blvd	120086	14,600	21,000	6	6.25%	1,053	1,610	B	0.43	15%	15	23	1,625	B	0.44	1,633	B	0.44		
Broadway Ave.	N of SR 80	231	4,900	5,700	14	2.00%	292	343	D	0.46	5%	5	8	348	D	0.47	350	D	0.47		

¹ AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

² Current peak hour peak season peak direction traffic volumes for all roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors

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

c:\input5

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

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

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

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

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

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

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE 7**

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
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	
Class II (35 mph or slower posted speed limit)						Urbanized					
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	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent)						Auxiliary Lane + 1,000					
Non-State Signalized Roadways - 10%						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
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%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
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%		
BICYCLE MODE²						¹ 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)						² 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.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	150	390	1,000		* Cannot be achieved using table input value defaults.					
50-84%	110	340	1,000	>1,000		** 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.					
85-100%	470	1,000	>1,000	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE²											
(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							
BUS MODE (Scheduled Fixed Route)³											
(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							

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 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
----	-----		-----		-----	-----	-----	-----
2021	23500 C	E	12000	W	11500	9.50	52.80	15.00
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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0086 - SR-80/PALM BEACH BLVD, W OF HENDRY COUNTY LC358

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	21000 C	E	10500	W	10500	9.50	52.80	15.80
2020	20000 C	E	10000	W	10000	9.50	53.70	14.70
2019	18600 C	E	9300	W	9300	9.50	54.00	15.60
2018	17300 C	E	8600	W	8700	9.50	55.20	15.90
2017	16900 C	E	8400	W	8500	9.50	54.40	13.70
2016	15700 C	E	7800	W	7900	9.00	57.70	12.60
2015	14600 C	E	7300	W	7300	9.00	52.00	13.00
2014	13100 S	E	6600	W	6500	9.00	52.30	13.60
2013	12700 F	E	6400	W	6300	9.00	56.30	13.60
2012	12500 C	E	6300	W	6200	9.00	59.60	13.60
2011	13700 C	E	7000	W	6700	9.00	56.40	12.40
2010	12700 C	E	6200	W	6500	11.06	64.00	13.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4654 - C.R. 78, EAST OF BROADWAY STREET

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	3400 F	E 1700	W 1700	9.50	53.50	13.50
2020	3200 C	E 1600	W 1600	9.50	53.80	13.50
2019	2900 F	E 1400	W 1500	9.50	54.90	15.00
2018	2700 C	E 1300	W 1400	9.50	55.20	15.00
2017	2900 T	E 1400	W 1500	9.50	54.90	12.20
2016	2700 S	E 1300	W 1400	9.50	54.80	10.80
2015	2500 F	E 1200	W 1300	9.50	55.50	10.80
2014	2300 C	E 1100	W 1200	9.50	55.20	10.80
2013	2100 S	0	0	9.50	55.00	12.20
2012	2100 F	0	0	9.50	55.30	11.50
2011	2100 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
2021 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
----	-----	-----	-----	-----	-----	-----
2021	3600 T	E 1800	W 1800	9.50	53.50	13.60
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

**TRAFFIC DATA FROM LEE COUNTY
TRANSPORTATION DATA
MANAGEMENT SYSTEM**

LCPA Geo View

Florida Traffic Online

Traffic Count Database System

https://lee-public-m2soft.com/tdc/search.asp?loc=Lee&mode=

Bill Pay Sites

Governments

Continuing Educati...

Cogent Connection

Indiana shopping...

ITripGen Web-ba...

FSUITMSOnline : Tra...

Developments of R...

RaceTrac Project Trac

SupplyPro: Lennar...

McTrans Center >...

Other bookmarks

type	2	POINT
On HPMS		On HPMS
LRS ID		LRS Loc PL
SF Group	5	Route Type
AF Group		Route
GF Group		Active
Class Dist Grp		Category
Specs Class Grp		
WIM Group		
QC Group	Default	
Fract Class		Milepost
Located On	Broadway St	
Loc On Alias		
NORTH OF	PALM BEACH BLVD (SR 80)	

More Detail

STATION DATA

Directions: 2-WAY NB SB

AADT

Year	AADT	DRV-30	K %	D %	PA	BC	Src
2021	5 700						
2019	6 100	914	15				
2007	4 900						
2006	5 600						
2005	5 100						

1-5 of 8

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

VOLUME COUNT

Date	Int	Total
Thu 1/14/2021	15	5 892
Wed 1/13/2021	15	5 862
Tue 1/12/2021	15	5 681
Thu 1/17/2019	15	8 567
Wed 1/16/2019	15	6 379
Tue 1/15/2019	15	6 219
Thu 1/26/2006	15	6 112
Thu 2/10/2005	60	5 851
Thu 2/12/2004	60	6 319
Tue 2/4/2003	60	5 653

1-10 of 11

VOLUME TREND

Year	Annual Growth
2021	-3%
2019	2%
2007	-13%
2006	10%
2005	0%
2004	16%
2003	-8%

CLASSIFICATION

Date	Int	Total
------	-----	-------

No Data

PER VEHICLE

Date	Axles	B5th	Total
------	-------	------	-------

No Data

WEIGH-IN-MOTION

Date	Axles	Avg GVW	Total
------	-------	---------	-------

No Data

GAP

Date	Int	Total
------	-----	-------

Google

Location ID: 231
Located On: Broadway St NORTH OF PALM BEACH BLVD (SR 80)
Direction: 2-WAY
AADT: 5700 (2021)
[View Detail in a New Search](#)
[Go to Record in Current Search](#)

CALOOSA PRESERVE
Charleston Park

Keyboard shortcuts Map data ©2022 Google 500 m Terms of Use Report a map error

LCPA Geo View

Florida Traffic Online

Traffic Count Database System (

https://lee.public.ms2soft.com/tcds/tsearch.asp?loc=Lee&mod=

Bill Pay Sites

Governments

Continuing Educati...

Cogent Connection

Indiana shopping...

ITripGen Web-ba...

FSUTMSOnline : Tra...

Developments of R...

RaceTrac ProjectTrac

SupplyPro: Lennar...

McTrans Center >

Other bookmarks

LEE COUNTY

MS2

Traffic Count Database System (TCDS)

Home

ESMS

ELCS

ELDS

ESMS

NMDS

WDS

RLIV

Login

Locate

Locate All

Email This

Auto Locate OFF

List View

At Dirs

Record 144 1 of 1 Goto Record go

Location ID 305

MPO ID

Type SPOT

HPMS ID

On MHS

On HPMS

LRS ID

LRS Loc PL

SF Group 5

Route Type

AF Group

Route

GF Group

Active

Class Dist Grp

Category

Specs Class Grp

WBM Group

QC Group Default

Milepost

Funct Class

Located On Joel Blvd

Loc On Alias

SOUTH OF SR-80

More Detail

STATION DATA

Directions: 2-WAY NB SB

AADT

Year

AADT

DMV-30

K %

Q %

PA

BC

Src

2021

11,000

10

2020

10,900

1,036

10

2019

11,000

1,116

10

2018

9,200

1,030

11

2017

9,200

985

11

1-5 of 16

Travel Demand Model

Model Year

Model AADT

AM PIV

AM PPV

MD PIV

MD PPV

PM PIV

PM PPV

NT PIV

NT PPV

VOLUME COUNT

Date

Int

Total

Thu 1/14/2021

15

11,378

Wed 1/13/2021

15

10,960

Tue 1/12/2021

15

11,205

Thu 1/9/2020

15

11,674

Wed 1/8/2020

15

11,305

Tue 1/7/2020

15

10,700

Thu 1/17/2019

15

11,655

VOLUME TREND

Year

Annual Growth

2021

1%

2020

-1%

2019

20%

2018

0%

2017

5%

2016

7%

2015

8%

Google

Location ID: 305

Located On: Joel Blvd SOUTH OF SR 80

Direction: 2-WAY

AADT: 11000 (2021)

View Details in a New Search

Caloosahatchee River

Location

CHARLESTON PARK

Caloosahatchee River

1,600 (00)

1,900 (21)

19,400 (06)

2,500 (06)

600 (00)

Keyboard shortcuts

Map data ©2021 Google

500m

Terms of Use

Report a map error

2045 E+C NETWORK LANES
&
VOLUMES

N. River Rd

5403
1
5189

1920
1
1944

13063
2
13062

SR 80

Broadway St

12652
2
12651

7575

7812

17100
2
16848

16561
2
16514

11311

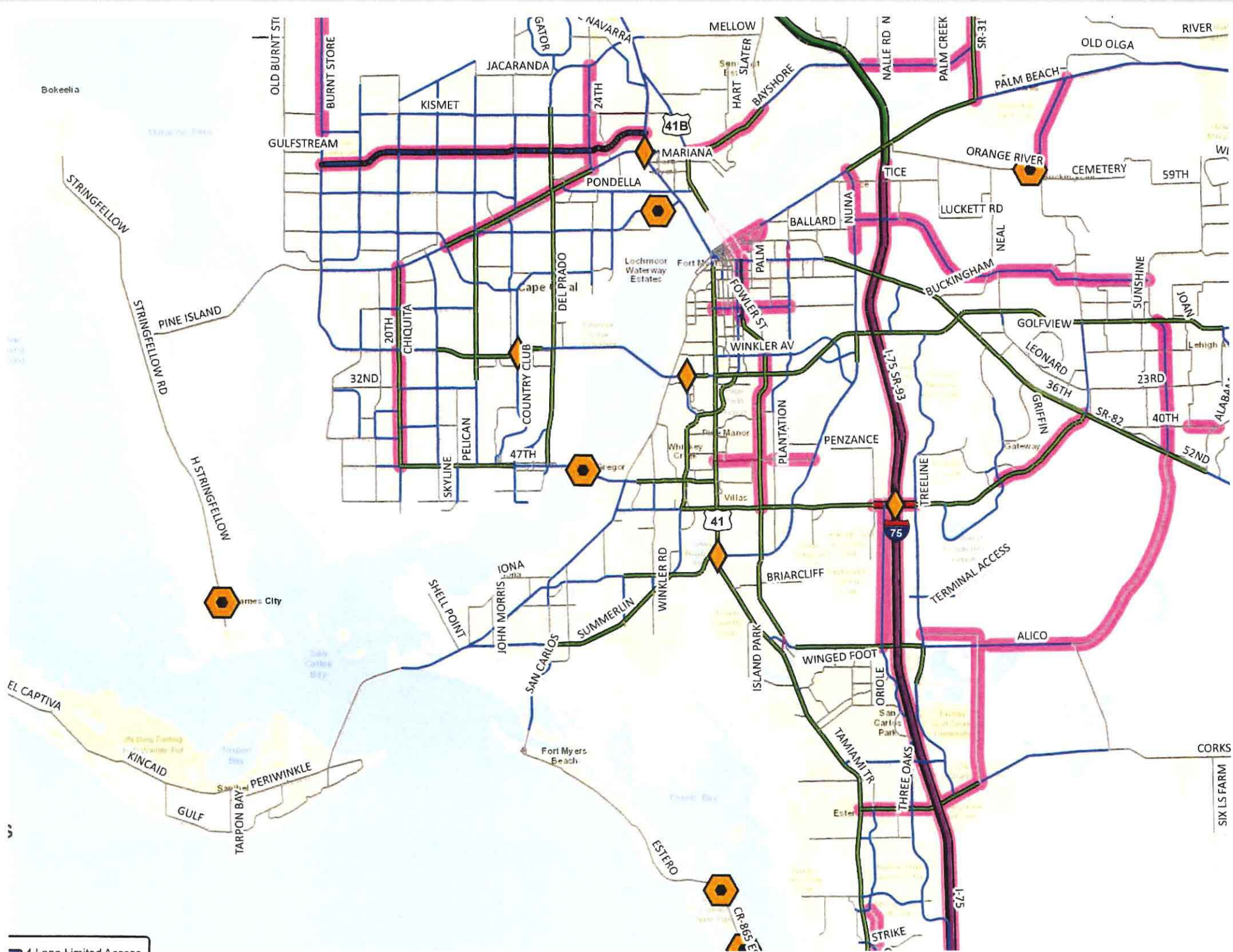
11502

Joel Blvd

2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

(Licensed to TR Transportation Consultants Inc.)

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



**LEE COUNTY MPO
2045 NEEDS PLAN**



HCS RESULTS
W. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

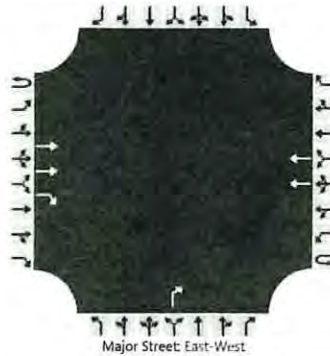
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	8/17/2022
Analysis Year	2027
Time Analyzed	AM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 RVPD

Site Information

Intersection	SR 80/W. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	W. Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1569	19			1755					12				
Percent Heavy Vehicles (%)												4				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.98				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.34				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												13				
Capacity, c (veh/h)												299				
v/c Ratio												0.04				
95% Queue Length, Q ₉₅ (veh)												0.1				
Control Delay (s/veh)												17.6				
Level of Service (LOS)												C				
Approach Delay (s/veh)									17.6							
Approach LOS									C							

HCS Two-Way Stop-Control Report

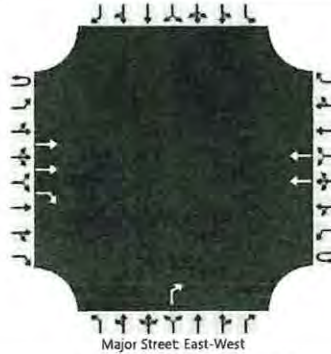
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	8/17/2022
Analysis Year	2027
Time Analyzed	PM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 RVPD

Site Information

Intersection	SR 80/W. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	W. Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1755	55			1569					15				
Percent Heavy Vehicles (%)												4				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.98				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.34				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												16				
Capacity, c (veh/h)												256				
v/c Ratio												0.06				
95% Queue Length, Q ₉₅ (veh)												0.2				
Control Delay (s/veh)												20.0				
Level of Service (LOS)												C				
Approach Delay (s/veh)									20.0							
Approach LOS									C							

HCS RESULTS
E. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	8/17/2022
Analysis Year	2027
Time Analyzed	AM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 RVPD

Site Information

Intersection	SR 80/E. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	East Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			1541	40	0	20	1678			77		14				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22				84		15				
Capacity, c (veh/h)						364				119		310				
v/c Ratio						0.06				0.71		0.05				
95% Queue Length, Q ₉₅ (veh)						0.2				3.8		0.2				
Control Delay (s/veh)						15.5				87.5		17.2				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)					0.2				76.7							
Approach LOS					A				F							

HCS Two-Way Stop-Control Report

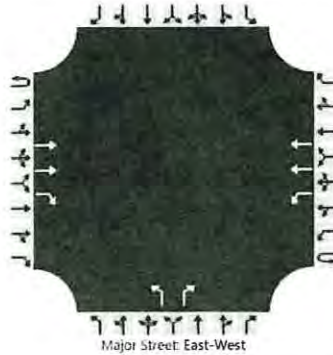
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	8/17/2022
Analysis Year	2027
Time Analyzed	PM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 RVPD

Site Information

Intersection	SR 80/E. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	East Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			1710	60	0	38	1478			91		15				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type Storage							Left Only								2	

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						41				99		16				
Capacity, c (veh/h)						303				97		269				
v/c Ratio						0.14				1.02		0.06				
95% Queue Length, Q ₉₅ (veh)						0.5				6.2		0.2				
Control Delay (s/veh)						18.7				177.5		19.2				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)							0.5				155.1					
Approach LOS							A				F					

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

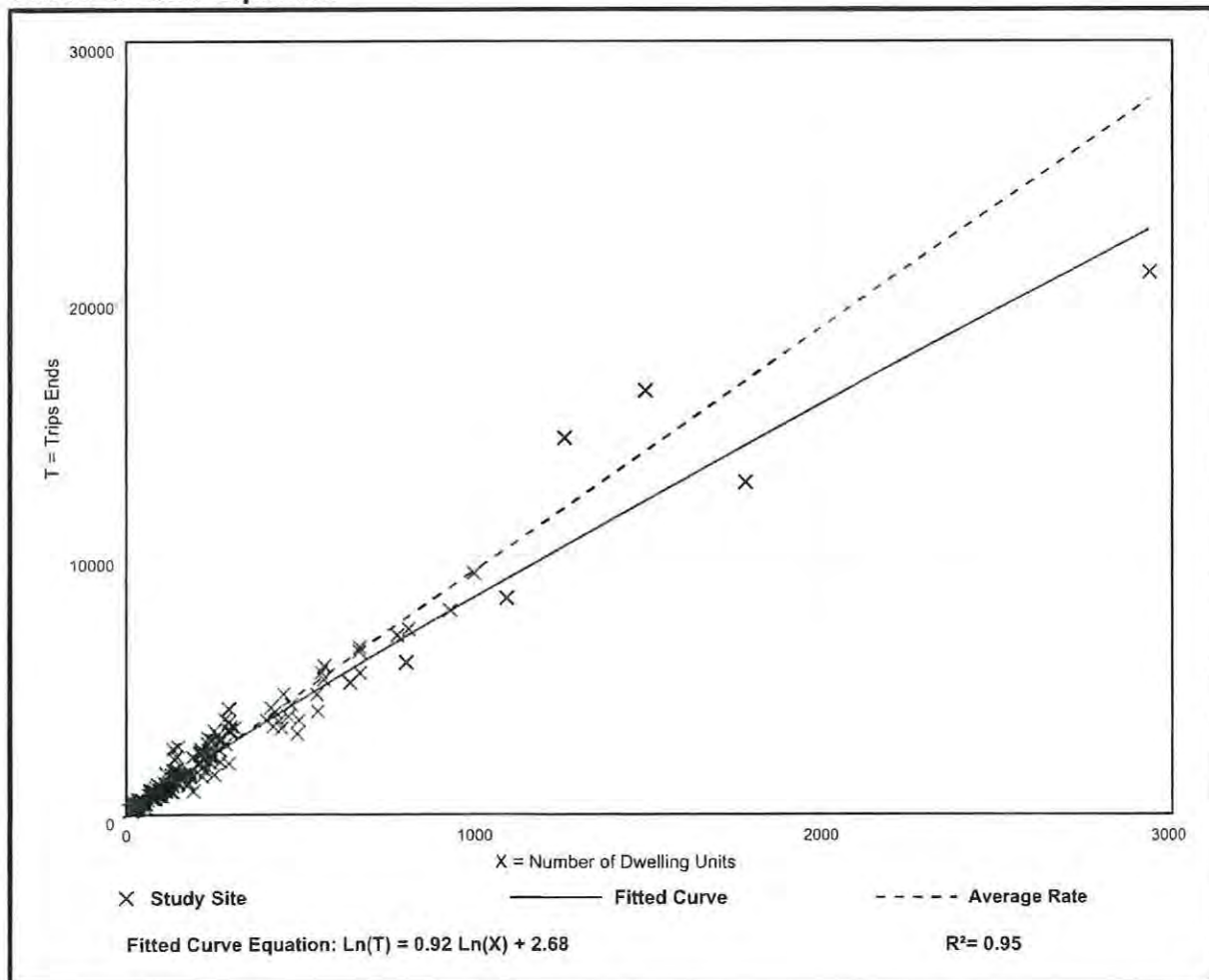
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

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: 192

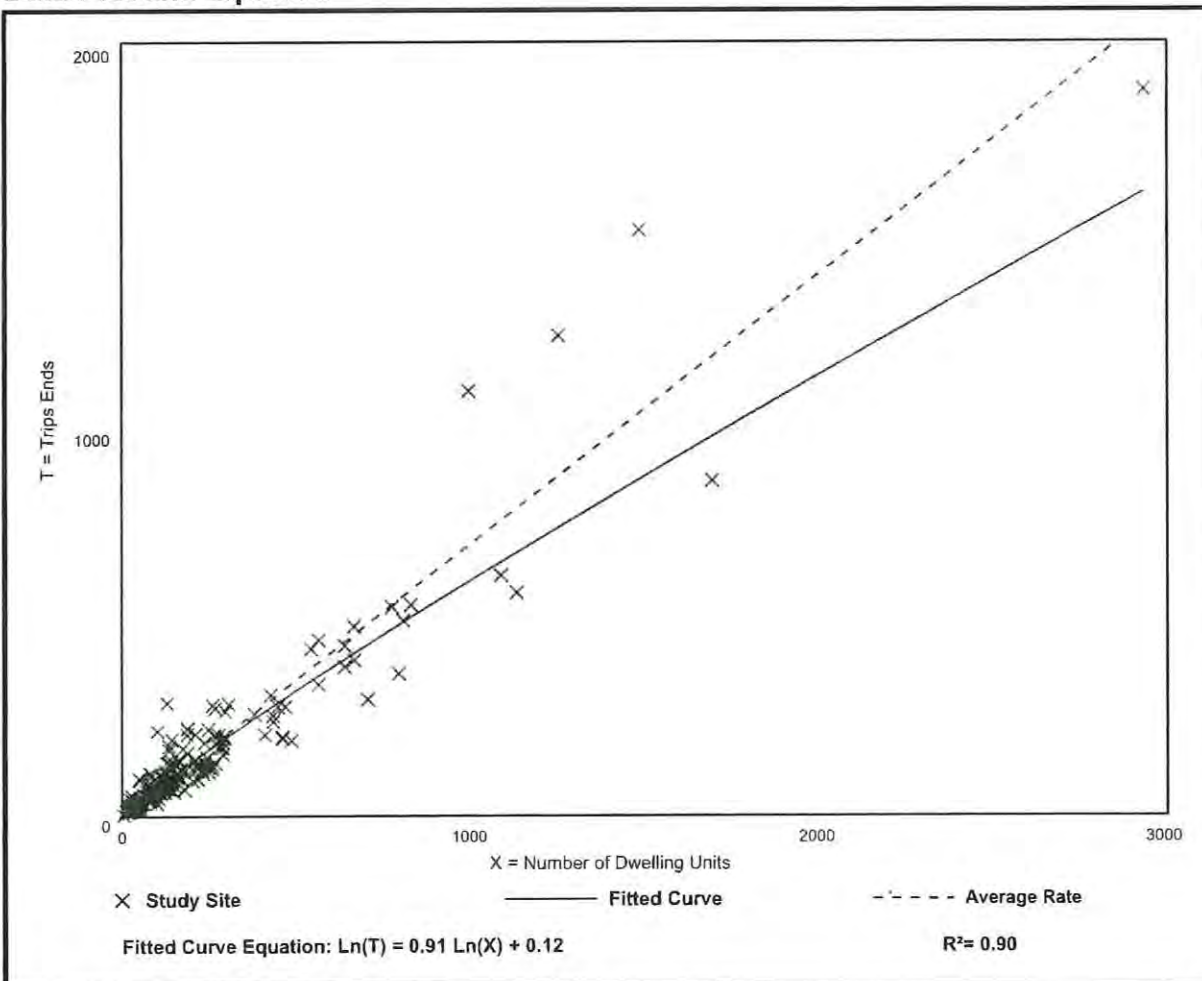
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

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: 208

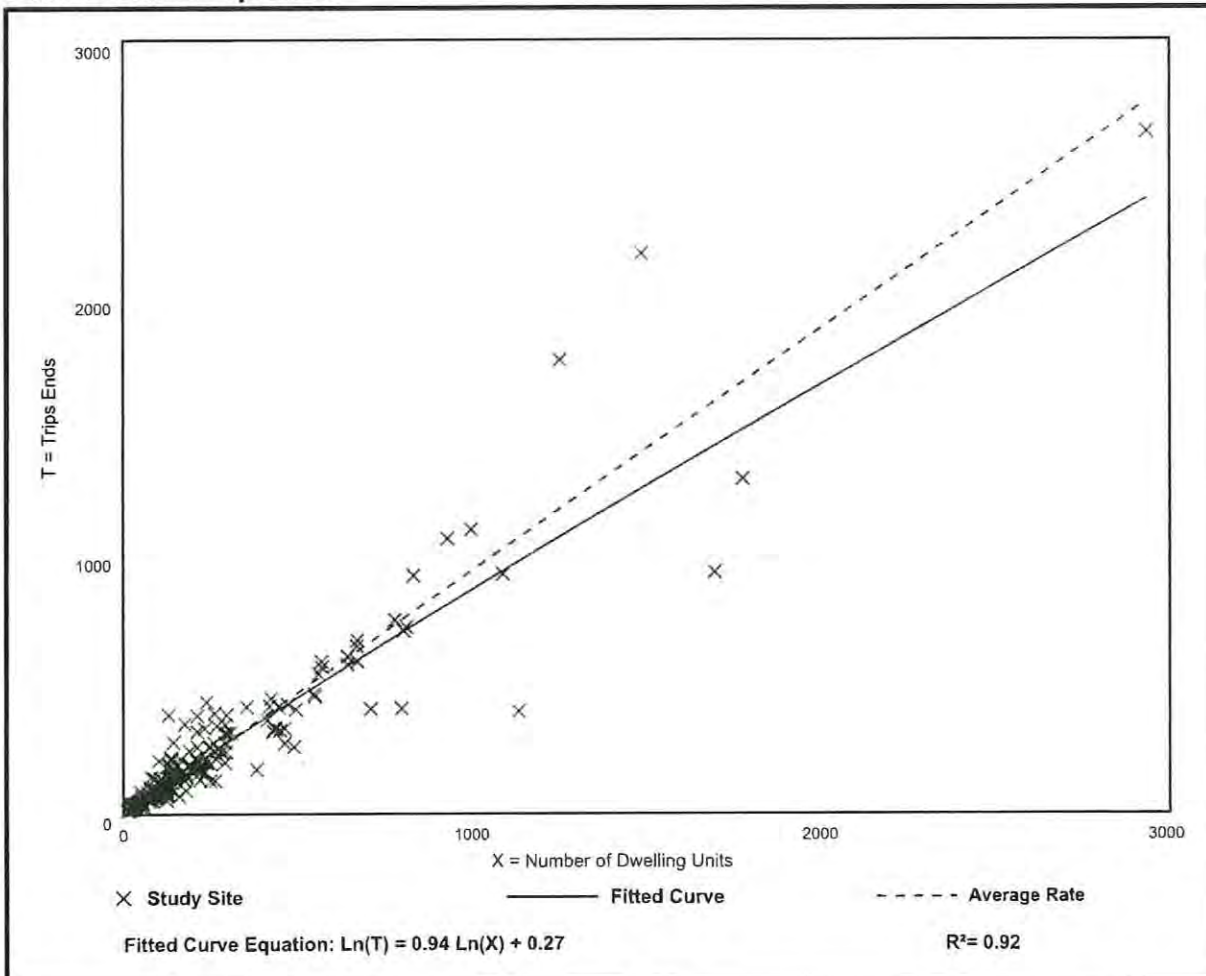
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

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: 4

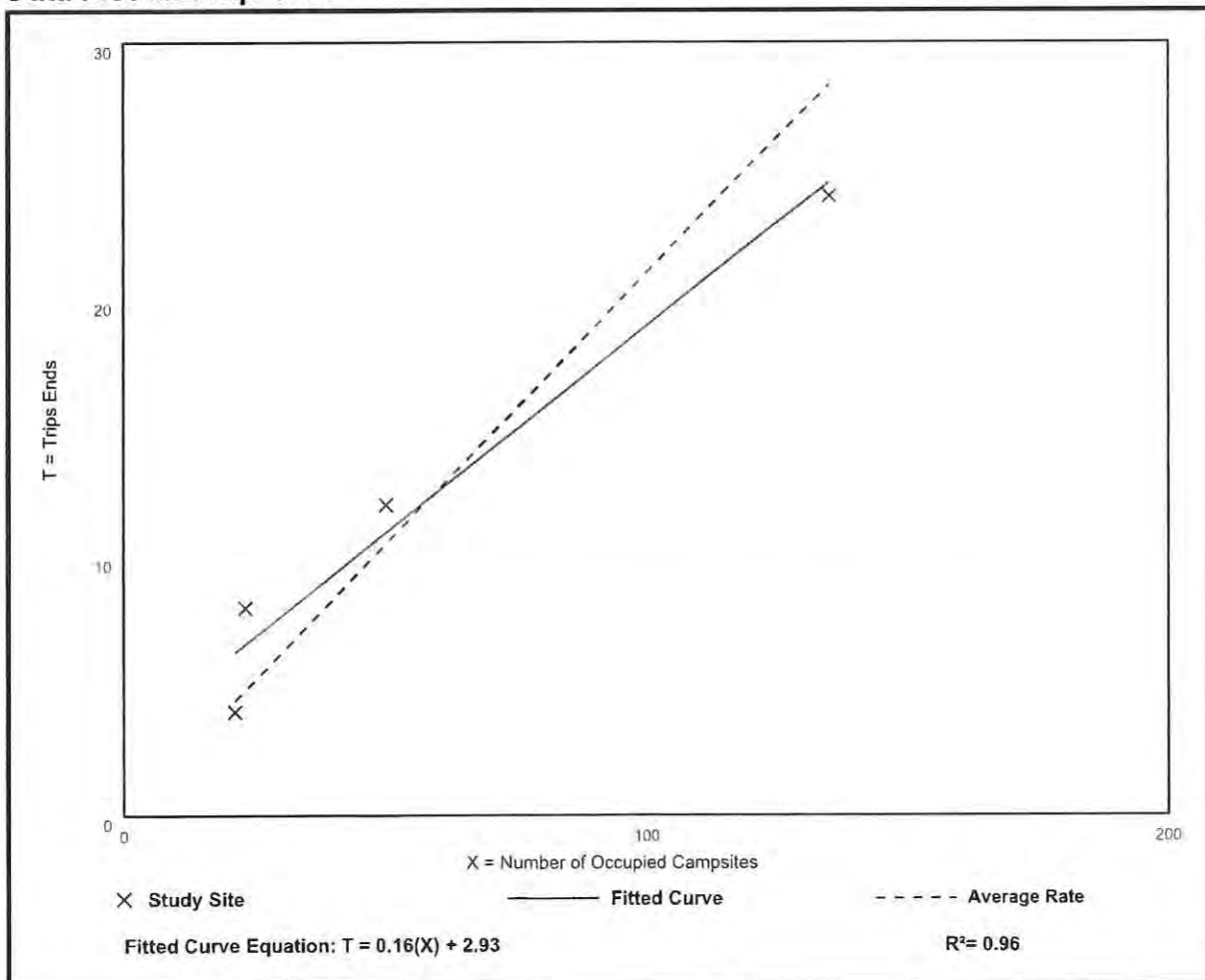
Avg. Num. of Occupied Campsites: 57

Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

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: 6

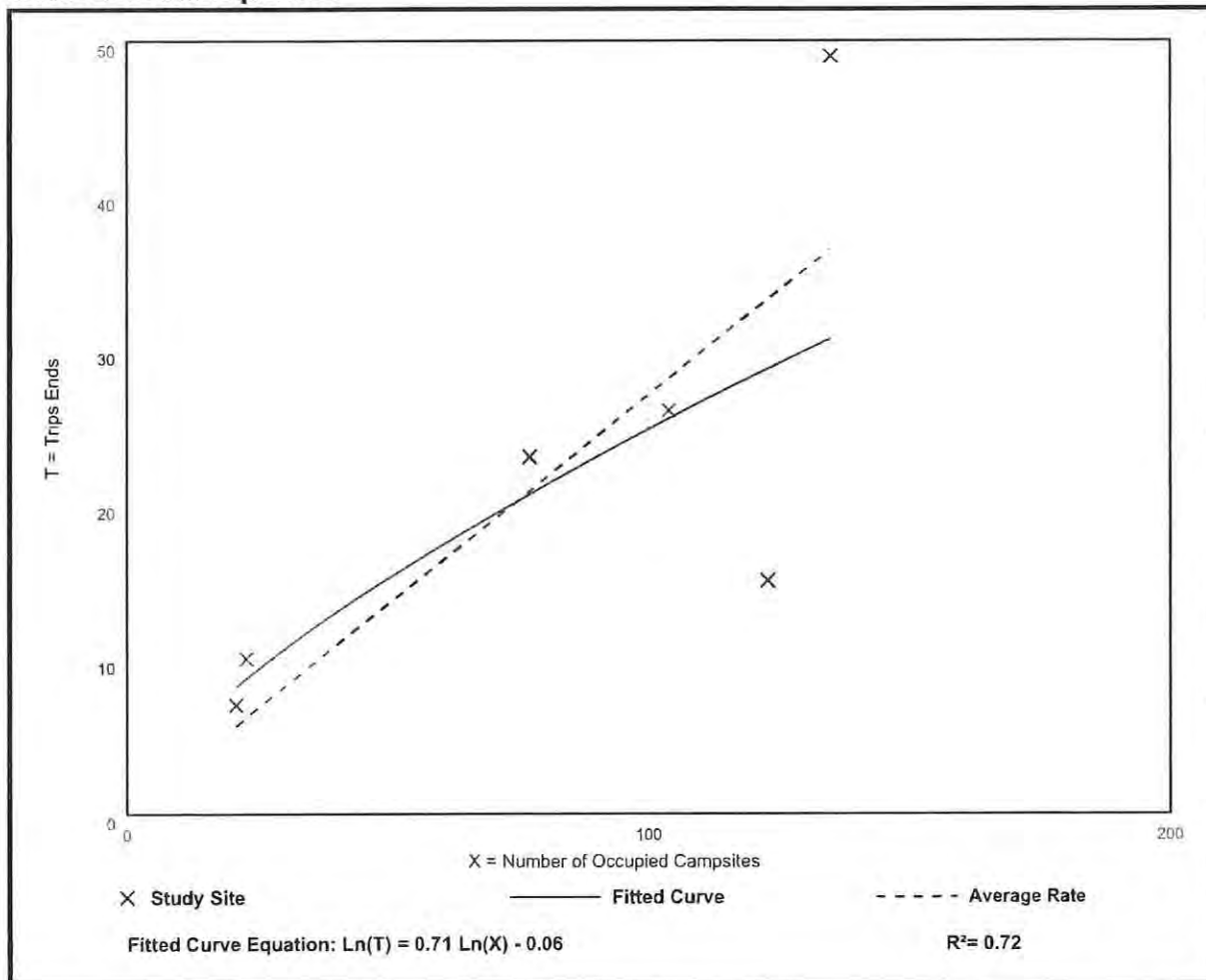
Avg. Num. of Occupied Campsites: 81

Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

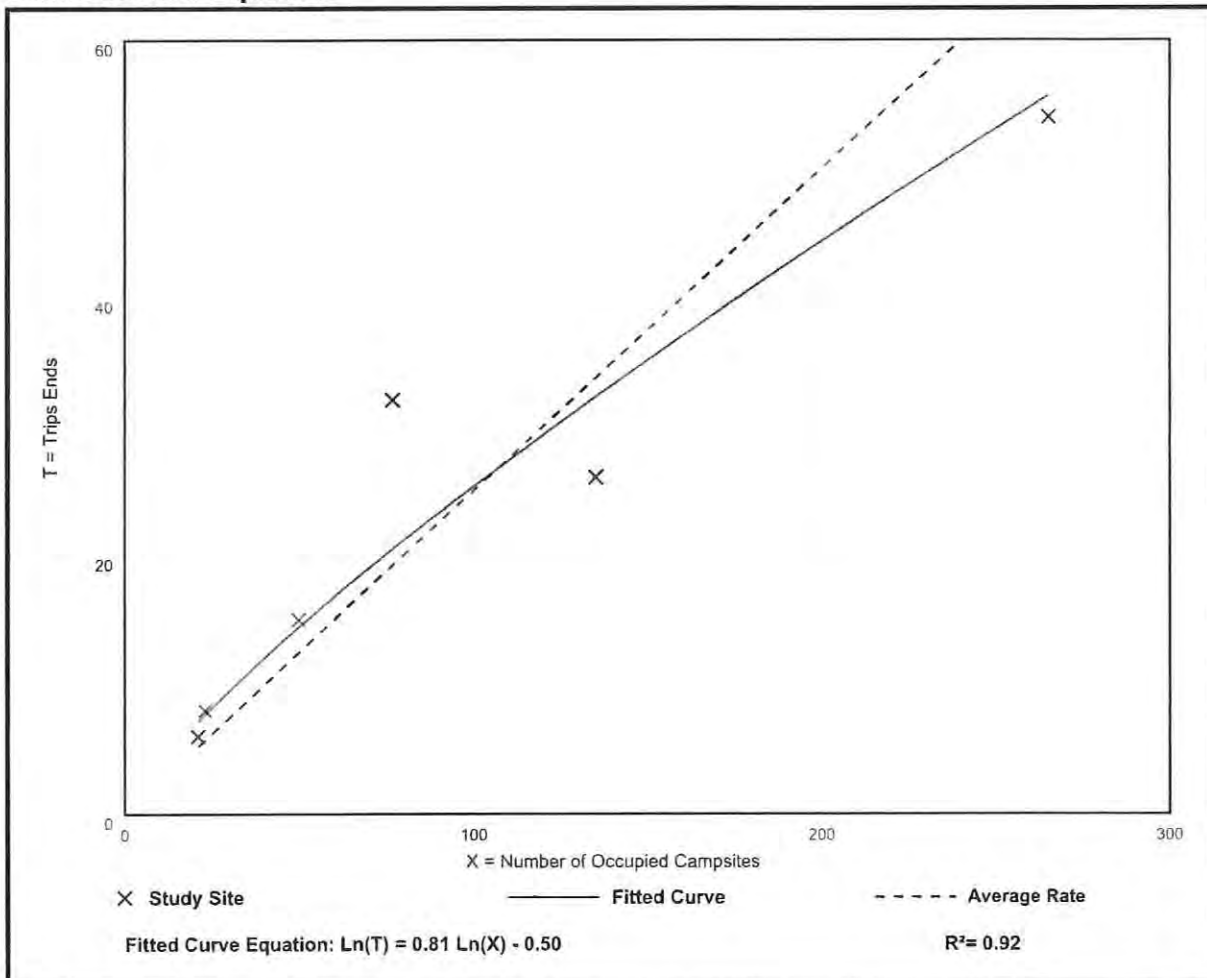
Avg. Num. of Occupied Campsites: 95

Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.42	0.09

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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

Setting/Location: General Urban/Suburban

Number of Studies: 4

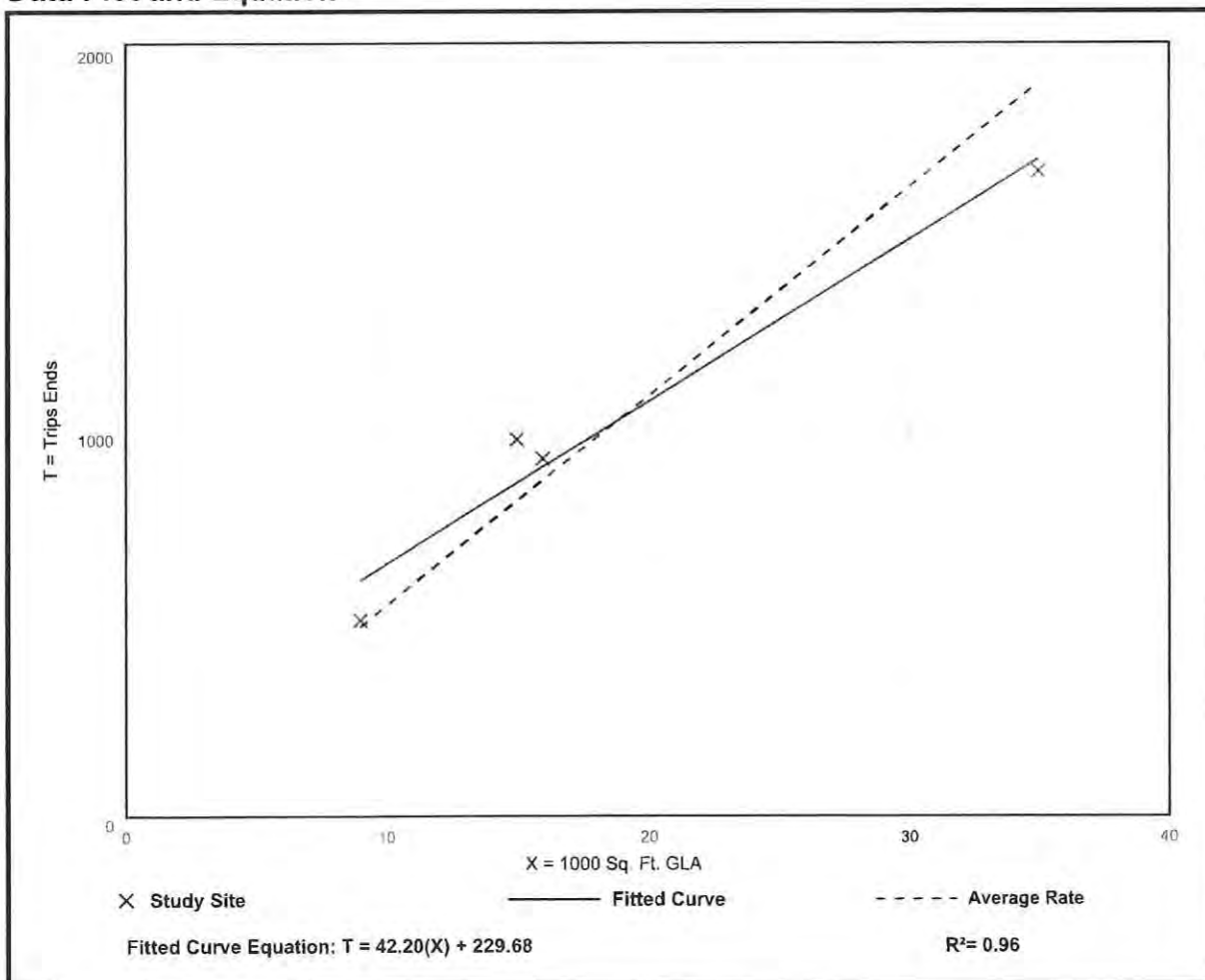
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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: 5

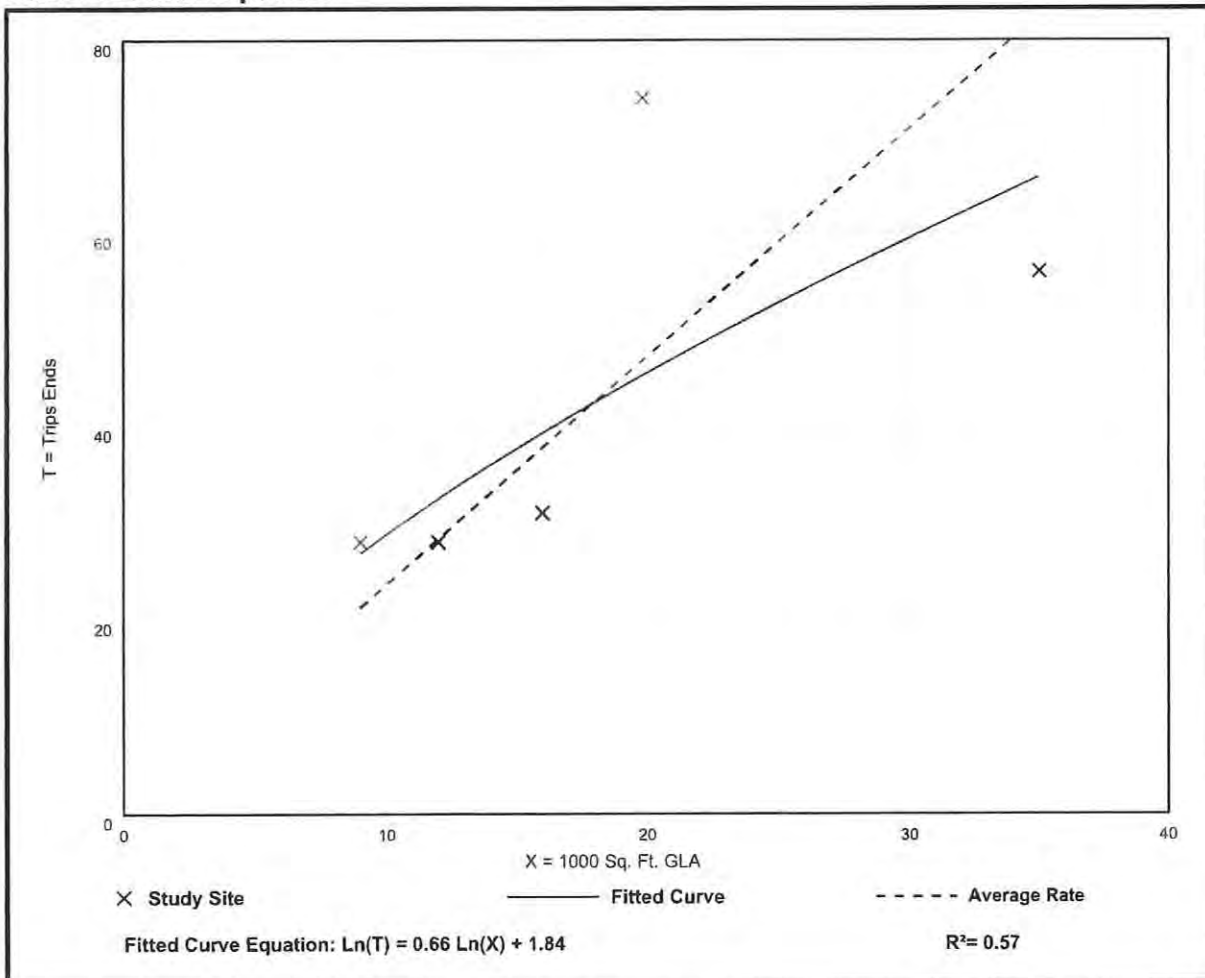
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

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: 25

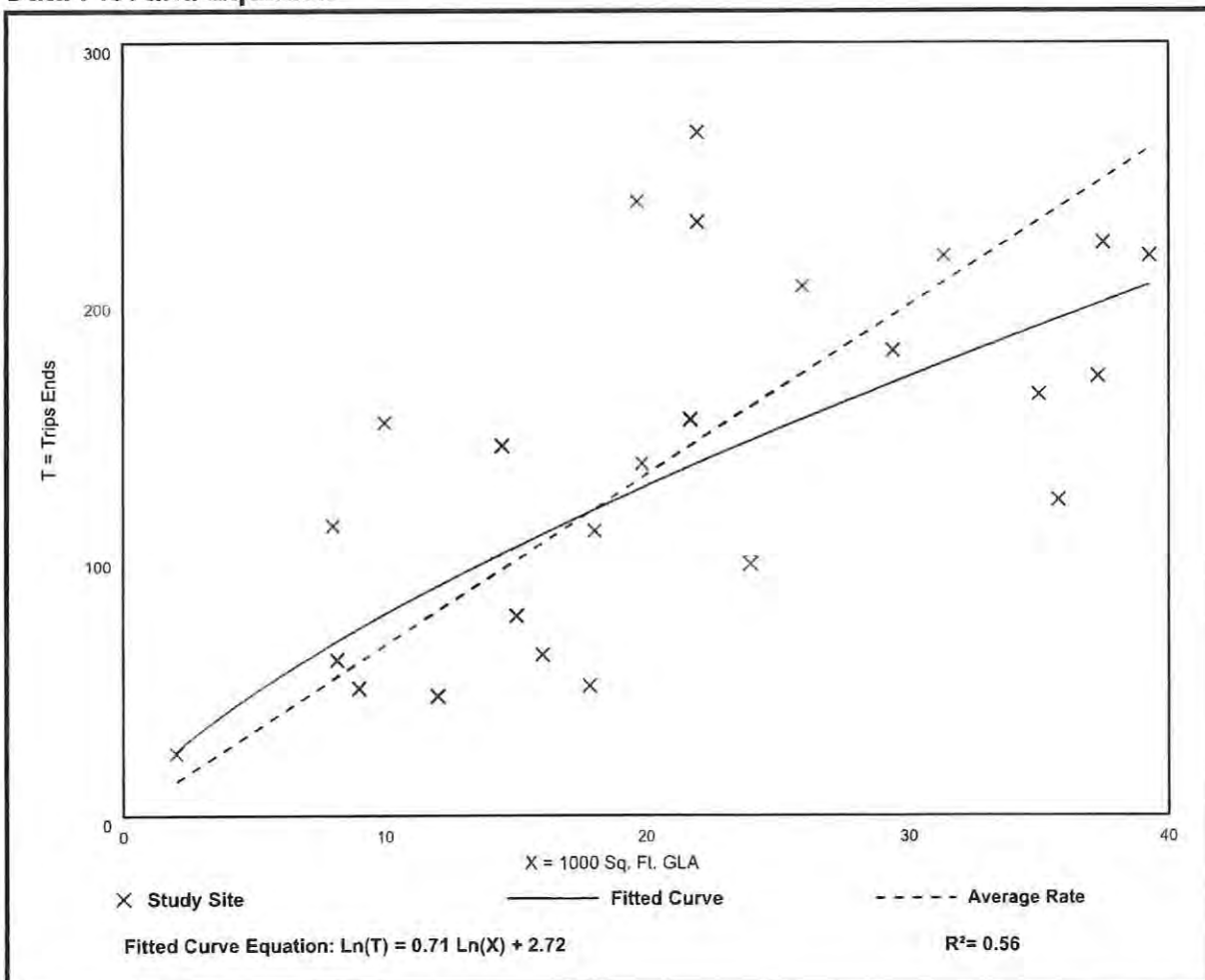
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



March 13, 2023

Ms. Rhea Lopes
RVi Planning
10150 Highland Manor Drive, Suite 450
Tampa, FL 33408

RE: Caloosa 80 Map & Text Amendments
CPA2022-00017 & CPA2022-00018

Dear Ms. Lopes:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the Comprehensive Plan Amendment traffic analysis prepared for the above application. The comments and TR Transportation's response to those comments are listed below for reference.

Transportation Comments:

7. *Bateman Road is a County maintained local road with a posted speed limit of 25 mph. Please update the information in TIS regarding Bateman Road.*

Bateman Road is not located in any right-of-way based on the Lee County Property Appraisers website. Regardless, the report was changed to reflect maintenance by Lee County. There is no posted speed limit on Bateman Road.

8. *Table 1A & 3A must be updated to reflect the following: North River Road is an arterial with a posted speed limit of 30 mph. Joel Boulevard is an arterial with a posted speed limit of 45 mph. Please use "Lee County Generalized Peak Hour Directional Service Volume" table to get the corresponding LOS volume data for these facilities. Similarly, the area type for SR 80 (Palm Beach Blvd.) is "Rural Developed". So, follow the "Uninterrupted Flow Highway – Developed Areas" section of the table titled "Generalized Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas and Developed Areas Less than 5,000 Population" (Table 9) for SR 80 LOS volume data.*

For North River Road, the data for Station 124654 – E. of Broadway, was collected in the 30 mph section and Table 3A and 4A have been revised to reflect this change. For the segment of North River Road west of Broadway, traffic data at Station 124650 was collected just east of Cemetery Road, where the posted speed limit is 45 mph. Both North

River Road from SR 31 to the Parkinson Road, a distance of approximately 9.6 miles, functions as a "Uninterrupted Flow Highway" per the definition contained in the Q/LOS Manual published by the Florida Department of Transportation. Similarly, Joel Boulevard, from SR 80 south to Alex Bell Boulevard, a distance of approximately 7.7 miles, also functions as an "Uninterrupted Flow Highway" per the definitions of the Q/LOS Manual. These are not arterials with signals at intersections disrupting the capacity of the corridor. No change to these two segments were made based on this information.

9. *Table 2A must be updated: "PK DIR PM PROJ TRAFFIC" appears to be incorrect as the highest one way trip count was not used.*

Acknowledged. Table 2A was revised to reflect the peak direction trips. See attached revised Table 2A.

10. *To analyze the short range impacts (5-year horizon), 2026 was considered as the projected year instead of 2027. It is advised to consider 2027 as the projected year.*

Acknowledged. The short range analysis in Table 4A was revised to reflect the year 2027.

11. *Please provide the 2045 FSUTMS model input file.*

The input file is the same input file the County has that can be obtained from the FDOT FSUTMS webpage. No modifications to the input file have been made. It can be obtained by going to the FDOT FSUTMS online webpage:

<https://www.fsutmsonline.net/Download/Login.aspx?module=6&entryid=1067>

If you have any additional questions, please do not hesitate to contact us.

Sincerely,



Ted Treesh, PTP
President

Attachments

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
CALOOSA 80 CPA

Revised 1-17-2023

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 54 OUT= 31

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	2045	PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION		PM PROJ	PEAK DIRECTION
		AADT		FDOT SITE #		TRAFFIC		FACTOR	2-WAY VOLUME		FACTOR	DIRECTION

* The K-100 and D factors were obtained from Florida Traffic Online resource and for Joel Blvd., Lee County Traffic County Database System

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - CALOOSA 80 CPA

Revised 1-17-2023

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME
N. River Rd	E. of Broadway	2LU	Arterial	0	0	330	710	780
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd	S. of SR 80	2LN	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
Broadway Ave	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas Table 9.

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
CALOOSA 80 CPA**

Revised 1-17-2023

				GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd.	E. of Broadway	2LU	Arterial	0	0	330	710	780
	E. of Cemetery Rd.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

- * Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
- * Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas Table 9.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 CPA**

TOTAL PROJECT TRAFFIC AM =	61	VPH	IN =	16	OUT=	45	FDOT Sta. #	K	D	Revised 1-17-2023
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31	120006	0.095	0.528	
							120086	0.095	0.528	
							124654	0.095	0.535	
							124650	0.095	0.535	
							305	0.095	0.540	
							231	0.095	0.540	

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR BASE YR	2021 ADT	YRS OF GROWTH. ¹	ANNUAL RATE	2021	2027		PERCENT				2027			2027					
						PK HR	PK HR	PK SEASON	V/C	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	BCKGRND		BCKGRND						
						PK SEASON	PEAK DIRECTION	Ratio					TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
						PEAK DIR. ²	VOLUME														
N River Rd	E of Broadway	124654	2,500	3,400	6	5.26%	173	260	C	0.37	2%	1	1	261	C	0.37	261	C	0.37		
	E of Cemetery Rd	124650	2,800	3,600	6	4.28%	183	256	B	0.21	3%	1	2	257	B	0.21	257	B	0.21		
Joel Blvd	S of SR 80	305	8,200	11,000	6	5.02%	564	795	C	0.48	5%	2	3	797	C	0.49	798	C	0.49		
SR 80 (Palm Beach Blvd)	E of Hickey Creek Rd	120006	17,700	23,500	6	4.84%	1,179	1,641	C	0.51	75%	34	41	1,674	C	0.52	1,681	C	0.52		
	E of Site	120006	17,700	23,500	6	4.84%	1,179	1,641	C	0.44	25%	11	14	1,652	C	0.44	1,654	C	0.44		
	E of Broadway	120006	17,700	23,500	6	4.84%	1,179	1,641	C	0.44	20%	9	11	1,650	C	0.44	1,652	C	0.44		
	E of Joel Blvd	120086	14,600	21,000	6	6.25%	1,053	1,610	C	0.43	15%	7	8	1,616	C	0.43	1,618	C	0.43		
Broadway Ave ,	N of SR 80	231	4,900	5,700	14	2.00%	292	343	D	0.46	5%	2	3	345	D	0.47	345	D	0.47		

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors

July 10, 2023

Ms. Rhea Lopes
RVi Planning
10150 Highland Manor Drive, Suite 450
Tampa, FL 33408

RE: Caloosa 80 Map & Text Amendments
CPA2022-00017 & CPA2022-00018

Dear Ms. Lopes:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the Comprehensive Plan Amendment traffic analysis prepared for the above application. The comments and TR Transportation's response to those comments are listed below for reference.

Transportation Comments:

1. *Please provide the source for the response, "For the segment of North River Road west of Broadway, traffic data at Station 124650 was collected just east of Cemetery Road." As per the FDOT Traffic data sheet, Station 124650 pertains to the North River Road (any segment) from East of SR 31 to Broadway Street. However, in accordance with Lee County AC 11-1 and Lee County's GIS data, North River Road (East or West of Broadway Street) is a County Maintained Minor Arterial (not an Uninterrupted Flow Highway) with a posted speed limit of 30 mph. Similarly, Joel Blvd. is a principal arterial with a posted speed limit of 45 mph as per Lee County AC 11-1 and Lee County's GIS data. The applicant is required to update tables 1A, 2A, 3A, and 4A using the corresponding LOS volume data for these facilities from 'Lee County Generalized Peak Hour Directional Service Volumes.'*

Attached is an aerial photo illustrating the location of County Station 124650, which is approximately 3,000 west of the 30 mph speed limit zone on Broadway Avenue. The Level of Service analysis on North River Road west of Broadway Avenue is not intended for the short 3,000 foot segment that is posted at 30 mph between Broadway Avenue and the 45 mph speed limit sign but the approximately 9.6 mile segment that operates as a Uninterrupted Flow Highway to S.R.31. Similarly, Joel Boulevard south of S.R 80 operates as an Uninterrupted Flow Highway from a Level of Service perspective, even though it is designated as Principal Arterial. There are no traffic signals that disrupt

traffic flow that would require the use of any other service volumes. The definitions are clear and are not dependent on the classification of the roadway.

2. *SR 80 (Palm Beach Blvd) is a state-maintained principal arterial (signalized) located in the 'Rural Developed' area. The applicant must update tables 1A, 2A, 3A, and 4A by utilizing the corresponding LOS volume data for this facility from the 'State Signalized Arterials' section of table 9 from 'FDOT 2020 Quality/ level of Service Handbook*

The Level of Service Thresholds for SR 80 are taken from Table 9 from the FDOT Q/LOS Manual. The volumes utilized for the SR 80 segments are for Uninterrupted flow Highways as there are no traffic signals on these segments along SR 80 for more than 2 miles, meeting the clear definition as defined by FDOT for a Uninterrupted Flow Highway. This is NOT a signalized arterial.

3. *As the project site is vacant, to evaluate short-range impacts (5-year horizon), the trips generated from table 3 (for proposed land use) must be employed to calculate the AM/PM project traffic. Consequently, table 4A must be updated accordingly.*

This is an analysis of the impacts of the CHANGE in the Comprehensive Land Use Plan. The analysis examines the CHANGE of the land use, therefore, the traffic analysis also analyzes the CHANGE in the traffic. The Short Term analysis analyzes the CHANGE that will occur as a result of the requested land use change, which is the trip generation illustrated in Table 4 of the TIS, not Table 3. No changes were made to the Short Term analysis.

If you have any additional questions, please do not hesitate to contact us.

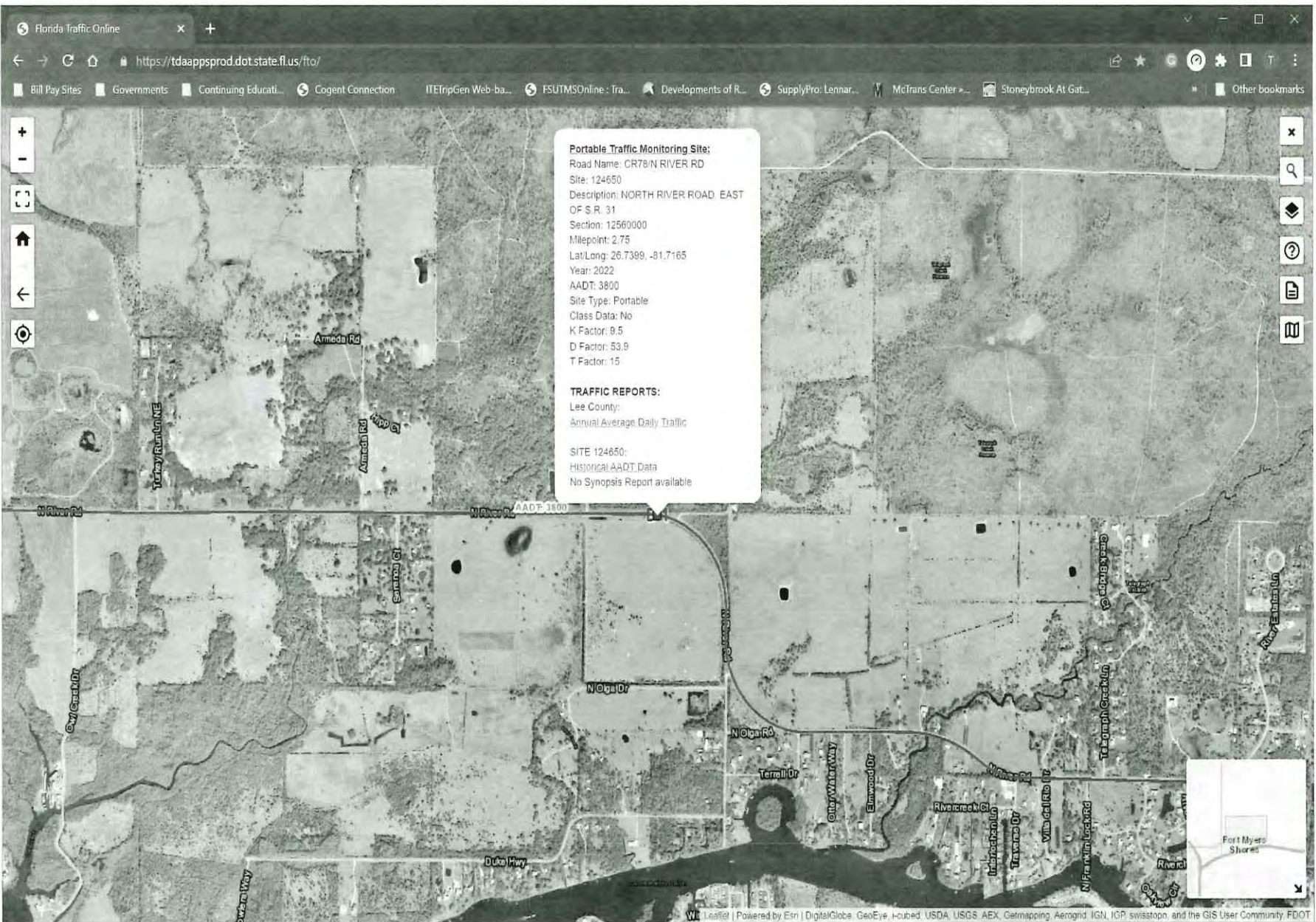
Sincerely,



Ted Treesh, PTP
President

Attachments

K:\2022\04 April\11 Caloosa 80 Rezoning 3.0\Sufficiency\Round 2\7-10-2023 CPA Sufficiency.doc





Letters of Service Availability



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

September 12, 2022

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Dr, Ste 220
Tampa FL 33610

Re: Letter of Service Availability – Caloosa 80

Ms. Lopes,

I am in receipt of your letter requesting a Letter of Service Availability for a group of parcels called Caloosa 80. The property consists of 3 STRAP numbers south of State Road 80 near the intersection of Bateman Road. The project is proposed to include 783 RV units and 30,000 square feet of commercial uses, with a proposed residential population of 2,020.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location 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 primary ambulance for this location is Medic 11, located 8.4 miles west. This location is not able to meet existing service standards for the proposed development, as required in County Ordinance 08-16. The paramedic stationed at the Alva Fire Department does not change this calculation, as the measurement in ordinance is arrival of an ambulance.

It is our opinion that the service availability for the proposed development of this property is not adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety



Brandon S. Kuhn, Fire Chief

September 1, 2022

Rhea Lopes
Project Manager
RVI Planning + Landscape Architecture
10401 Highland Manor Dr, Suite 220
Tampa, FL 33610

RE: Caloosa 80 - Comprehensive Plan Amendment
Letter of Service Available

Dear Rhea Lopes,

Please accept this correspondence as documentation that the Alva Fire Control & Rescue Service District can provide fire protection and EMS non-transport services to the parcels listed below which falls within the boundaries of our Fire District.

The following three parcels (STRAP numbers) are within the geographical boundaries of the Alva Fire Control & Rescue Service District:

1. 29-43-27-00-00005.0000
2. 29-43-27-00-00012.0060
3. 30-43-27-00-00001.0190

The district may request a Fire Department Service Delivery Concurrency Evaluation, Ch. 15 of the Florida Fire Prevention Code, NFPA 1. Also, a pressurized water supply for fire protection.

Please feel free to contact me if you have any questions or concerns.

Respectfully,

Brandon Kuhn, Fire Chief

2660 Styles Road Alva, Florida 33920

Office: (239) 728-2223

Fax: (239) 728-2231

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

May 11, 2022

Rhea Lopes
RVi Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

Ms. Lopes,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request to change the Future Land Use designation of three parcels totaling 192.3+/- acres along Palm Beach Boulevard at its intersection with Bateman Road.

The proposed Large-Scale Comprehensive Plan Map and Text Amendments would change the properties' Future Land Use designation from Urban Community and Rural to Urban Community and Sub-Outlying Suburban. It also would allow for a maximum of 794 dwelling units and 30,000 SF of commercial. The property would be added to the Lee County Utilities, Future Water Service Areas.

This proposed change will not impact our Agency's ability to provide law enforcement services to this community. Services will be provided from our East District offices in Lehigh Acres. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink that reads "Stan Nelson".

Stan Nelson
Director, Planning and Research



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

Kevin Ruane
District One

May 18, 2022

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
County Hearing Examiner

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

RE: Caloosa 80
Request for Letter of Service Availability

Ms. Lopes,

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

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

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 planning action does not trigger relevant Lee County Land Development Code.

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 jpuente@leegov.com.

Sincerely,

Jorge J. Puente

Jorge J Puente, Transit Service Planner
Lee County Transit



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

May 12, 2022

Rhea Lopes
Project Manager
RVI Planning + Landscape Architecture
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

**Re: Caloosa 80 – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Miss Lopes,

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,316 acres of regional parks and 295 acres of community parks

Available Capacity – 7,064 acres of regional parks and 832 acres of community parks

Please feel free to contact me directly at (239) 533-7428 or ARegnaert@leegov.com if you have further questions.

Sincerely,

Armand Regnaert
Senior Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

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

May 18, 2022

Rhea Lopes

RE: Caloosa 80

Dear Rhea Lopes:

This letter is in response to your request for concurrency review dated March 31, 2022 for the subject property in Caloosa 80 in regard to educational impact. This project is located in South choice Zone.

This development is a request for 794 mobile housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 0 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

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

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

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER
OWNER/AGENT RVI Planning + Landscape Architecture
ITEM DESCRIPTION Rezoning

LOCATION Caloosa 80
ACRES 192.00
CURRENT FLU
CURRENT ZONING MPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
		794

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		0.00
0.071	0.028		0.00
0.077	0.03		0.00
Source: Lee County School District, September 8, 2018 letter			

CSA SCHOOL NAME 2022/23

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
14,234	14,026	208	0	208	99%	
7,293	6,912	381	0	381	95%	
9,536	8,492	1,044	0	1044	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, District Planning Specialist



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

May 12, 2022

Cecil L. Pendergrass
District Two

RVI Planning + Landscape Architecture

Ray Sandelli
District Three

Attn: Rhea Lopes, Project Manager
10401 Highland Manor Dr, Suite 220
Tampa, FL 33610

Brian Hamman
District Four

Frank Mann
District Five

Subject: Caloosa 80 – Comprehensive Plan Amendment

Roger Desjarlais
County Manager

Letter of Service Availability (Revised Request)

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Dear Ms. Lopes:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 794 dwelling units for Caloosa 80 LLP located along Palm Beach Boulevard (SR 80), at its intersection with Bateman Road 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

April 15, 2022

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

Rhea Lopes
RVI Planning + Landscape Architecture
10401 Highland Manor Dr., Suite 220
Tampa, FL 33610

**RE: WATER AND SANITARY SEWER AVAILABILITY
Caloosa 80
Strap #s: 29-43-27-00-00005.0000, 29-43-27-00-00012.0060, and
30-43-27-00-00001.0190**

Dear Ms. Lopes:

The subject parcels are not located within Lee County Utilities Future Water and Sewer Service Areas as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Sanitary Sewer mains are about 3.5 miles west of the parcel on Palm Beach Blvd. Water mains are available about 2.25 miles west on Palm Beach Blvd. In order to provide service to the parcel, developer funded system enhancements such as line extensions are required.

Lee County Utilities presently has sufficient capacity to provide water and sewer service. Availability of water and sewer service is contingent upon final acceptance of the infrastructure constructed by the developer. Upon completion and final acceptance of this project, sewer service is provided by the CFM Central Water Reclamation Facility. Water service is provided by the North Lee County and Olga Water Treatment Plants.

This letter is not a commitment to serve, but only an availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability of water and sewer service is for comprehensive plan amendment purposes only.

Sincerely,


Nathan Beals, PMP
Senior Manager
(239) 533-8157
LEE COUNTY UTILITIES

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Rhea Lopes

From: Beals, Nathan <NBeals@leegov.com>
Sent: Wednesday, May 18, 2022 10:19 AM
To: Rhea Lopes
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

I was just going to draft a new letter but the letter I provided in April doesn't specify flows. I don't think an update is needed unless you want today's date on it.

Let me know.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Rhea Lopes <rlopes@rviplanning.com>
Sent: Wednesday, May 18, 2022 9:32 AM
To: Beals, Nathan <NBeals@leegov.com>
Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability
Importance: High

Good morning Nathan,

Hope you are doing well. I was writing to follow up regarding this request. We are looking to submit our application to the County soon and would appreciate receiving your response as soon as possible.

Please let me know if you need any further information.

I greatly appreciate your time.

Thank you,
Rhea Lopes
Project Manager

RVI Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

From: Rhea Lopes
Sent: Wednesday, May 11, 2022 3:55 PM
To: Beals, Nathan <NBeals@leegov.com>
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Good afternoon Nathan,

Hope you are doing well. I am writing to request for an updated Letter of Service Availability for this project. We have made minor updates to the proposed project based on discussions with Lee County staff and updated information available for the site. The details are included in the attached request.

The main changes to the request include:

- Update to the project area from 194.86 to 192.3 acres.
- Update to the maximum number of dwelling units from 798 to 794 based on the change in acreage and corresponding population estimate change.
- Increase commercial entitlements from 20,000 SF to 30,000 SF, to submit a rezoning request to Mixed Use Planned Development (MPD).

Please let me know if any questions or if you need any additional information. I appreciate your time and look forward to hearing from you.

Thank you,
Rhea Lopes
Project Manager

RVI Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

From: Beals, Nathan <NBeals@leegov.com>
Sent: Friday, April 15, 2022 1:37 PM
To: Rhea Lopes <rlopes@rviplanning.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

Sorry for the delay, yesterday got away from me.

Let me know if you have any questions.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Rhea Lopes <rlopes@rviplanning.com>

Sent: Thursday, April 14, 2022 12:45 PM

To: Beals, Nathan <NBeals@leegov.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability

Thank you Nate, I appreciate it.

Rhea Lopes

Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

From: Beals, Nathan <NBeals@leegov.com>

Sent: Thursday, April 14, 2022 12:43 PM

To: Rhea Lopes <rlopes@rviplanning.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Caloosa 80 - Utilities Letter of Service Availability

Rhea,

Thank you for the reminder, I'll get this done this afternoon.

Thanks,



Nathan Beals | Planning and New Development Manager

Lee County Utilities

1500 Monroe St., First Floor, Fort Myers, FL 33901

office: (239) 533-8157

cell: (239) 822-3050

email: nbeals@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Rhea Lopes <rlopes@rviplanning.com>

Sent: Wednesday, April 13, 2022 5:00 PM

To: Beals, Nathan <NBeals@leegov.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: [EXTERNAL] RE: Caloosa 80 - Utilities Letter of Service Availability

Good afternoon Nate,

Hope you are doing well. I am writing to follow up on this letter of service availability request. Please let me know if you need any further information.

Thank you,

Rhea Lopes

Project Manager

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

607.216.2390 Mobile • 813.443.8282 Main

www.rviplanning.com

From: Keyes, Pamela <PKeyes@leegov.com>

Sent: Thursday, March 31, 2022 10:17 AM

To: Beals, Nathan <NBeals@leegov.com>; Rhea Lopes <rlopes@rviplanning.com>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: FW: Caloosa 80 - Utilities Letter of Service Availability

Good morning,

I've copied Nate Beals on this email for his review.

Pam

Pam Keyes, P.E.
Lee County Utilities | p: 239-533-8544



From: Rhea Lopes <rlopes@rviplanning.com>
Sent: Thursday, March 31, 2022 9:53 AM
To: Keyes, Pamela <PKeyes@leegov.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: [EXTERNAL] Caloosa 80 - Utilities Letter of Service Availability

Good morning Ms. Keyes,

Please find attached a request for Lee County Utilities Letter of Service Availability. This is in reference to a project, Caloosa 80, located along SR 80 in Lee County. The Property Owner is filing a Comprehensive Plan Map Amendment. Specific details are included in the attached request.

Please let me know if you need any additional information. I appreciate your time.

Thank you,
Rhea Lopes
Project Manager

RVi Planning + Landscape Architecture
10401 Highland Manor Dr, Suite 220 • Tampa FL 33610
607.216.2390 Mobile • 813.443.8282 Main
www.rviplanning.com

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Proposed Text Changes

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

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	93	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2338	2,431	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

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

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653



Caloosa 80 CPA & MPD Rezone Community Meeting Summary

Caloosa 80, LLP (Applicant) and their consultant team hosted a public information meeting at the Alva Community Center, 21471 N River Rd., Alva, FL 33920, at 7:00 p.m., on Tuesday, December 13, 2022, and a follow up meeting on Tuesday, February 14, 2023, as part of the Alva, Inc. monthly meeting. The meetings were held for the proposed Comprehensive Plan Amendment and Mixed Use Planned Development rezone applications, CPA2022-00018 and DCI2022-00062, respectively.

Alexis Crespo (Agent) and Stan Whitcomb (Applicant) welcomed attendees, introduced the project, and, together with the Applicant and consultant team, presented a PowerPoint presentation attached as Exhibit "D".

The Applicant explained the proposed development will include 783 RV units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. The proposed accessory "casitas" were explained. It was noted the preserve areas were strategically placed along the perimeter of the project to maintain the views of native vegetation from SR 80 and adjacent lands. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Concern regarding increased density of RVs and the number of RV projects in the vicinity
- Questions regarding the "class" of RVs to ensure the project would not be low-income.
- Concern regarding park models or trailers within the project, to which the Applicant confirmed park models are not requested
- Concern regarding traffic generated by the proposed increase in RVs
- Concern that extending Lee County Utilities to the site will open the door to more intense development in Alva.
- The request was made to consider preservation in the SW corner of the site adjacent to the 20/20 preserve.
- Concern regarding protection of rural character and commercial uses located outside of the Alva core at SR 80 and Broadway.

At the following meeting on February 14th, the Applicant provided a more detailed PowerPoint presentation outlining the proposed project. It was noted that the RV lot count was reduced down to 700 RVs. More details were provided relating to the proposed neighborhood commercial component. Attendees were provided contact information and it was noted that multiple opportunities for public input remained through the public hearing process.



**Caloosa 80
CPA2022-00017 & DCI2022-00062
North Olga Community Meeting Summary**

Caloosa 80, LLP (Applicant) and their consultant team hosted a public information meeting at the corner of North River Road and North Olga Drive in Alva, FL 33920 (within the boundaries of the North Olga Community Planning Area boundaries), at 10:00 a.m., on Friday, January 19, 2024. The meeting was held for the proposed Comprehensive Plan Amendment and Mixed Use Planned Development rezone applications, CPA2022-00018 and DCI2022-00062, respectively. The meeting was advertised in the News Press as Exhibit A. Approximately 9 people were in attendance per the Sign In Sheet, Exhibit B.

Alexis Crespo (Agent) and Stan Whitcomb (Applicant) welcomed attendees, introduced the project, and presented the proposed Master Concept Plan and Comprehensive Plan Amendment attached as Exhibit C.

The Applicant explained the proposed development will include a maximum of 700 RV units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. The proposed accessory “casitas” were explained. It was noted the preserve areas were strategically placed along the perimeter of the project to maintain the views of native vegetation from SR 80 and adjacent lands. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Concern regarding increased density of RVs and the number of RV projects in the vicinity
- Questions regarding the “class” of RVs to ensure the project would not be low-income.
- Concern regarding traffic generated by the proposed increase in RVs
- Concern that extending Lee County Utilities to the site will open the door to more intense development in Alva.
- The request was made to consider preservation in the SW corner of the site adjacent to the 20/20 preserve.
- Concern regarding protection of rural character and commercial uses located outside of the Alva core at SR 80 and Broadway.

Attendees were provided contact information and it was noted that the Applicant will examine ways to address the comments in the plan.

PROOF OF PUBLICATION

DEFAULT
RVI Planning, Inc
28100 Bonita Grande DR # 305
Bonita Springs FL 34135-6221

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative 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 Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

01/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/11/2024


Legal Clerk


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KATHLEEN ALLEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC
INFORMATION MEETING**

DATE: Friday, January 19, 2024

TIME: 10:00 AM

ADDRESS: Intersection of River
Road/N. Olga Drive, Alva, FL 33920

In accordance with the Northeast
Lee County Community Require-
ments of the Lee County Land
Development Code, the Applicant,
Caloosa 80, LLP will be presenting
information to the public on the
following request:

The request is to rezone the 192+/-
acre Property from Recreational
Vehicle Planned Development
(RVPD) to Mixed Use Planned
Development (MPD) to allow for a
maximum of 700 RV lots, 30,000 SF
of commercial retail, private on-site
recreational uses, and supportive
infrastructure. The maximum build-
ing height is 35 feet. The site will
connect to centralized water and
sewer services. A companion
Comprehensive Plan Amendment
will include 93+/-acre of the subject
Property in the Sub-Outlying Subur-
ban future land use category, and
include the site on the Lee County
Future Water Services Area Map
(Map 4A) and the Future Sewer
Service Area Map (Map 4B).

For questions, please contact:

Alexis Crespo, AICP

RVI Planning + Landscape Archi-
tecture

28100 Bonita Grande Drive, Suite

305, Bonita Springs, FL 34135

(239) 850-8525 or acre-

spo@rviplanning.com

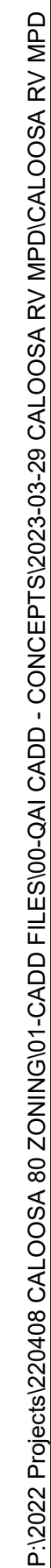
Jan. 11, 2024 #9725641

CALOOSA 80

NEIGHBORHOOD WORKSHOP
JANUARY 19, 2024

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Tom Mulling		
Cheri Mulling		cheri.m147e@aol.com
Steve Shattler		steven.shattler@myfwi.com
Derck Felder		
Denise Eberle		EEN150VCK@aol.com
Dwane Howdeshalot		Interlockin rare
John Whitehead		DTANW@CHITGROUP.NET

LOCATED IN SECTION 29 & 30, TOWNSHIP 43-S, RANGE 27-E, LEE COUNTY, FLORIDA

[illegible]

PROJECT SUMMARY:

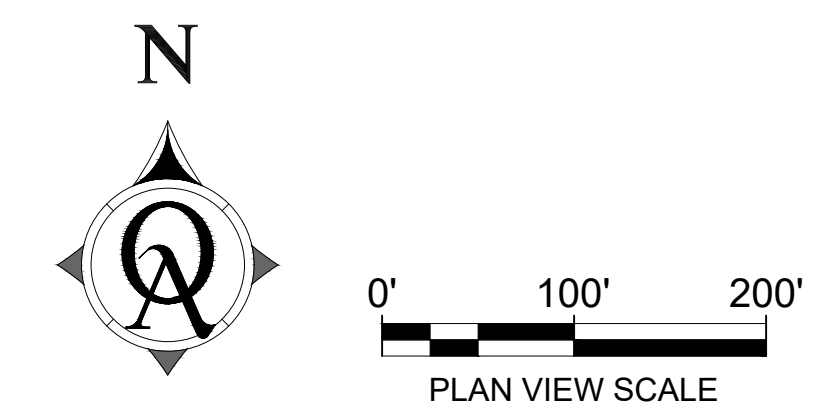
LAND USE	AREA
REQUIRED OPEN SPACE	
40% OF RPVD AREA = 40% OF 187.85 AC.	= 75.14 AC.
30% OF COMMERCIAL AREA = 30% OF 4.5 AC.	= 1.35 AC.
	76.49 AC.

PROVIDED OPEN SPACE = 79.89 AC.

COMMERCIAL TRACT WILL CONTAIN A MINIMUM OF 15% OF THE
REQUIRED COMMERCIAL OPEN SPACE (0.2 ACRES)

REQUIRED RECREATIONAL FACILITIES
= 250 SF X 185.85 AC.
= 46,962.5 SF.

- 1) THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
- 2) ALL ACREAGE/SQUARE FOOTAGE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
- 3) OPTIONAL TREATMENT PLANT WILL ONLY BE CONSTRUCTED IF CONNECTION TO LCU SEWER LINES IS NOT POSSIBLE

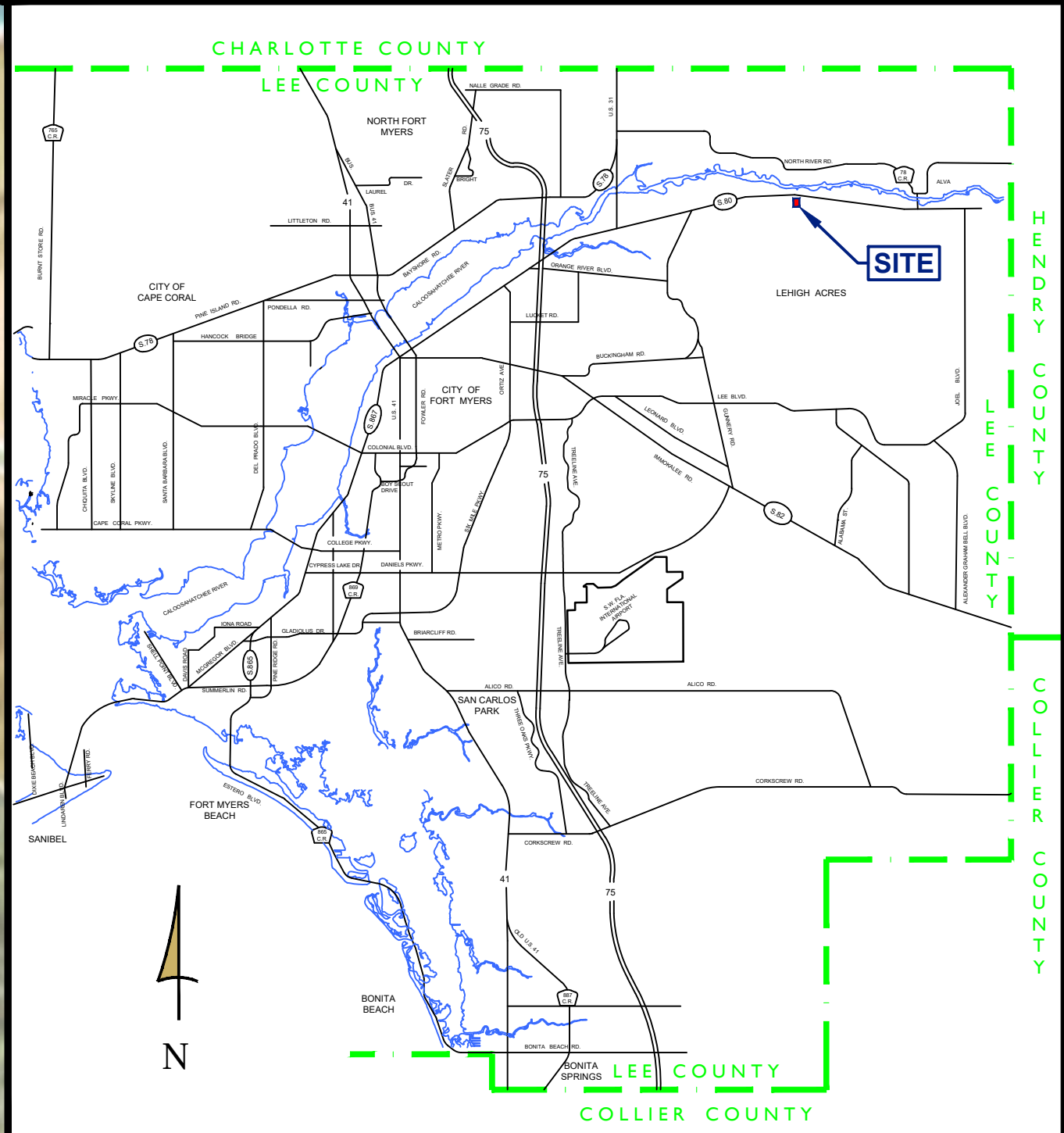
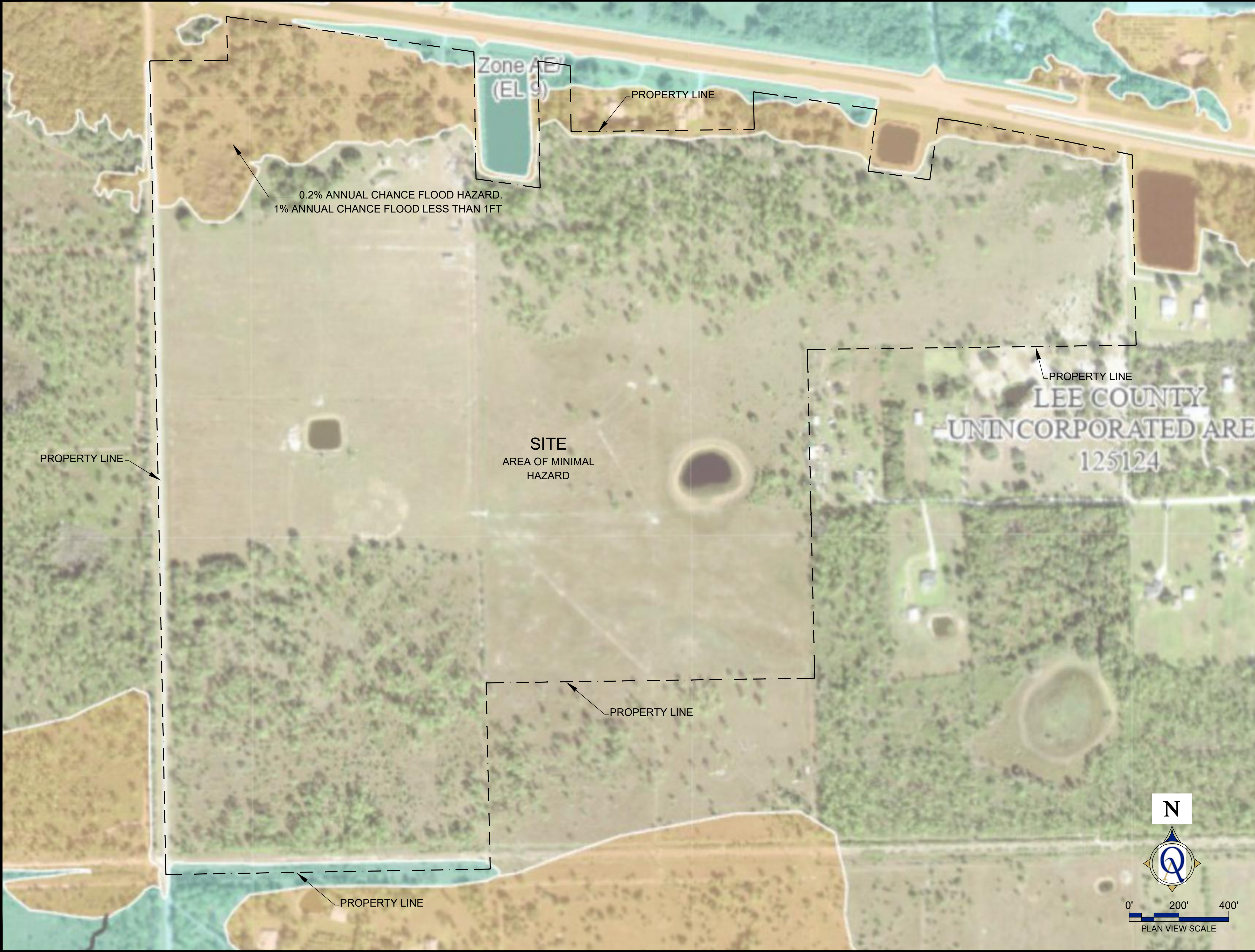


 **Quattrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-936-5222 | QAInc.net

CALOOSA 80 MPD

LOCATED IN SECTION 29 & 30, TOWNSHIP 43-S, RANGE 27-E, LEE COUNTY, FLORIDA

FEMA FLOODPLAIN EXHIBIT



LOCATION MAP (NOT TO SCALE)

FLOOD HAZARD INFORMATION

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

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

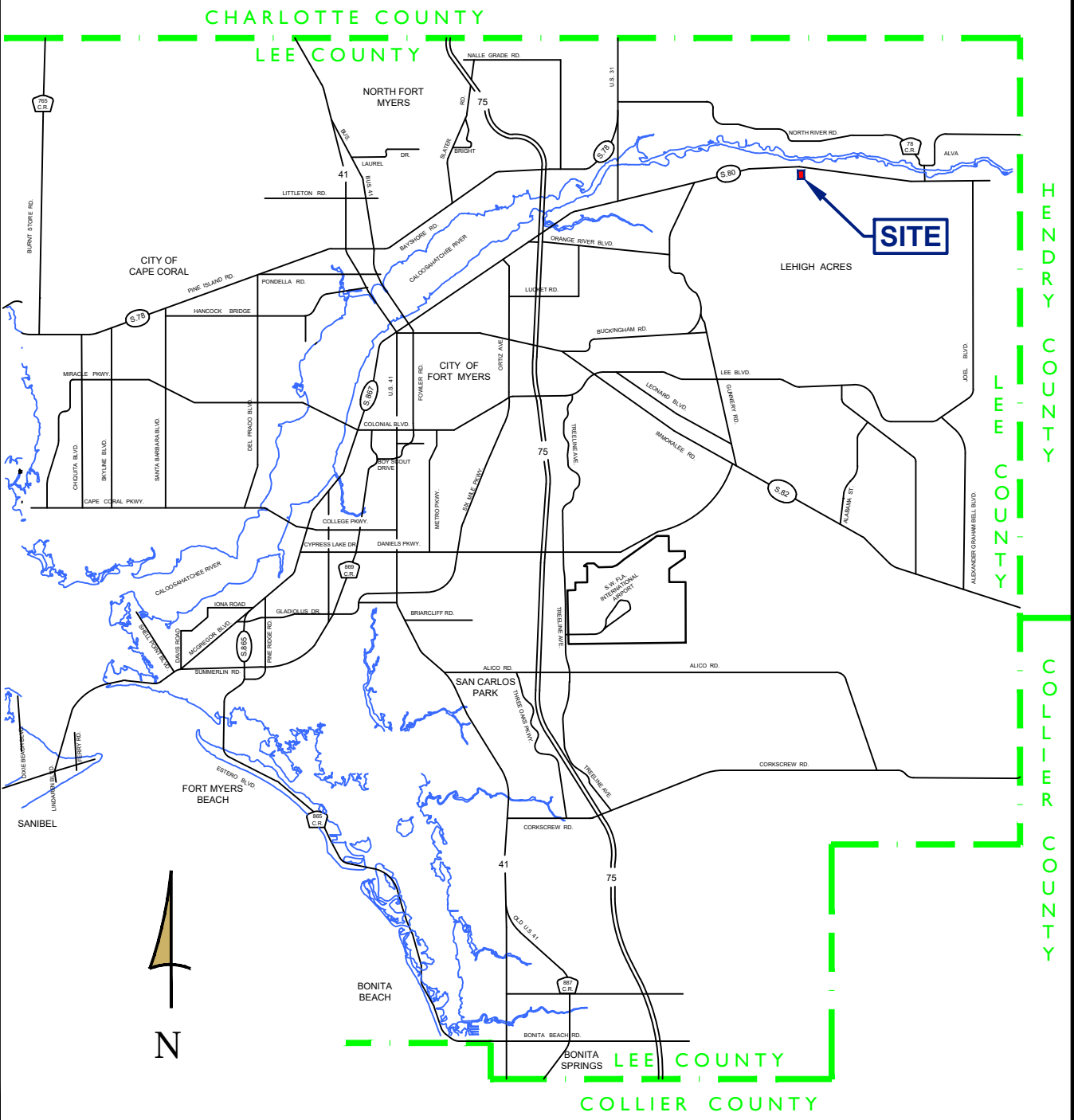
NOTE:
FEMA IMAGES EXTRACTED FROM MAP NUMBER 12071C0309G.
DATED NOV. 17th, 2022.

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CALOOSA 80 MPD

LOCATED IN SECTION 29 & 30, TOWNSHIP 43-S, RANGE 27-E, LEE COUNTY, FLORIDA

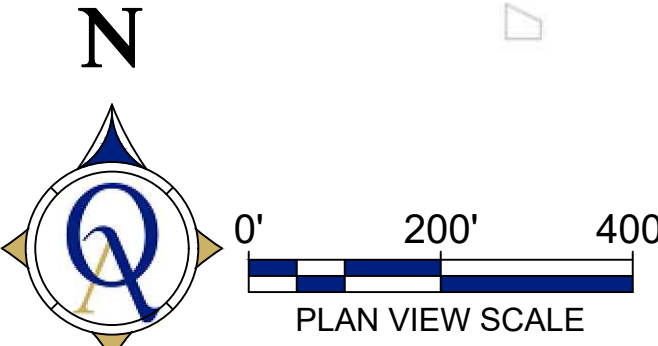
FLOOD INSURANCE MAP (FIRM) EXHIBIT



LOCATION MAP (NOT TO SCALE)

FIRM LEGEND:

- FIRM
 - VE
 - AE
 - AH
 - AO
 - A
 - X (shaded)
 - X
- Coastal Study - Floodway
- Coastal A - Preliminary
- Coastal Study - FIRM Panel
- City Limits
- FIRM Floodway
- FIRM - Zone A BFE (county determined)
- FIRM Panel



NOTE:
FIRM IMAGES EXTRACTED FROM LEEGIS.MAPS.ARCGIS.COM