

Kevin Ruane District One

Cecil L Pendergrass District Two

Ray Sandelli District Three

Brian Hamman District Four

Mike Greenwell District Five

Dave Harner, II County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing Examiner April 23, 2024

Donna Harris, Senior Plan Processor State Land Planning Agency Caldwell Building 107 East Madison – MSC 160 Tallahassee, FL 32399-4120

Re: Amendment to the Lee Plan Adoption Submission Package

Lee County 23-02ESR (CPA2021-00016)

Dear Ms. Powell,

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2021-00016 (River Hall). The amendment is as follows:

### CPA2021-00016 - River Hall:

Amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units. The subject property is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road.

Subsequent to transmittal of this amendment, the requested change to the future land use map was slightly revised. The modified request reduced the size of the amendment by  $\pm 42.18$  acres and reduces the number of additional dwelling units allowed by 55 units. Additional details on the revised request are included on page 10 of the Staff Report.

The Lee County Board of County Commissioners adopted Lee County Ordinance 24-09 for the Plan Amendment on April 17, 2024. As required by F.S. 163.3184(3)(c), the final action on this amendment was completed within the approved time frame, including two extensions granted by the Department of Commerce: one on July 10, 2023, and one on November 20, 2023.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Brandon Dunn, Manager Lee County Planning Section P.O. Box 398 Fort Myers, Florida 33902-0398 (239) 533-8585

Email: <u>bdunn@leegov.com</u>

Brander 2

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

Lee County Department of Community Development Planning Section

Brandon Dunn, Manager

Cc Case File

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Morgan Runion, AICP Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane Florida Department of State

Scott Sanders Florida Fish and Wildlife Conservation Commission

Vitor Suguri FDOT District One

Ms. Margaret Wuerstle Southwest Florida Regional Planning Council

Althea P. Jefferson, AICP South Florida Water Management District

## **LEE COUNTY ORDINANCE NO. 24-09**

(River Hall) (CPA2021-00016)

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

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

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

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

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

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

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

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

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

### SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

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

### SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

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

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

## SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

# SECTION FOUR: MODIFICATION

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

## SECTION FIVE: GEOGRAPHIC APPLICABILITY

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

## SECTION SIX: SEVERABILITY

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

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

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

## SECTION EIGHT: EFFECTIVE DATE

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

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

> Kevin Ruane Aye Cecil L Pendergrass Ave Raymond Sandelli Aye Brian Hamman Ave Mike Greenwell Absent

DONE AND ADOPTED this 17th day of April 2024.

ATTEST:

KEVIN C KARNES

CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA

SEAL SEAL

4-22-24

APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY

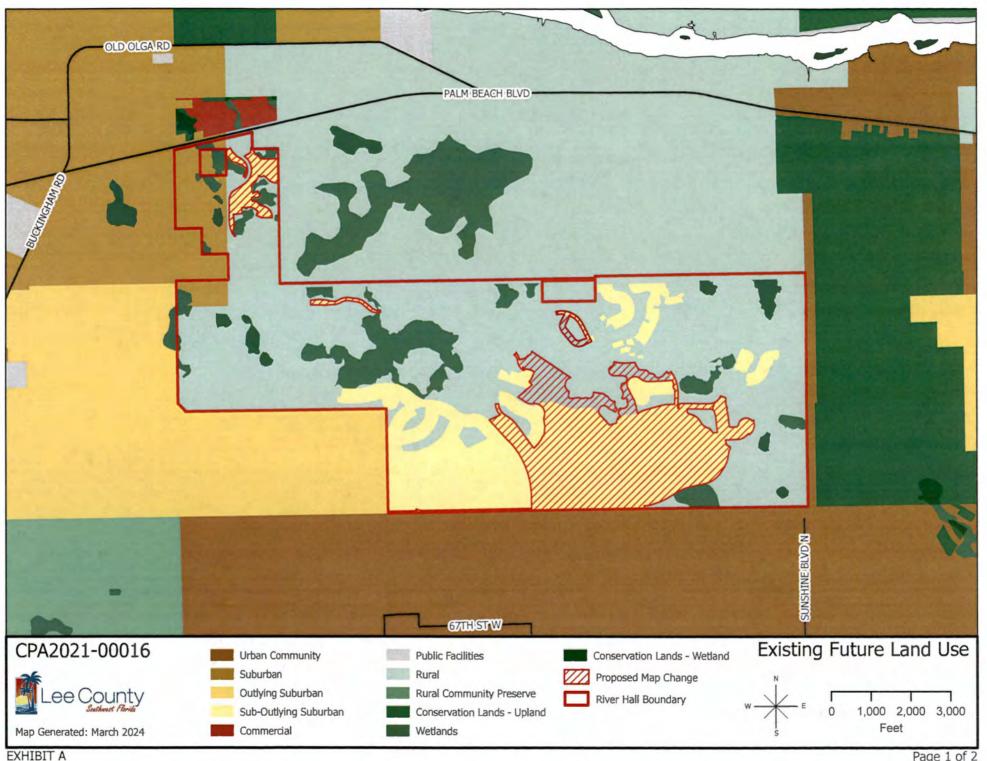
County Attorney's Office

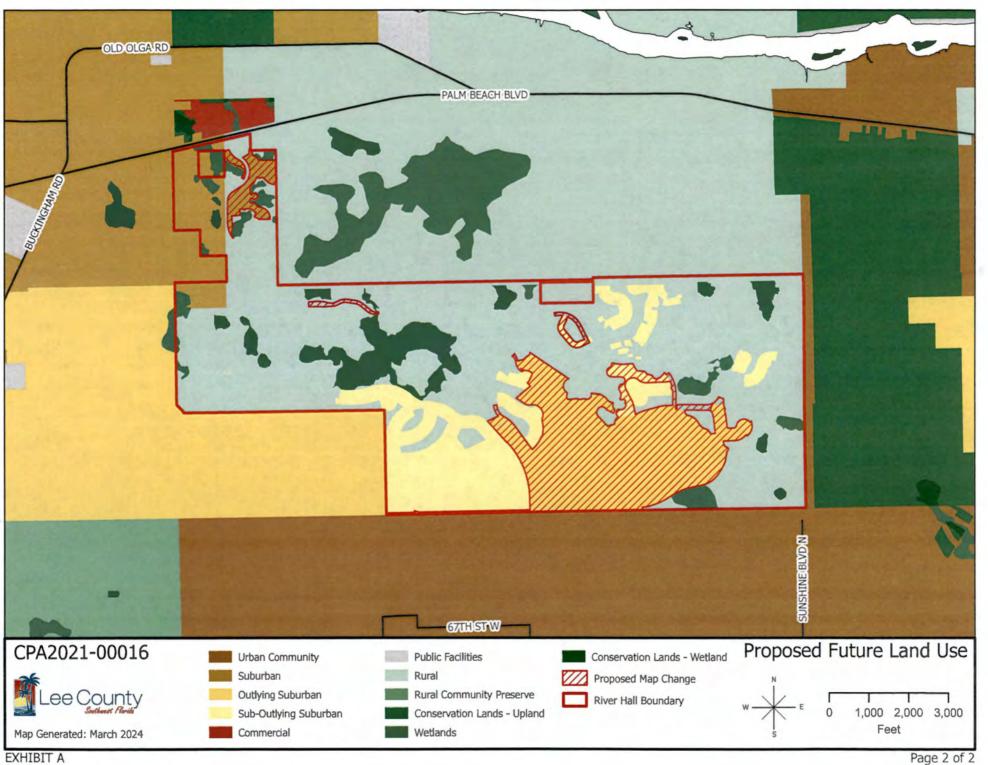
Mike Greenwell, Chair

Exhibit A (Adopted by BOCC April 17, 2024):

Adopted existing Future Land Use Map 1-A

Adopted revisions to Future Land Use Map 1-A





# MEMORANDUM FROM THE OFFICE OF COUNTY ATTORNEY

VIA HAND DELIVERY

DATE: April 17, 2024

To:

Commissioner Greenwell

FROM:

Michael D. Jacob

Chair, Board of County

Commissioners

Deputy County Attorney

RE:

Lee County Ordinance Amending the Lee County Comprehensive Plan

Ord #24-09 (CPA2021-00016) - River Hall

Adoption Hearing on April 17, 2024

On April 17, 2024, the Board of County Commissioners adopted an ordinance amending the Lee County Comprehensive Plan. The original ordinance is attached to this memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to Eileen Gabrick in the Minutes Department.

By copy of this memorandum to Eileen Gabrick, I request that a clerk attest to the Chair's signature on the attached ordinance and email a copy of the fully executed ordinance with all exhibits to my attention.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than April 27, 2024. Also attached please find the Data Retrieval form to accompany the ordinance when transmitted to the State.

Thank you for your assistance.

MDJ/les

Attachment: Ordinance #24-09 (CPA2021-00016)

cc via email only:

Laurel Chick, Internal Services Manager

Samantha Westen, Executive Assistant

Rose Bahena, Administrative Specialist, Senior Eileen Gabrick, Manager, Minutes Department

leeclerkminutes@leeclerk.org

Brandon Dunn, Principal Planner, Planning Becky Sweigert, Principal Planner, DCD Janet Miller, Administrative Specialist/DCD

Erica Temerario, Legal Administrative Specialist (for ordinance history)

# FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM CODRS CODING FORM

COUNTY: Lee		COUNTY ORDINANCE	#: 24-09
			(e.g., 93-001)
PRIMARY KEYFIELD DESCRIPTOR:	Comprehensi	ve Planning	
SECONDARY KEYFIELD DESCRIPTOR:	Planning		
THER KEYFIELD DESCRIPTOR:	Land Use Pla	anning	
ORDINANCE DESCRIPTION	N: River	Hall Amendment	
	(25 C	naracters Maximum Inc	luding Spaces)
RDINANCES REPEALED: y this legislation.) REPEAL #1:		the ordinances that ; REPEAL #3:	are repealed
REPEAL #2:		; REPEAL #4:	-
(Others Repeal	ed: List All	That Apply):	
(FOR OFFICE USE	ONLY):	COUNTY CODE NUMB	ER:
(FOR OFFICE USE KEYFIELD 1 CODE:	ONLY):	COUNTY CODE NUMB	ER:
	ONLY):		

Rev. 09/11/02

CODING

### STAFF REPORT FOR CPA2021-00016: River Hall

Privately Initiated Map Amendment



# Recommendation: Adopt

### **Applicant:**

GreenPointe Holdings, LLC

Representative:
Barraco and Associates Jennifer Sapen, AICP

<u>Property Location:</u> Caloosahatchee Shores

Size: ±391.85 acres<sup>1</sup>

Hearing Dates: LPA: 10/24/2022 BoCC #1: 01/18/2023 BoCC #2: 04/17/2024

#### **Attachment:**

1.Existing and Proposed Future Land Use Map

### SUMMARY OF REQUEST<sup>1</sup>

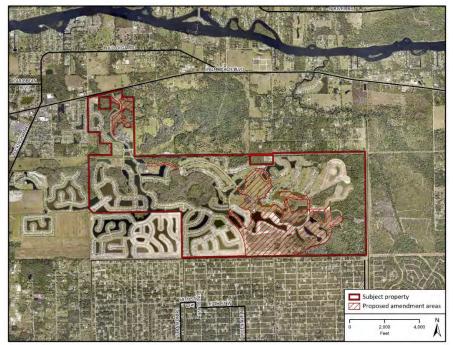
The proposed amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

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

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

### **PROJECT LOCATION**

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



### RECOMMENDATION

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

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

# PART 1 STAFF DISCUSSION AND ANALYSIS

### **Concurrent Rezoning Application**

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

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

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

### **Subject Property**

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

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

### **Surrounding Properties**

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

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

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

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

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

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

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

### **Current and Proposed Future Land Use Categories**

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

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

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

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

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

development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit ling units per acre (3 du/acre). Bonus densities are not allowed.

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

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

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

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

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

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

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

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

### **Growth Management/Compatibility**

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

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

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

### **Community Plan Area**

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

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

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

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

### **Transportation**

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

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

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

Transportation concurrency is not required per Florida Statutes Section 163.3180.

### **Public Service Availability**

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

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

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

### **Conclusions**

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

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

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

# PART 2 LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: October 24, 2022

### A. LOCAL PLANNING AGENCY REVIEW:

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

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

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

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

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

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

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

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

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

### **B. LOCAL PLANNING AGENCY RECOMMENDATION:**

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

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

# PART 3 BOARD OF COUNTY COMMISIONERS TRANSMITTAL HEARING

DATE OF PUBLIC HEARING: January 18, 2023

### A. BOARD REVIEW:

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

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

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

### B. **BOARD ACTION:**

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

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

### PART 4

# STATE REVIEWING AGENCIES' OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

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

### A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

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

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

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

### **B. REVISED REQUEST:**

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

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

### C. STAFF RECOMMENDATION:

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

# PART 5 BOARD OF COUNTY COMMISSIONERS ADOPTION HEARING

DATE OF PUBLIC HEARING: April 17, 2024

### A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendment, BoCC action at the Transmittal Hearing, a summary of State Agency reviews, minor changes to the proposed amendments, and staff recommendation.

There were no members of the public who spoke at the meeting.

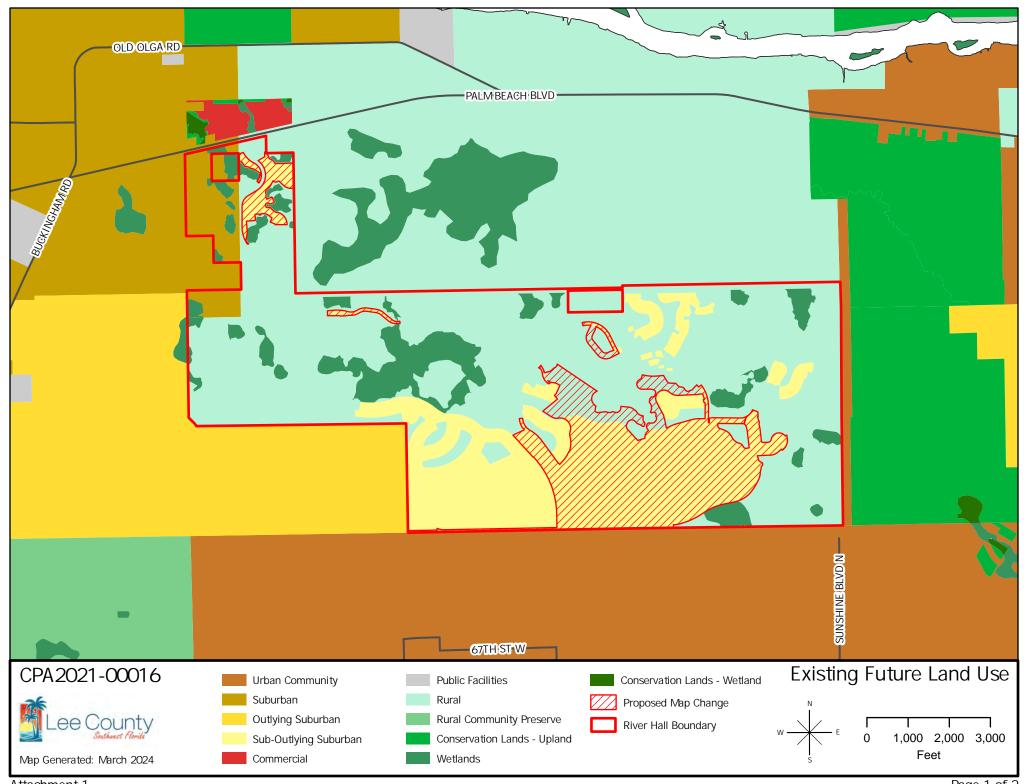
### **B. BOARD ACTION:**

A motion was made to *adopt* CPA2021-00016 as recommended by staff. The motion passed 4 to 0.

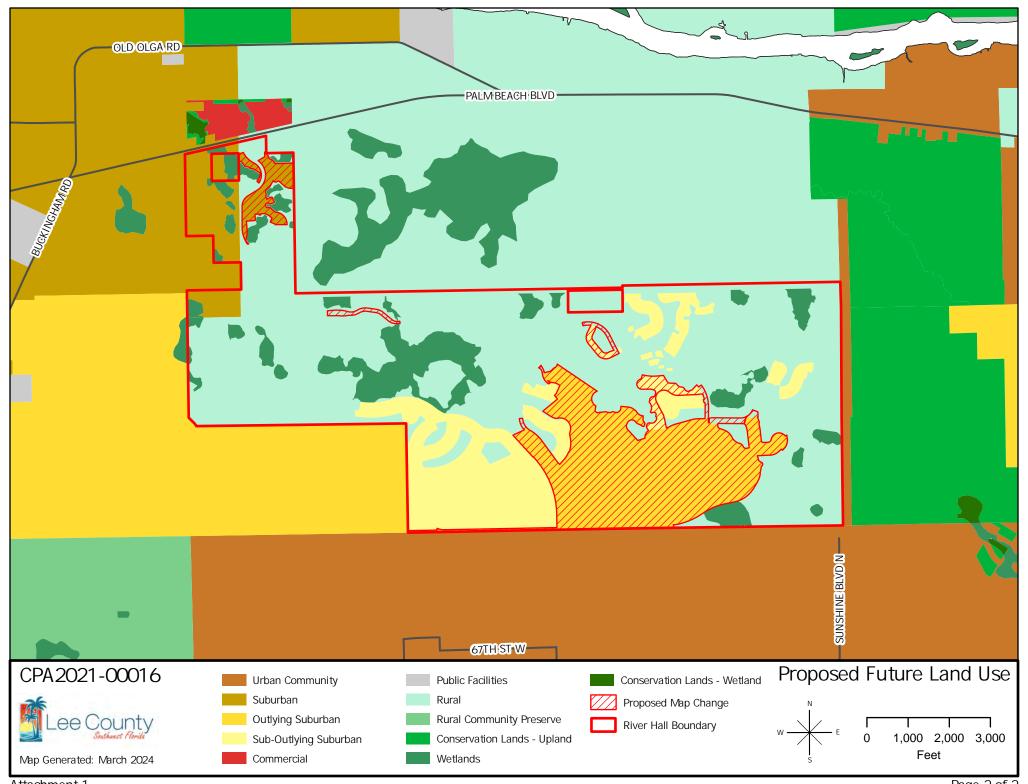
VOTE:

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

# **ATTACHMENT 1**



Page 1 of 2 Attachment 1



Page 2 of 2 Attachment 1



April 13, 2023

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

RE: River Hall Map Amendment

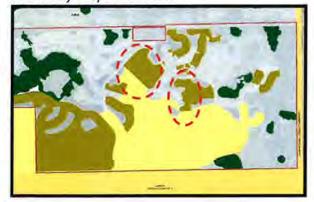
CPA2021-00016

Dear Mr. Dunn:

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

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

Previously Proposed FLUM



Revised Proposed FLUM



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

Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87

Density increase above existing conditions: 489 units

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

Amendment area: 349.67 ac

Density increase above existing conditions: 434 units Density decrease from previous request: 55 units

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

Sincerely,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP

Vice President of Land Planning

JS/cmh 23898

Enclosure



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to  Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying  Suburban to Suburban on 25.2 acres with a change in density of +434 units.  Map(s) to Be Amended:  Lee Plan Map 1: Future Land Use Map  State Review Process:  Small-Scale Review  State Coordinated Review  Expedited State Rev.  1. Name of Applicant:  GREENPOINTE HOLDINGS, LLC  Address: 7807 Baymeadows Road East, Suite 205  City, State, Zip: Jacksonville, FL 32256	·	ect Name: RIVER HALL
Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying         Suburban to Suburban on 25.2 acres with a change in density of +434 units.         Map(s) to Be Amended: Lee Plan Map 1: Future Land Use Map         State Review Process: Small-Scale Review State Coordinated Review Expedited State Rev         1. Name of Applicant: GREENPOINTE HOLDINGS, LLC         Address: 7807 Baymeadows Road East, Suite 205       City, State, Zip: Jacksonville, FL 32256       E-mail: gmiars@greenpointellc.com         Phone Number: (352) 397-2922	_	ect Description: To amend the Future Land Use Map designation from Sub-Outlying Suburban to
Suburban to Suburban on 25.2 acres with a change in density of +434 units.  Map(s) to Be Amended: Lee Plan Map 1: Future Land Use Map  State Review Process: Small-Scale Review State Coordinated Review Expedited State Rev  1. Name of Applicant: GREENPOINTE HOLDINGS, LLC Address: 7807 Baymeadows Road East, Suite 205 City, State, Zip: Jacksonville, FL 32256 Phone Number: (352) 397-2922 E-mail: gmiars@greenpointellc.com  2. Name of Contact: BARRACO AND ASSOCIATES, INC Jennifer Sapen, AICP, VP of Land Plan Address: 2271 McGregor Boulevard, Suite 100 City, State, Zip: Fort Myers, FL 33901 Phone Number: (239) 461-3170 E-mail: JenniferS@Barraco.net  3. Owner(s) of Record: Please see page 6 of Application. Address: City, State, Zip: Phone Number: E-mail: E-mail:	Rur	al on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to
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1. Site Address: Please see attached.		Phone Number:E-mail:
	4.	Property Location:
2. STRAP(s): Please see attached.		
		2. STRAP(s): Please see attached.
5. Property Information:	5	Property Information:
Total Acreage of Property: ±1,978.44 Total Acreage Included in Request: ±349.67	J.	
Total Uplands: ±349.67 Total Wetlands: ±0 Current Zoning: RPD/CPD		· · · · · · · · · · · · · · · · · · ·
Current Future Land Use Category(ies): SOS, Rural		·
Area in Each Future Land Use Category: SOS 313.77 AC; Rural 35.90 AC		——————————————————————————————————————
Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center		· · ———
Existing Land Osc. Residential development, gon course, amenity areas, road right-or-ways, existing sales center		Existing Land Osc. Residential development, gon course, amenity areas, road right-of-ways, existing sales center
6. Calculation of maximum allowable development under current Lee Plan:	6	Calculation of maximum allowable development under current Lee Plan:
•	0.	•
Total Chief Delicity. Oct. Commercial menory. 45,000 st. industrial menory.		Total and Donato, occ Commercial mensity. 15,000 st musular mensity.
7 Colculation of maximum allowable development with proposed amendments.	7	Colculation of maximum allowable development with proposed amandments.
7. Calculation of maximum allowable development with proposed amendments: Residential Units/Density: 1,097 Commercial Intensity: 65,000 sf Industrial Intensity: N/A	1.	

### **Public Facilities Impacts**

2.

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

1.	Traffic Circulation An	alysis: 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 app	licant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative
	Code (AC)13-17	See enclosed TIS prepared by David Plummer and Associates

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

P	Provide an existing and future conditions analysis for the following (see Policy 95.1.3):
	Sanitary Sewer
	Potable Water
	Surface Water/Drainage Basins
	Parks, Recreation, and Open Space
e.	Public Schools
M	nalysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency anagement 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
	Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
œ	Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:
<ul> <li>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. <u>See Request Statement</u></li> <li>b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.</li> <li>c. Include the availability of treatment facilities and transmission lines for reclaimed water forirrigation.</li> <li>d. Include any other water conservation measures that will be applied to the site (see Goal 54).</li> </ul>
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:  a. Fire protection with adequate response times  b. Emergency medical service (EMS) provisions  c. Law enforcement  d. Solid Waste  e. Mass Transit  f. Schools
In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.
Environmental Impacts Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella & Associates.  A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).  1. A map and description of the soils found on the property (identify the source of the information).  2. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).  3. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.  4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.  5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
Impacts on Historic Resources List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:
<ol> <li>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.</li> <li>A map showing the subject property location on the archaeological sensitivity map for Lee County.</li> </ol>
Internal Consistency with the Lee Plan
<ol> <li>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</li> <li>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.</li> <li>Describe how the proposal affects adjacent local governments and their comprehensive plans</li> </ol>
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. <u>See Request Statement</u>

Page 3 of 5

informational session [Lee Plan Goal 17].

<u>Planning Communities/Community Plan Area Requirements</u>
If located within a planning community/community plan area, provide a meeting summary document of the required public

### **Sketch and Legal Description**

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

#### SUBMITTAL REQUIREMENTS

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

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

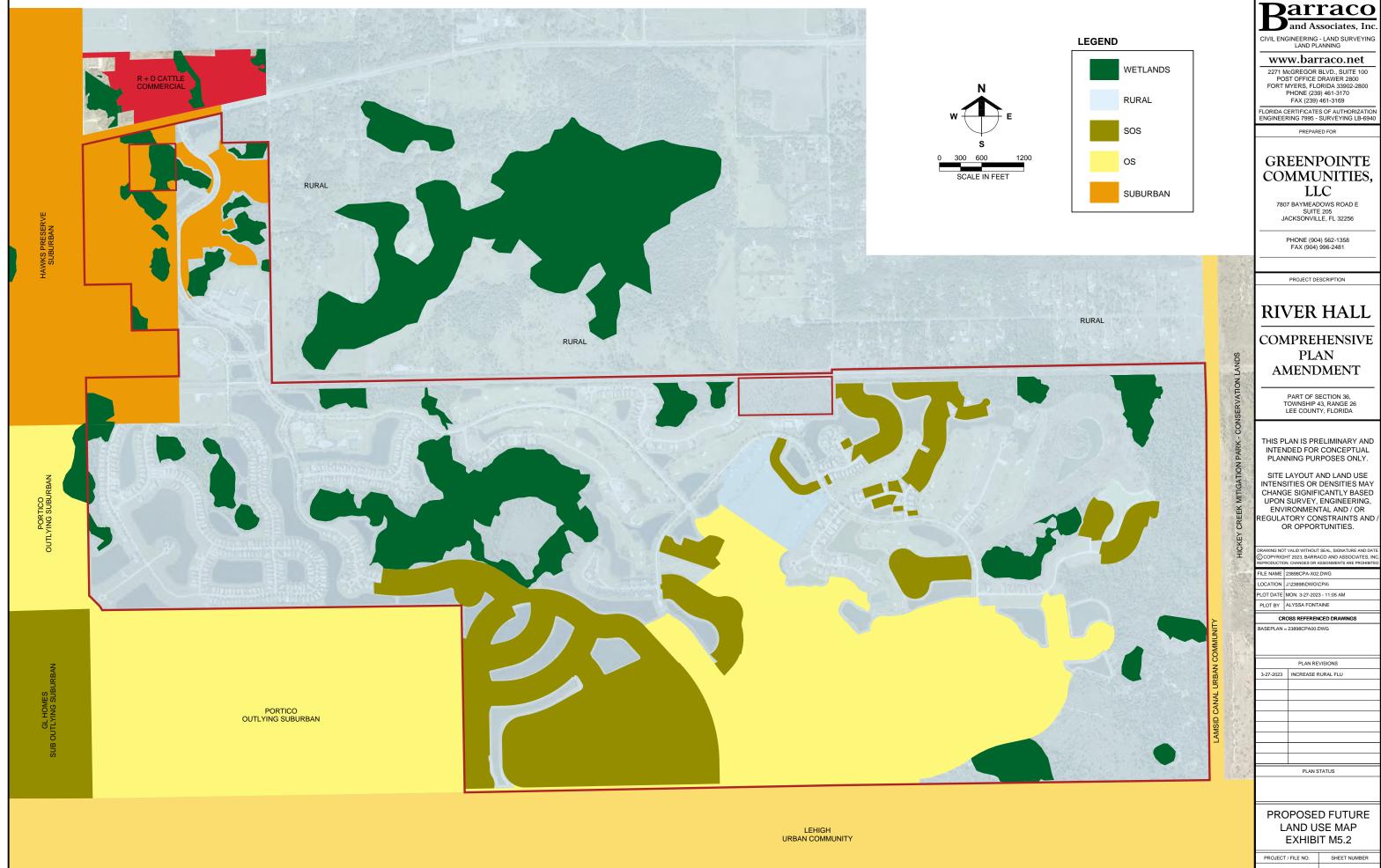
### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

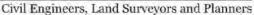
X	Completed Application (Exhibit – M1)			
	Filing Fee (Exhibit – M2)			
	Disclosure of Interest (Exhibit – M3)			
	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M4)			
X	Future Land Use Map - Existing and Proposed (Exhibit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

### **APPLICANT – PLEASE NOTE:**

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

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







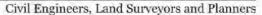
# (RURAL TO SOS) DESCRIPTION

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

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

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

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





### **DESCRIPTION (CONTINUED)**

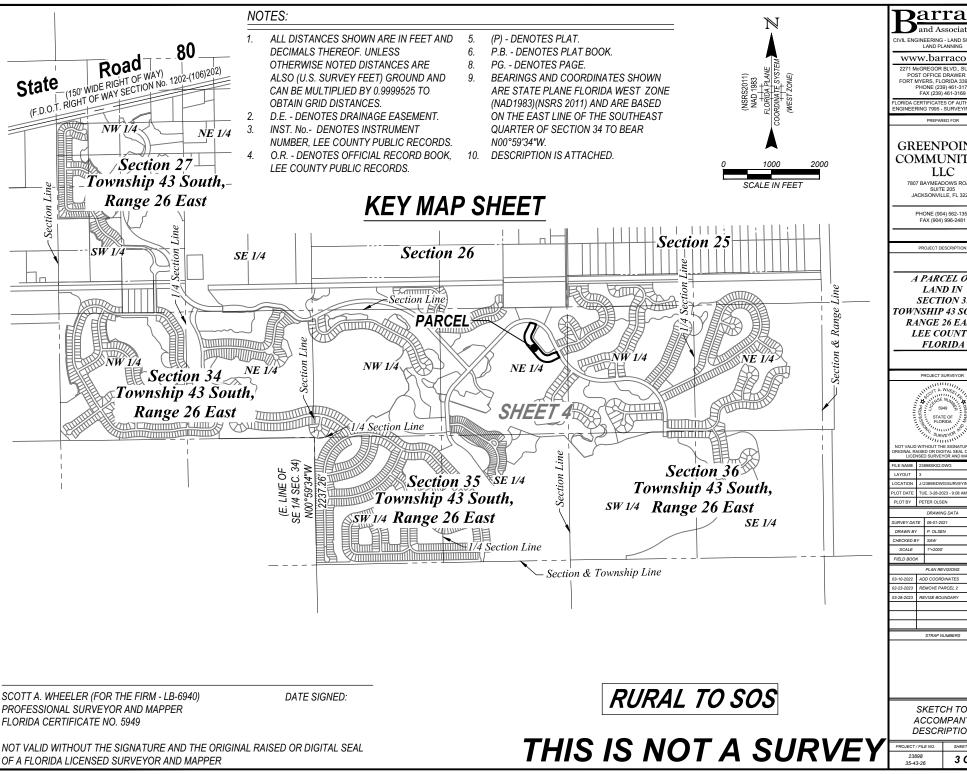
thence run N63°21'11"E for 18.00 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 10.00 feet (delta  $90^{\circ}00'00"$ ) (chord bearing S71°38'49"E) (chord 14.14 feet) for 15.71 feet to a point of tangency and an intersection with the Easterly line of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

Containing 3.76 acres, more or less.

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

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

 $L: \verb|\| 23898 - River Hall PLANNING | SURVEY | DESCRIPTIONS | SKETCH | 23898SK02\_RURALTO SOS. doc{|} doc{$ 



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## GREENPOINTE COMMUNITIES

7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256

PHONE (904) 562-1358

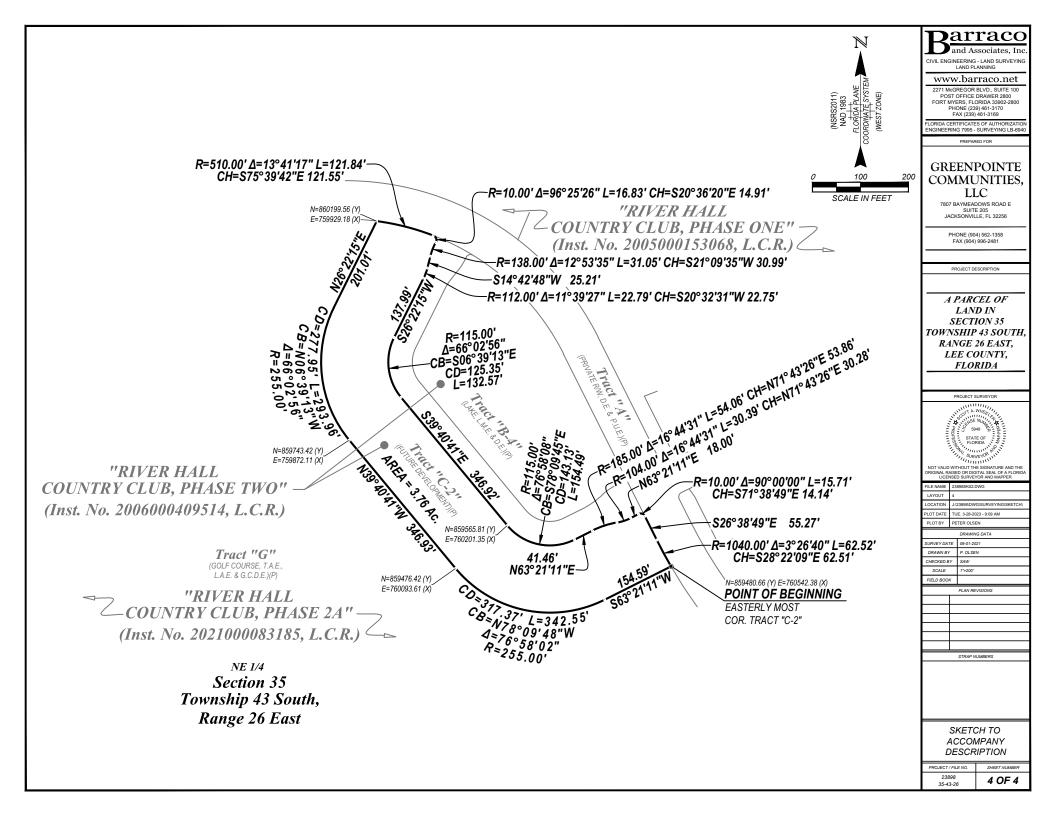
A PARCEL OF LAND IN SECTION 35 OWNSHIP 43 SOUTH RANGE 26 EAST, LEE COUNTY, FLORIDA



FILE NAME	23898SK02.DWG			
LAYOUT	3			
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\			
PLOT DATE	TUE. 3-28-2023 - 9:08 AM PETER OLSEN			
PLOT BY				
DRAWING DATA				
SURVEY DATE		09-01-2021		
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		SAW		
SCALE		1"=2000"		
FIELD BOOK	ĸ			
PLAN REVISIONS				
03-10-2022	AE	ADD COORDINATES		
02-23-2023	REMOVE PARCEL 2			
03-28-2023	REVISE BOUNDARY			

SKETCH TO **ACCOMPANY** 

3 OF 4





## (RURAL TO OS) DESCRIPTION

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

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

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

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



#### **DESCRIPTION (CONTINUED)**

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



#### **DESCRIPTION (CONTINUED)**

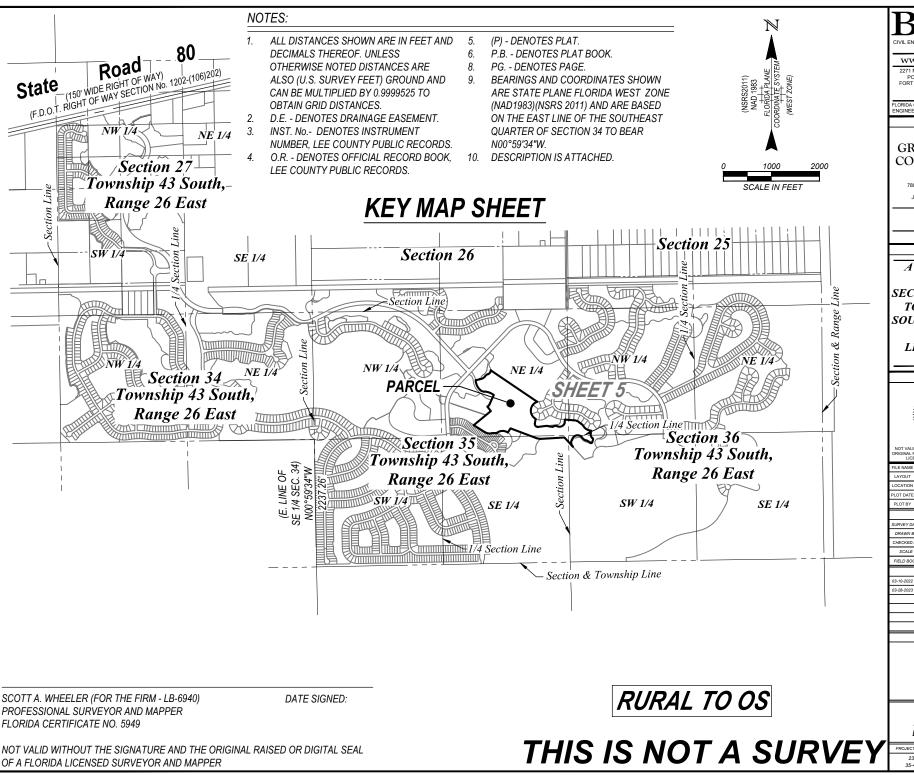
103.92 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 73°39'48") (chord bearing S86°22'25"W) (chord 238.59 feet) for 255.85 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "G";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

Containing 32.14 acres, more or less.

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

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

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CIVIL ENGINEERING - LAND SURVEYING

2

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OST OFFICE DRAWER 2800
MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170

LORIDA CERTIFICATES OF AUTHORIZATION

PREPARED FOR

## GREENPOINTE COMMUNITIES,

7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256

PHONE (904) 562-1358

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

PROJECT SURVEYOR

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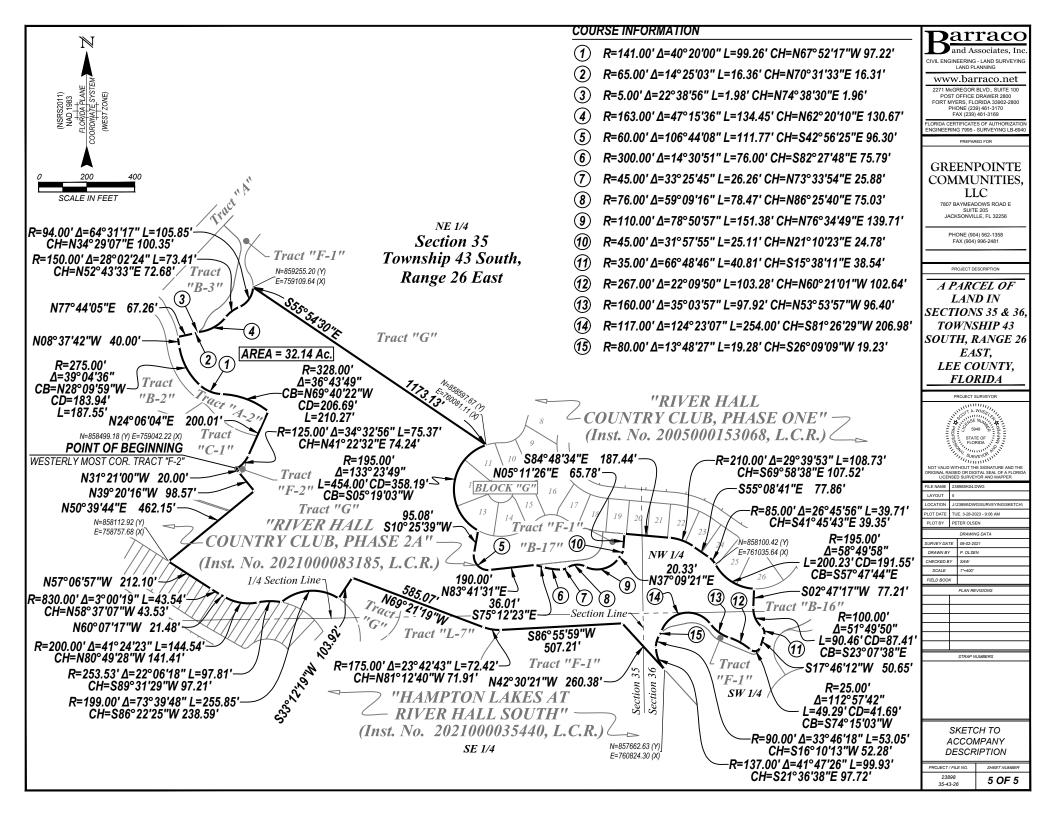
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	LOCATION	JΑ	23898/DWG\SURVEYING\SKETCH\	
	PLOT DATE	TUE: 3-28-2023 - 9:06 AM PETER OLSEN		
	PLOT BY			
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			P. OLSEN	
	CHECKED B	γ	SAW	
	SCALE FIELD BOOK		1"=2000"	
			PLAN REVISIONS	
	03-10-2022	AE	D COORDINATES	
	03-28-2023 RE		EVISE BOUNDARY	

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

23898 35-43-26 4 **OF** 5





### **RIVER HALL**

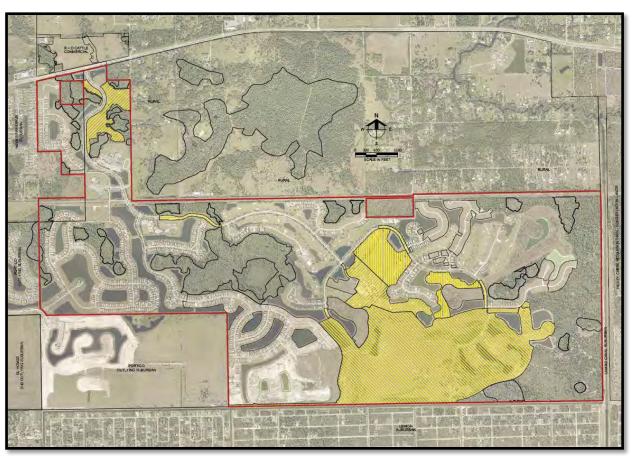
#### COMPREHENSIVE PLAN MAP AMENDMENT

#### **EXHIBIT M12**

Lee Plan Analysis

#### **BACKGROUND AND REQUEST**

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



**Figure 1. Subject Property Location Map** 

#### **History of River Hall**

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

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

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

• Project size: 1,978 acres

All land Rural FLU

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

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

#### **Proposed Amendment**

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

#### **Amendment Area 1** – Near Entrance of River Hall Project – $\pm 25.2$ Acres

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

#### **Amendment Area 2** – At the Country Club Entry Gate $-\pm 3.9$ acres

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

#### **Amendment Area 3** – Southwestern portion of River Hall – $\pm 320.6$ acres

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

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

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

#### **PROPOSED DENSITY**

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

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

Existing densities within the amendment area are as follows:

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

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

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

#### <u>LEE PLAN – VISION STATEMENT</u>

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

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

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

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

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

#### **FUTURE LAND USE ELEMENT**

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

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

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

#### North

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

#### South

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

#### **East**

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

#### West

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

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

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

#### **Growth Management**

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

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

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

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

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

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

#### **General Development Standards**

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

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

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

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

#### **Residential Land Uses**

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic

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

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

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

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

#### **COMMUNITY PLANNING**

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

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

#### **TRANSPORTATION ELEMENT**

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

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

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

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

#### **COMMUNITY FACILITIES & SERVICES ELEMENT**

#### **Potable Water**

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

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

#### **Sanitary Sewer**

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

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

#### **Surface Water Management**

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

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

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

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

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

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

#### PARKS, RECREATION & OPEN SPACE

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

#### **CONSERVATION & COASTAL MANAGEMENT ELEMENT**

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

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

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

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

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

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

#### **HOUSING ELEMENT**

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

#### <u>PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS</u> <u>& EFFECT ON POPULATION</u>

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

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

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

#### SANDSTONE AQUIFER

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

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

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

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

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

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

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

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

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

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

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

REVIOUSI	Y REQUESTED AMENDMEN	T - AREA C	CHANGES
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outylying Suburban		Rural
276.63	Sub-Outylying Suburban	313.77	Outlying Suburban
25.2	Sub-Outylying Suburban		Suburban
45.68	Rural	70.00	Outlying Suburban
32.4	Rural	78.08	Sub-Outlying Suburban
391.85			

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

Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87

Amendment area (acres):

391.85

Density increase above existing conditions (units): 489.25

REVISED A	MENDMENT REQUEST - ARE	A CHANG	ES
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outylying Suburban		Rural
276.63	Sub-Outylying Suburban	313.77	Outlying Suburban
25.2	Sub-Outylying Suburban		Suburban
32.14	Rural	25.0	Outlying Suburban
3.76	Rural	35.9	Sub-Outlying Suburban
349.67			

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

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

Amendment area (acres):

349.67

Density increase above existing conditions (units): 433.53
Density decrease from previous request (units): 55.72



## River Hall Comprehensive Plan Map Amendment CPA2021-00016

Local Planning Agency September 26, 2022



COMMUNITY DEVELOPMENT

#### **Table of Contents**

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

Application



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Pro	ject Name: RIVER HALL					
Pro	ject Description: To amend the Future Land Use Map designation from Sub-Outlying Suburban to					
	ral on 11.94 acres; Rural to Sub-Outlying Suburban on 32.4 acres; Sub-Outlying Suburban to					
	tlying Suburban on 276.63 acres; Rural to Outlying Suburban on 45.68 acres; Sub-Outlying					
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Su	burban to Suburban on 25.2 acres with a change in density of +489 units.					
_						
Ma	p(s) to Be Amended: Lee Plan Map 1: Future Land Use Map					
Sta	te Review Process:   Small-Scale Review   State Coordinated Review   Expedited State Review					
	***************************************					
1.	Name of Applicant: GREENPOINTE HOLDINGS, LLC					
	Address: 7807 Baymeadows Road East, Suite 205					
	City, State, Zip: Jacksonville, FL 32256					
	Phone Number: (352) 397-2922 E-mail: gmiars@greenpointellc.com					
2.	Name of Contact: BARRACO AND ASSOCIATES, INC Jennifer Sapen, AICP, VP of Land Planning					
2.	Address: 2271 McGregor Blvd, Suite 100					
	City, State, Zip: Fort Myers, FL					
	Phone Number: (239) 461-3170 E-mail: JenniferS@Barraco.net					
3.	Owner(s) of Record: Please see page 6 of Application.					
	Address:					
	City, State, Zip:  Phone Number:  E-mail:					
	r none (vaniber)E-mail:					
4.	Property Location:					
	1. Site Address: Please see attached.					
	2. STRAP(s): Please see attached.					
5.	Property Information:					
	Total Acreage Included in Request: ±391.85					
	Total Uplands: ±391.85 Total Wetlands: ±0 Current Zoning: RPD/CPD					
	Current Future Land Use Category(ies): SOS, Rural					
	Area in Each Future Land Use Category: SOS 313.77 AC; Rural 78.08 AC					
	Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center					
6.	Calculation of maximum allowable development under current Lee Plan:					
0.	Residential Units/Density: 2,749 Commercial Intensity: 45,000 sf Industrial Intensity: N/A					
	N/A Industrial mensity: N/A					
7.	Calculation of maximum allowable development with proposed amendments:					
	Residential Units/Density: 3,238 Commercial Intensity: 65,000 sf Industrial Intensity: N/A					

#### **Public Facilities Impacts**

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

1.	<b>Traffic Circulation Analysis</b> : The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).				
	Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative				
	Code (AC)13-17	See enclosed TIS prepared by David Plummer and Associates			
		ecting less than 10 acres, where development parameters are contained within the Traffic Analysis			

- 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):
		Sanitary Sewer
		Potable Water
	c.	Surface Water/Drainage Basins
	d.	Parks, Recreation, and Open Space
	e.	Public Schools
		nalysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency anagement Report):
	a	Franchise Area, Basin, or District in which the property is located
	b.	Current LOS, and LOS standard of facilities serving the site
	C.	Projected 2030 LOS under existing designation
	d	Projected 2030 LOS under proposed designation
	e	Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
	f.	Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
	9	Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:
Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. See Request Statement
<ul> <li>Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.</li> </ul>
<ul> <li>Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.</li> </ul>
d. Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools
In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.
Environmental Impacts
Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability
for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella &
Associates.
A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS),
1. A map and description of the soils found on the property (identify the source of the information).
2. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
3. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
<ul><li>4. A map delineating wetlands, aquifer recharge areas, and rare &amp; unique uplands.</li><li>5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or</li></ul>
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).
가는 사용하는 사람들이 가는 사람이 되었다면 하는 사람이 사용하는 사람들이 되었다면 하는데
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:
<ol> <li>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.</li> </ol>
2 A map showing the subject property location on the archaeological sensitivity map for Lee County.
그리 물문이 되는 사람이 되었다. 이러리 하는 사람들은 사람들이 얼마나 되었다. 그 사람들은 사람들이 살아보는 것이 없다면 되었다.
Internal Consistency with the Lee Plan
<ol> <li>Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total populat capacity of the Lee Plan Future Land Use Map</li> </ol>
2 List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property
This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
State Policy Plan and Regional Policy Plan
List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment
Justify the proposed amendment based upon sound planning principles
Support all conclusions made in this justification with adequate data and analysis. See Request Statement
Planning Communities/Community Plan Area Requirements
If located within a planning community/community plan area, provide a meeting summary document of the required public

informational session [Lee Plan Goal 17].

#### **Sketch and Legal Description**

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

#### SUBMITTAL REQUIREMENTS

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

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

#### MINIMUM SUBMITTAL ITEMS (3 Copies)

2	Completed Application (Exhibit – M1)
	Filing Fee (Exhibit – M2)
HP 1	Disclosure of Interest (Exhibit – M3)
	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M4)
	Future Land Use Map - Existing and Proposed (Exhibit – M5)
	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M6)
	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit - M7)
	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit - M8)
	Copy of the Deed(s) of the Subject Property (Exhibit – M9)
	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit - M10)
	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit - M11)
	Lee Plan Analysis (Exhibit – M12)
	Environmental Impacts Analysis (Exhibit – M13)
	Historic Resources Impact Analysis (Exhibit – M14)
	Public Facilities Impacts Analysis (Exhibit – M15)
	Traffic Circulation Analysis (Exhibit – M16)
	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
	State Policy Plan and Regional Policy Plan (Exhibit - M19)
	Justification of Proposed Amendment (Exhibit - M20)
	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

#### APPLICANT - PLEASE NOTE:

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

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

# **List of STRAPs**

#### RIVER HALL CPA TO FLUM

# FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
1 10538588	3643260300A0700CE	RIVER HALL CC		RIGHT OF WAY	ALVA	33920	1600 W COLONIAL DR	ORLANDO	FL	32804
2 10538684	364326030000K0040	RH VENTURE III LLC	17262	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	_	32256
3 10538685	364326030000K0050	RH VENTURE III LLC	17266	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	_	32256
4 10538686	364326030000K0060	RH VENTURE III LLC	17270	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
5 10538687	364326030000K0070	RH VENTURE III LLC	17274	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
6 10538688	364326030000K0080	RH VENTURE III LLC	17278	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
7 10538689	364326030000K0090	RH VENTURE III LLC	17282	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
8 10538690	364326030000K0100	RH VENTURE III LLC	17286	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
9 10538691	364326030000K0110	RH VENTURE III LLC	17290	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10 10538692	364326030000K0120	RH VENTURE III LLC	17294	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	
11 10538693	364326030000K0130	RH VENTURE III LLC	3501	STORMY CREEK LN	ALVA.	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	
12 10538694	364326030000K0140	RH VENTURE III LLC	3505	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
13 10538695	364326030000K0150	RH VENTURE III LLC	3509	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
14 10538696	364326030000K0160	RH VENTURE III LLC	3513	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
15 10538697	364326030000K0170	RH VENTURE III LLC	3517	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
16 10538698	364326030000K0180	RH VENTURE III LLC	3521	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
17 10538699	364326030000K0190	RH VENTURE III LLC	3525	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
18 10538700	364326030000K0200	RH VENTURE III LLC	3529	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
19 10538701	364326030000K0210	RH VENTURE III LLC	3533	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
20 10538702	364326030000K0300	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
21 10538703	364326030000K0310	RH VENTURE III LLC	17306	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
22 10538704	364326030000K0320	RH VENTURE III LLC	17310	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	-	32256
23 10538705	364326030000к0330	RH VENTURE III LLC	17314	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
24 10538706	364326030000K0340	RH VENTURE III LLC	17318	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
25 10538707	364326030000K0350	RH VENTURE III LLC	17322	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
26 10538708	364326030000K0360	RH VENTURE III LLC	17326	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
27 10538709	364326030000K0400	RH VENTURE III LLC	17341	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
28 10538710	364326030000K0410	RH VENTURE III LLC	17337	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	
29 10538711	364326030000K0420	RH VENTURE III LLC	17333	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
30 10538712	364326030000K0430	RH VENTURE III LLC	17321	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
31 10538713	364326030000K0440	RH VENTURE III LLC	17315	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
32 10538714	364326030000K0450	RH VENTURE III LLC	17311	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
33 10538715	364326030000K0460	RH VENTURE III LLC	17307	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
34 10538716	364326030000K0470	RH VENTURE III LLC	3532	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
35 10538717	364326030000K0480	RH VENTURE III LLC	3528	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
36 10538718	364326030000K0490	RH VENTURE III LLC	3524	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
37 10538719	364326030000K0500	RH VENTURE III LLC	3520	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	
38 10538720	364326030000K0510	RH VENTURE III LLC	3516	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE		32256
39 10538721	364326030000K0520	RH VENTURE III LLC	3512	STORMY CREEK LN	ALVA	33920			FL	32256
40 10538722	364326030000K0530	RH VENTURE III LLC	3508	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
41 10538898	364326030000K0010	RH VENTURE III LLC	17250	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256 32256
42 10538899	364326030000K0020	RH VENTURE III LLC	17254	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	
43 10538900	364326030000K0030	RH VENTURE III LLC	17258	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
44 10538901	364326030000K0220	RH VENTURE III LLC	3537	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
45 10538902	364326030000K0230	RH VENTURE III LLC	3541		-	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
46 10538903	364326030000K0240	RH VENTURE III LLC	3541	STORMY CREEK LN	ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
140 140300303	1504520050000K0240	Intractione in rec	[3343]	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256

#### RIVER HALL CPA TO FLUM

FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
7 10538904	364326030000K0250	RH VENTURE III LLC	3549	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
8 10538905	364326030000K0260	RH VENTURE III LLC	3553	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
9 10538906	364326030000K0270	RH VENTURE III LLC	3557	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
0 10538907	364326030000K0280	RH VENTURE III LLC	3561	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
1 10538908	364326030000K0290	RH VENTURE III LLC	3565	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
2 10538909	364326030000K0370	RH VENTURE III LLC	17330	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
3 10538910	364326030000K0380	RH VENTURE III LLC	17334	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
4 10538911	364326030000K0390	RH VENTURE III LLC	17338	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
5 10538912	364326030000K0540	RH VENTURE III LLC	3506	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
6 10538913	364326030000K0550	RH VENTURE III LLC	3502	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
7 10538914	364326030000K0560	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
8 10538915	364326030000K0570	RH VENTURE III LLC	17304	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
9 10301438	36432600000010000	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
0 10601489	354326L3080F10000	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
1 10601749	364326L4U32395209	RH VENTURE II LLC	RIVER HALL COUNTRY CLUB C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
2 10601746	354326L4080O500CE	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
3 10601747	354326L4080R100CE	RH VENTURE II LLC	RIGHT OF WAY		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
4 10602556	3543260300F010000	RH GOLF LLC / RH VENTURE III, LLC	GOLF COURSE, ALVA				7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
5 10602590	354326L20900G0000	RH GOLF LLC / RH VENTURE III, LLC					7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
6 10558649	27432600000030110	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
7 10558650	27432600000030120	RH VENTURE III LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
8 10480285	27432600000030020	RH VENTURE II LLC	2401	RIVER HALL PKWY	ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	3225
9 10515546	354326020000A00CE	HAMPTON LAKES AT RIVER HALL				1	1600 W. COLONIAL DR	ORLANDO	FL	3280

# Sunbiz Reports Disclosure of Interest

Affidavit of Authorization



Department of State / Division of Corporations / Search Records / Search by Entity Name /

#### **Detail by Entity Name**

Florida Limited Liability Company GREENPOINTE HOLDINGS, LLC

Filing Information

 Document Number
 L08000020397

 FEI/EIN Number
 26-2179423

 Date Filed
 02/26/2008

 Effective Date
 02/26/2008

State FL

Status ACTIVE

Last Event LC STMNT OF RA/RO CHG

Event Date Filed 05/24/2021 Event Effective Date NONE

Principal Address

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Changed: 05/06/2009

**Mailing Address** 

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Changed: 05/06/2009

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHSSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title PRES

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

#### Title Member

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

#### Title VP

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

#### Title Manager

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

#### Annual Reports

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

#### **Document Images**

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

04/04/2012 -- ANNUAL REPORT View image in PDF format
03/08/2011 -- ANNUAL REPORT View image in PDF format
01/27/2010 -- ANNUAL REPORT View image in PDF format
05/06/2009 -- ANNUAL REPORT View image in PDF format
02/26/2008 -- Florida Limited Liability View image in PDF format

#### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Grady Miars</u>, <u>Vice President of GreenPointe</u> <u>Holdings</u>, <u>LLC</u>, 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 <u>(See Attached)</u> is the subject of an Application for zoning action (hereinafter the "Property").
- 2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

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

- 3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.
- 4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.
- 5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.
- 6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I hat true to the best of my knowledge and belie	ave read the foregoing and the facts alleged are ef.
3/	201
Property Print Nat	To Envis
**************************************	IRED FOR ADMINISTRATIVE APPROVALS********
	N TYPES MUST BE NOTARIZED
STATE OF FLORIDA COUNTY OF LEE	
The foregoing instrument was sworn means of physical presence or online by who is personally known to me or who has personally known to me or	(name of person providing oath or affirmation),
STAMP/SEAL	Signature of Notary Public
	ELLEN JOHNSON MY COMMISSION # GG 323399 EXPIRES: May 28, 2023 Bonded Thru Notary Public Underwriters



Department of State / Division of Corporations / Search Records / Search by Entity Name /

#### **Detail by Entity Name**

Florida Limited Liability Company

RH GOLF, LLC

Filing Information

**Document Number** L11000050059

**FEI/EIN Number** NONE

**Date Filed** 04/27/2011 **Effective Date** 04/27/2011

State FL

Status **ACTIVE** 

Last Event LC STMNT OF RA/RO CHG

**Event Date Filed** 05/24/2021 **Event Effective Date** NONE

Principal Address

7807 BAYMEADOW ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOW ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture 1, LLC

7807 BAYMEADOW ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

# Title PRES

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

Title VP

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

#### **Annual Reports**

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

# **Document Images**

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

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Grady Miars</u>, <u>Vice President of RH Golf</u>, <u>LLC</u>, 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 <u>(See Attached)</u> 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	Ownership

true to the best of my knowle	Print Name
***********NOTE: NOTARY PUBLIC ALL OTHER	C IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************************************
STATE OF FLORIDA COUNTY OF LEE	
means of physical presence	ent was sworn to (or affirmed) and subscribed before me by see or online notarization, on (date) (name of person providing oath or affirmation) eror who has produced tification.
STAMP/SEAL	Signature of Notary Public
	ELLEN JOHNSON MY COMMISSION # GG 323399 EXPIRES: May 28, 2023 Bonded Thru Notary Public Underwriters



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Limited Liability Company

RH VENTURE II, LLC

Filing Information

**Document Number** L11000050031

**FEI/EIN Number** NONE

**Date Filed** 04/27/2011 **Effective Date** 04/27/2011

State FL

Status **ACTIVE** 

Last Event LC STMNT OF RA/RO CHG

**Event Date Filed** 05/24/2021 **Event Effective Date** NONE

**Principal Address** 

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

**Mailing Address** 

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

River Hall Investment Group, LLC 7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

# Title President

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

# Title VP

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

# Annual Reports

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

# **Document Images**

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

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Grady Miars</u>, <u>Vice President of RH Venture II</u>, <u>LLC</u>, 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 <u>(See Attached)</u> 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.]

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

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.
488
Property Owner
Grayton E. Micus
Print Name
**************************************
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 formally known to me or who has produced (type of identification) as identification.
Eller Johnson
STAMP/SEAL Signature of Notary Public
ELLEN JOHNSON
My COMMISSION # GG 323399
EXPIRES: May 28, 2023  Bonded Thru Notary Public Underwriters



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# Detail by Entity Name

Florida Limited Liability Company

RH VENTURE III, LLC

**Filing Information** 

**Document Number** L12000066889

**FEI/EIN Number** N/A

**Date Filed** 05/17/2012

State FL

Status **ACTIVE** 

Last Event LC STMNT OF RA/RO CHG

**Event Date Filed** 05/24/2021

**Event Effective Date** NONE

Principal Address

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture I, LLC

7807 BAYMEADOWS ROAD EAST

SUITE 205

JACKSONVILLE, FL 32256

Title PRES

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

Title VP

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

# Annual Reports

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

# **Document Images**

05/24/2021 - CORLCRACHG	View image in PDF format
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04/22/2014 - ANNUAL REPORT	View image in PDF format
05/06/2013 - AMENDED ANNUAL REPORT	View image in PDF format
05/04/2013 - ANNUAL REPORT	View image in PDF format
05/17/2012 - Florida Limited Liability	View image in PDF format

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Grady Miars</u>, <u>Vice President of RH Venture III</u>, <u>LLC</u>, 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 <u>(See Attached)</u> 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.

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

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.
Print Name
**************************************
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 (date) by (name of person providing oath or affirmation) who is personally known to me or who has produced (type of identification) as identification.
STAMP/SEAL  FLLEN JOHNSON MY COMMISSION # GG 323399 EXPIRES: May 28, 2023 Bonded Thru Notary Public Underwriters



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Limited Liability Company

EVERGREEN LIFESTYLES MANAGEMENT, LLC

Filing Information

 Document Number
 L10000117449

 FEI/EIN Number
 27-3965426

 Date Filed
 11/10/2010

State FL

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 11/29/2010

Event Effective Date NONE

Principal Address

2100 S. HIAWASSEE ROAD ORLANDO, FL 32835

Changed: 07/30/2018

**Mailing Address** 

2100 S. HIAWASSEE ROAD ORLANDO, FL 32835

Changed: 07/30/2018

Registered Agent Name & Address

Carmickle, Kraig

2100 S. HIAWASSEE ROAD ORLANDO, FL 32835

Name Changed: 04/09/2020

Address Changed: 07/09/2019

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGRM

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

# **Annual Reports**

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

# **Document Images**

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

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Not For Profit Corporation

HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC.

Filing Information

**Document Number** N05000008291 **FEI/EIN Number** 20-3815882 **Date Filed** 08/11/2005

FL State

**ACTIVE** Status

Last Event **AMENDMENT Event Date Filed** 09/12/2006 **Event Effective Date** NONE

**Principal Address** 

2100 S Hiawassee Rd Orlando, FL 32835

Changed: 10/05/2020

Mailing Address

2100 S Hiawassee Rd Orlando, FL 32835

Changed: 10/05/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC 2100 S Hiawassee Rd

Orlando, FL 32835

Name Changed: 10/05/2020

Address Changed: 10/05/2020

Officer/Director Detail Name & Address

Title PRESIDENT

DURAND, CARLA 2100 S Hiawassee Rd Orlando, FL 32835

Title Treasurer

NELSON, ROBERT 2100 S Hiawassee Rd Orlando, FL 32835

Title Secretary

JOHNSON, ELLEN 2100 S Hiawassee Rd Orlando, FL 32835

Title Director

Block, Dan 2100 S Hiawassee Rd Orlando, FL 32835

Title Director

Massocco, Tiffany 2100 S Hiawassee Rd Orlando, FL 32835

# **Annual Reports**

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

#### **Document Images**

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

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# Detail by Entity Name

09/12/2006 - Amendment	Vie
04/28/2006 ANNUAL REPORT	Vie
08/12/2005 - Domestic Non-Profit	Vie

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# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this	day appeared	Carla Durand	, who, being
first duly sworn and depo	sed says:		, wite, being
That I am to property that is located at of an Application for zoning.	(See Attach	ed)	of the record owner, of the and is the subject
That I am knowledge of the names legal entity owning an interval.	of all individuals	that have an ownership	he Property and have full interest in the Property or a
	als that have ar		HASER: In addition, I am e legal entity that is under
Employee, County Com Property or any legal	missioner, or H entity (Corpora	earing Examiner has an tion, Company, Partner	6 below, no Lee County Ownership Interest in the ship, Limited Partnership, or that has contracted to
Ownership Interest that Examiner may have in	t a Lee Count any entity re	ty Employee, County C egistered with the Fed	ot include any beneficial commissioner, or Hearing eral Securities Exchange st is for sale to the general
affidavit no longer being identifies the name of	accurate, the any Lee Cour	undersigned will file a s	hanges and results in this supplemental Affidavit that Commissioner, or Hearing
Disclosure or Hearing Examiner.	of Interest held	d by a Lee County Emplo	yee, County Commissioner,
	Name and Ad	dress	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief. \*\*\*\*\*\*\*\*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 os/he soon (date) who is personally known to me or who has produced \_ (type of identification) as identification. Signature of Notary Public STAMP/SEAL

Notary Public State of Florida Francine M Villano My Commission HH 093282 Expires 02/15/2025



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Not For Profit Corporation
RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

Filing Information

 Document Number
 N05000008293

 FEI/EIN Number
 20-3815888

 Date Filed
 08/11/2005

State FL

Status ACTIVE

Last Event AMENDMENT
Event Date Filed 09/12/2006
Event Effective Date NONE

Principal Address
2100 S Hiawassee Rd

Orlando, FL 32835

Changed: 10/06/2020

Mailing Address

2100 S Hiawassee Rd Orlando, FL 32835

Changed: 10/06/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC

2100 S Hiawassee Rd Orlando, FL 32835

Name Changed: 10/06/2020

Address Changed: 10/06/2020

Officer/Director Detail
Name & Address

Title PRESIDENT

DURAND, CARLA 2100 S Hiawassee Rd Orlando, FL 32835

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this	day appeared	Carla Durand	who hoing
first duly sworn and depo			, who, being
That I am to property that is located at of an Application for zoning.	(See Attach	ed)	e of the record owner, of the and is the subject
	of all individuals	that have an ownership	he Property and have full interest in the Property or a
	als that have an		CHASER: In addition, I am ne legal entity that is under
Employee, County Comproperty or any legal	missioner, or He entity (Corporat	earing Examiner has an tion, Company, Partner	6 below, no Lee County Ownership Interest in the ship, Limited Partnership, or that has contracted to
Ownership Interest that Examiner may have in	a Lee Count any entity re	y Employee, County C	ot include any beneficial Commissioner, or Hearing eral Securities Exchange st is for sale to the general
affidavit no longer being	accurate, the any Lee Coun	undersigned will file a sty Employee, County C	hanges and results in this supplemental Affidavit that Commissioner, or Hearing
Disclosure or Hearing Examiner.	of Interest held	by a Lee County Emplo	yee, County Commissioner,
	Name and Add	dress	Percentage of Ownership

Page 1

Web/DiscolsureofInterest (02/2020)

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 **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 X physical presence or online notarization, on os) (date) by \_\_\_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_\_ (type of identification) as identification. An Villan STAMP/SEAL Signature of Notary Public Notary Public State of Florida

Francine M Villano
My Commission HH 093282
Expires 02/15/2025

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

I, <u>Grady Miars</u> (name), as <u>Vice-President</u> (owner/title) of <u>GreenPointe Holdings, LLC</u> (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:

- 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;
- 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;
- 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
- 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.

\*\*\*\*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 day of presence or online notarization, the day of the presence or online notarization or online notarization.

Web/AffidavitofAuthorization (01/2020)

Page 1

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

I, <u>Grady Miars</u> (name), as <u>Vice-President</u> (owner/title) of <u>RH Golf, LLC</u> (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:

 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;

- 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.

the facts stated in it are true.	re read the foregoing Affidavit of Authorization and tha
Signature	Date
	QUIRED FOR ADMINISTRATIVE APPROVALS************************************
STATE OF FLORIDA COUNTY OF LEE	
presence or  online notarization, this	d) and subscribed before me by means of physical day of, 20, by ame of person providing oath or affirmation), who is
personally known to me or who has produced as identification.	(type of identification)
STAMP/SEAL  ELLEN JOHNSON MY COMMISSION # GG 323399 EXPIRES: May 28, 2023 Bonded Thru Notary Public Underwriters	Signature of Notary Public

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

I, Grady Miars (name), as <u>Vice-President</u> (owner/title) of <u>RH Venture II, LLC</u> (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:

- 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;
- 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;
- 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
- The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

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- 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	e read the foregoing Affidavit of Authorization and that
the facts stated in it are true.	
NVV	V V
110 5	15/5/18
Signature	Date
	QUIRED FOR ADMINISTRATIVE APPROVALS************************************
STATE OF FLORIDA COUNTY OF LEE	
personally known to me or who has produced	d) and subscribed before me by means of physical day of 20, by ame of person providing oath or affirmation), who is (type of identification)
as identification.  STAMP/SEAL  ELLEN JOHNSON MY COMMISSION # GG 3233 EXPIRES: May 28, 2023 Bonded Thru Notary Public Underwr	enginataro di Notari i radiro

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

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

- 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;
- 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;
- 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
- The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

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- 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

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 day of day of 20, by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON

STAMP/SEAL

ELLEN JOHNSON

STAMP/SEAL

EXPIRES: May 28, 2023

Bonded Thru Notary Public Underwriters

Web/AffidavitofAuthorization (01/2020).

Page 1

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

	, (arla Derrand (name), as <u>Presignent</u> (owner/title) of <u>Hampton Lakes at River Hall</u> Homeowners Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the
	authorized representative of the owner(s) of the property and that:
	<ol> <li>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;</li> <li>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;</li> <li>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</li> <li>The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.</li> </ol>
	*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 parthership, 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 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.
	Inder penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that he facts stated in it are true.
	Signature Date
	**************************************
	COUNTY OF LEE
	The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this
	Carle Whiten of person providing oath or affirmation), who is
_	personally known to me or who has produced (type of identification)
_	rersonally known to me, or who has produced (type of identification)  as identification.  And work M Vullary
_	tramp/seal (type of identification)  Notary Public State of Florida Signature of Notary Public  Signature of Notary Public
	dersonally known to me or who has produced

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

0		^		
I ( and	la Dourand	(name), as Preside	ut(own	er/title) of River Hall Country Club
Homeowne	ers Association, Inc.	(company/property), swea	ar or affirm under o	ath, that I am the owner or the
authorized	representative of the	wner(s) of the property ar	nd that:	
	resident authorities	the approval(a) r	acusated and to impo	se covenants and restrictions on
1.	I have full authority t	secure the approval(s) re	n approved by the Co	ounty in accordance with this
		and Development Code;	in approved by the or	ounty in accordance with and
2	All answers to the di	lestions in this application	and any sketches, da	ata or other supplementary matter
2.	attached hereto and	made a part of this applica	ation are honest and	true:
3.	I have authorized the	staff of Lee County Com	munity Development	to enter upon the property during
0.	normal working hour	s for the purpose of invest	igating and evaluatin	g the request made thru this
	application; and that			
4.	The property will not	be transferred, conveyed,	sold or subdivided u	nencumbered by the conditions
	and restrictions impo	sed by the approved action	n.	
*Notes:				
. If the ap	plicant is a corporation	, then it is usually execute	d by the corp. pres. o	or v. pres.
. If the ap	plicant is a Limited Lia	bility Company (L.L.C.) or	Limited Company (L.	C.)., then the documents should
		pany's "Managing Membe		
<ul> <li>If the ap</li> </ul>	plicant is a partnership	, then typically a partner c	an sign on behalf of t	he partnership.
<ul> <li>If the ap</li> </ul>	plicant is a limited par	nership, then the general p	partner must sign and	d be identified as the "general
partner	of the named partners	nip.	:: f #f !!	
<ul> <li>If the ap</li> </ul>	plicant is a trustee, the	n they must include their t	ille of trustee.	ata truet partnership astata etc
<ul> <li>In each i</li> </ul>	instance, first determir	e the applicant's status, e.	.g., inaiviauai, corpor	ate, trust, partnership, estate, etc.,
and ther	i use the appropriate i	ormat for that ownership.		
Under no	antine of norium. I d	oclare that I have read t	he foregoing Affida	vit of Authorization and that
	stated in it are true.	eciale that I have read t	ne foregoing /imaa	
the facts s	stated in it are true.			and the second
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	( may	corare	-	Date
	Signatur	e		Date
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****				TIVE APPROVALS*********
	ALL OT	HER APPLICATION TYP	ES MUST BE NOTA	RIZED
STATE OF	FFLORIDA			
COUNTY	OF LEE			
The forego	oing instrument was sv	vorn to (or affirmed) and si	ubscribed before me	by means of 🗹 physical
presence	or O online notarization	on this 10th day of	Ancust	, 20 <u>J</u> , by
p. cocino	IL Duran		erson providing oath	or affirmation), who is
nerconally	known to me or who			(type of identification)
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as identific	5 ·····	·····	Flan	come M. Vellano
STAMP/SEA	IL Someraux	lotary Public State of Florida Francine M Villano	Signature of Nota	ary Public
	( P)	ly Commission HH 093282		
Web/Affidav	itofAuthorization (01/2020)	xpires 02/15/2025 Page 1		

# Sketch and Legal Descriptions





# (SOS TO RURAL) DESCRIPTION

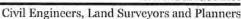
Parcel in Sections 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida

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

# PARCEL 1:

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

BEGINNING at the Northwest Corner of said Tract "A" run along the Northerly line of said Tract "A" the following eleven (11) courses: N85°02'56"E for 136.40 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 1,026.00 feet (delta 04°58'05") (chord bearing N87°31'59"E) (chord 88.94 feet) for 88.96 feet to a point of tangency; S89°58'59"E for 44.15 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 726.00 feet (delta 17°17'43") (chord bearing S81°20'07"E) (chord 218.32 feet) for 219.15 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 284.00 feet (delta 49°14'39") (chord bearing N82°41'25"E) (chord 236.65 feet) for 244.09 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 380.00 feet (delta 40°00'56") (chord bearing N78°04'34"E) (chord 260.03 feet) for 265.39 feet to a point of tangency; S81°54'58"E for 212.22 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 340,00 feet (delta 31°27'37") (chord bearing S66°11'10"E) (chord 184.35 feet) for 186.69 feet to a point of tangency; \$50°27'22"E for 284.60 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 175.00 feet (delta 31°06'17") (chord bearing S66°00'30"E) (chord 93.84 feet) for 95.00 feet to a point of compound curvature and Easterly along an arc of a curve to the left of radius 300.00 feet (delta 18°53'32") (chord bearing N88°59'36"E) (chord 98.47 feet) for 98.92 feet; thence run S10°27'10"E for 52.61 feet to an intersection with the Southerly line of said Tract "A"; thence run along the Southerly and Westerly line of said Tract "A" the following sixteen (16) courses: S86°31'29"W for 80.17 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 300,00 feet (delta 43°01'09") (chord bearing N71°57'56"W) (chord 219.99 feet) for 225.25 feet to a point of tangency; N50°27'22"W for 226.84 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 260.00 feet (delta 31°27'37") (chord bearing N66°11'10"W) (chord 140.98 feet) for 142.76 feet to a point of tangency; N81°54'58"W for 212.22 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 300.00 feet (delta 40°00'56") (chord bearing \$78°04'34"W) (chord 205.29 feet) for 209.52 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 364.00 feet (delta 31°56′56") (chord bearing \$74°02′33"W) (chord 200.35 feet) for 202.97 feet to a point of tangency; N89°58'59"W for 41.35 feet to a point of curvature; Westerly along an arc of a





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

Containing 3.87 acres, more or less.

#### PARCEL 2:

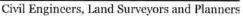
A tract or parcel of land being a portion of Tract "F-1" of the record plat of "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more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

BEGINNING at the Northerly Most Corner of said Tract "F-1", run Southeasterly along the Easterly line of said Tract "F-1" along an arc of a curve to the left of radius 360.00 feet (delta 40°02'00") (chord bearing \$23°18'48"E) (chord 246.45 feet) for 251.54 feet; thence run \$46°40'12"W along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Westerly line of said Tract "F-1"; thence run along the Westerly and Northerly line of said Tract "F-1" the following two (2) courses: Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E along a radial line for 80.00 feet to the POINT OF BEGINNING. Containing 0.51 acres, more or less.

# PARCEL 3:

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

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





corner of Tract "B-3" of said record plat; thence run \$77°44'05"W for 50.10 feet to an intersection with the Westerly line of said Tract "A-2"; thence run along the Westerly and Northerly line of said Tract "A-2" the following seven (7) courses: No8°37'42"W for 3.18 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 225.00 feet (delta 21°01'46") (chord bearing N19°08'35"W) (chord 82.12 feet) for 82.58 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 77.00 feet (delta 28°06'16") (chord bearing N43°42'36"W) (chord 37.39 feet) for 37.77 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 82.00 feet (delta 15°37'25") (chord bearing N49°57'01"W) (chord 22.29 feet) for 22.36 feet to a point of tangency; N42°08'18"W for 6.37 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 10.00 feet (delta 94°24'39") (chord bearing N89°20'38"W) (chord 14.68 feet) for 16.48 feet to a point of cusp and N43°27'03"E for 88.26 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

# PARCEL 4:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows: BEGINNING at the Southwest corner of Tract "C-2" of said record plat, run along the Northerly line of said Tract "A" the following three (3) courses: Southeasterly along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; S26°38'49"E for 433.02 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W along a non-tangent line for 80.16 feet to a point on a non-tangent curve and an intersection with the Southerly line of said Tract "A"; thence run along said Southerly line the following three (3) courses: Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 433.02 feet to a point of curvature and Northwesterly along an arc of a curve to the left of radius 510.00 feet (delta 77°41'27") (chord bearing N65°29'33"W) (chord 639.76 feet) for 691.54 feet; thence run N14°20'16"W along a radial line for 80.00 feet to the POINT OF BEGINNING. Containing 2.28 acres, more or less.

# PARCEL 5:

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





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

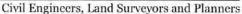
particularly described as follows:

BEGINNING at the Southerly Most corner of Tract "D-11" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO", run along the Northerly line of said Tract "A-8" the following two (2) courses: Easterly along an arc of a curve to the right of radius 215.00 feet (delta 04°14'04") (chord bearing N83°33'30"E) (chord 15.89 feet) for 15.89 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 10.00 feet (delta 98°59'46") (chord bearing N36°10'39"E) (chord 15.21 feet) for 17.28 feet to a point of compound curvature and an intersection with the Westerly line of said Tract "A"; thence run Northwesterly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 24°14'07") (chord bearing N25°26'18"W) (chord 323.27 feet) for 325.70 feet; thence run N52°26'39"E along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Easterly line of said Tract "A"; thence run along said Easterly line Southerly along an arc of a curve to the right of radius 850.00 feet (delta 38°01'30") (chord bearing \$18°32'36"E) (chord 553.82 feet) for 564.11 feet to a point of tangency; thence run Soo°28'09"W along said Easterly line and continuing along the Easterly line of said Tract "A-7" for 292.49 feet; thence run N89°31'51"W for 80.00 feet to an intersection with the Westerly line of said Tract "A-7"; thence run Noo°28'09"E along said Westerly line and continuing along the Westerly line of said Tract "A" for 292.49 feet to a point of curvature; thence run Northerly along said Westerly ling along an arc of a curve to the left of radius 770.00 feet (delta 06°48'29") (chord bearing No2°56'05"W) (chord 91.44 feet) for 91.49 feet to a point of compound curvature and an intersection with the Southerly line of said Tract "A-8"; thence run along said Southerly line the following two (2) courses: Northwesterly along an arc of a curve to the left of radius 10.00 feet (delta 87°49'13") (chord bearing N50°14'56"W) (chord 13.87 feet) for 15.33 feet to a point of reverse curvature and Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°07'59") (chord bearing S87°54'27"W) (chord 15.51 feet) for 15.51 feet; thence run N11°47'05"W along a non-tangent for 71.54 feet to the POINT OF BEGINNING. Containing 1.57 acres, more or less.

# PARCEL 6:

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

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





70.81 feet; N89°31'51"W for 70.20 feet; N00°28'09"E for 135.51 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 215.00 feet (delta 10°39'19") (chord bearing N82°19'44"E) (chord 39.93 feet) for 39.98 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 185.00 feet (delta 13°28'05") (chord bearing N83°44'07"E) (chord 43.39 feet) for 43.49 feet to a point of tangency and S89°31'51"E for 684.37 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 307.36 feet (delta 25°13'30") (chord bearing N76°38'20"E) (chord 134.23 feet) for 135.32 feet to an intersection with the Northerly prolongation of the Easterly line of said Lot 12; thence run S16°53'30"W along said prolongation and continuing along said Easterly line for 183.04 feet to the POINT OF BEGINNING. Containing 2.77 acres, more or less.

PARCEL 7:

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

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

Containing 0.71 acres, more or less.

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

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

by Scott A.

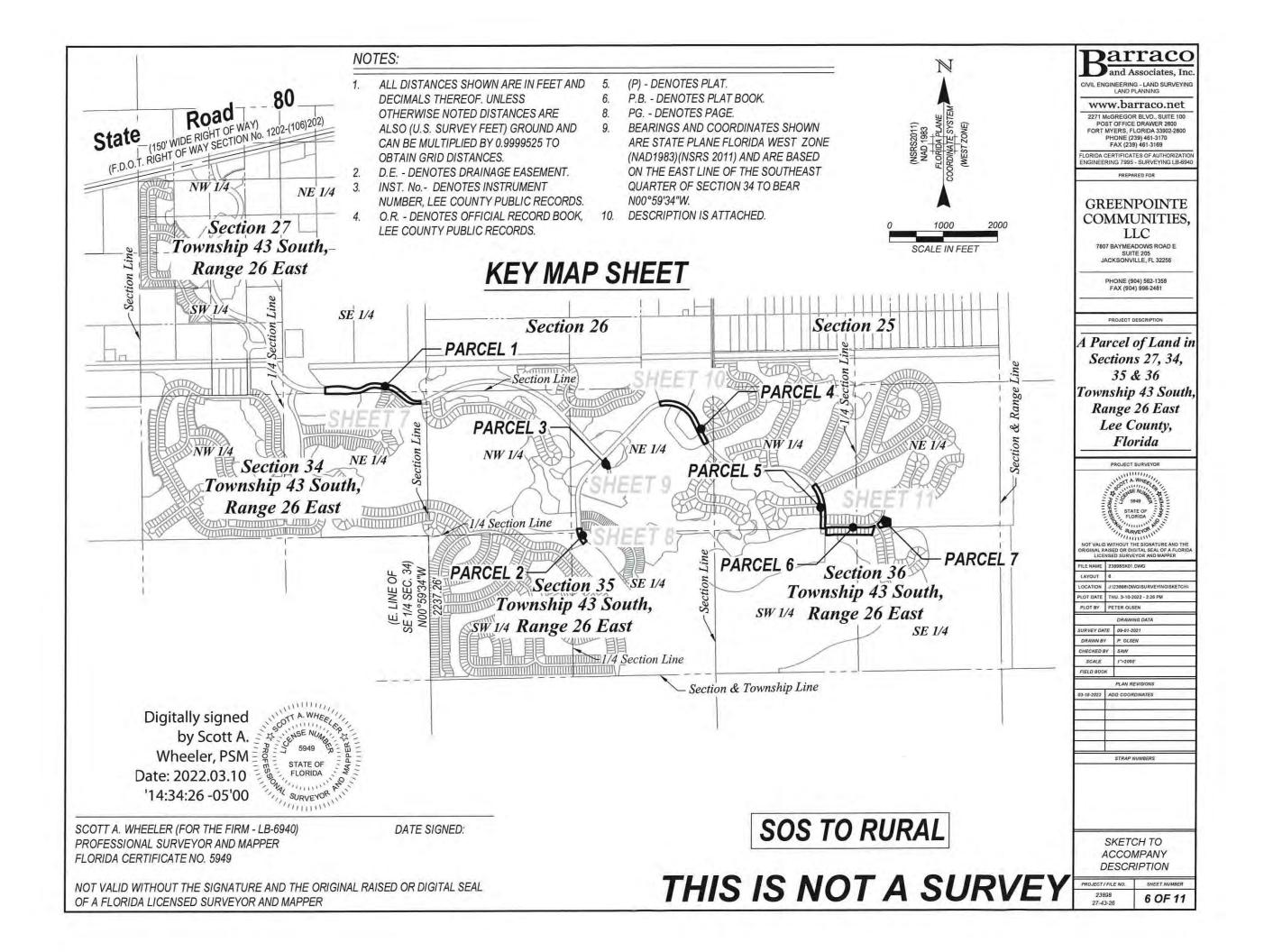
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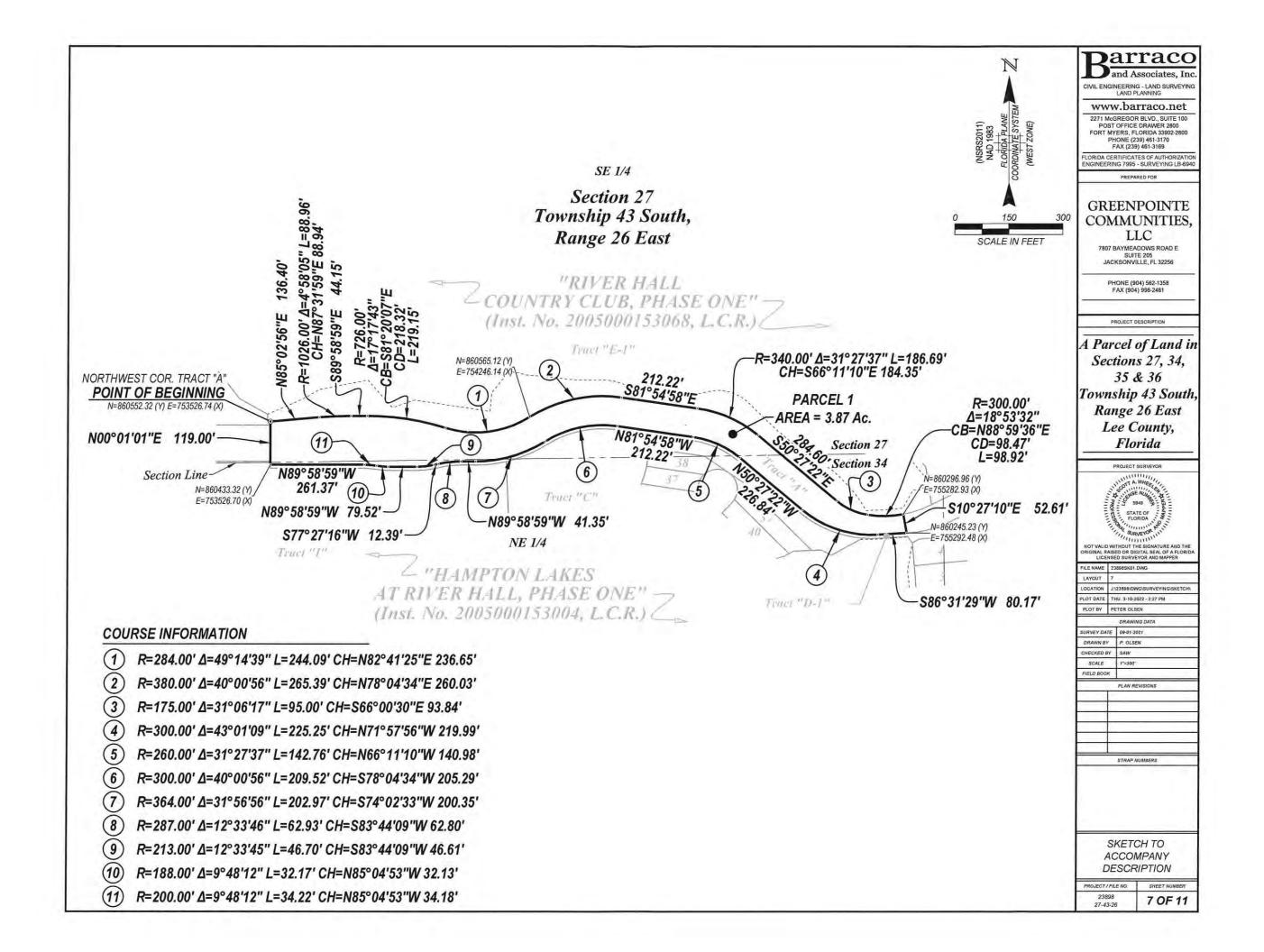
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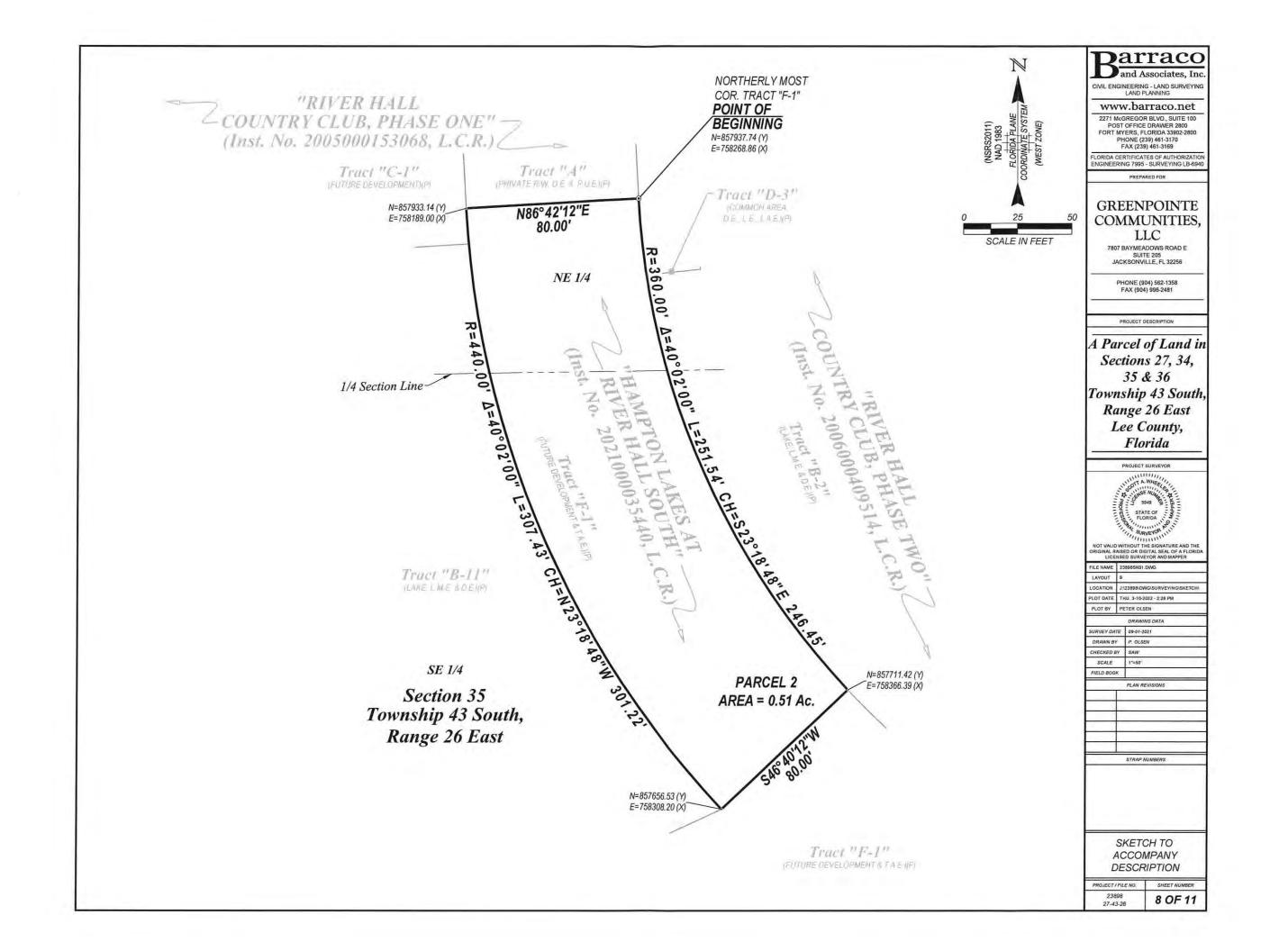
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Scott A. Wheeler (For The Firm) Professional Surveyor and Mapper Florida Certificate No. 5949

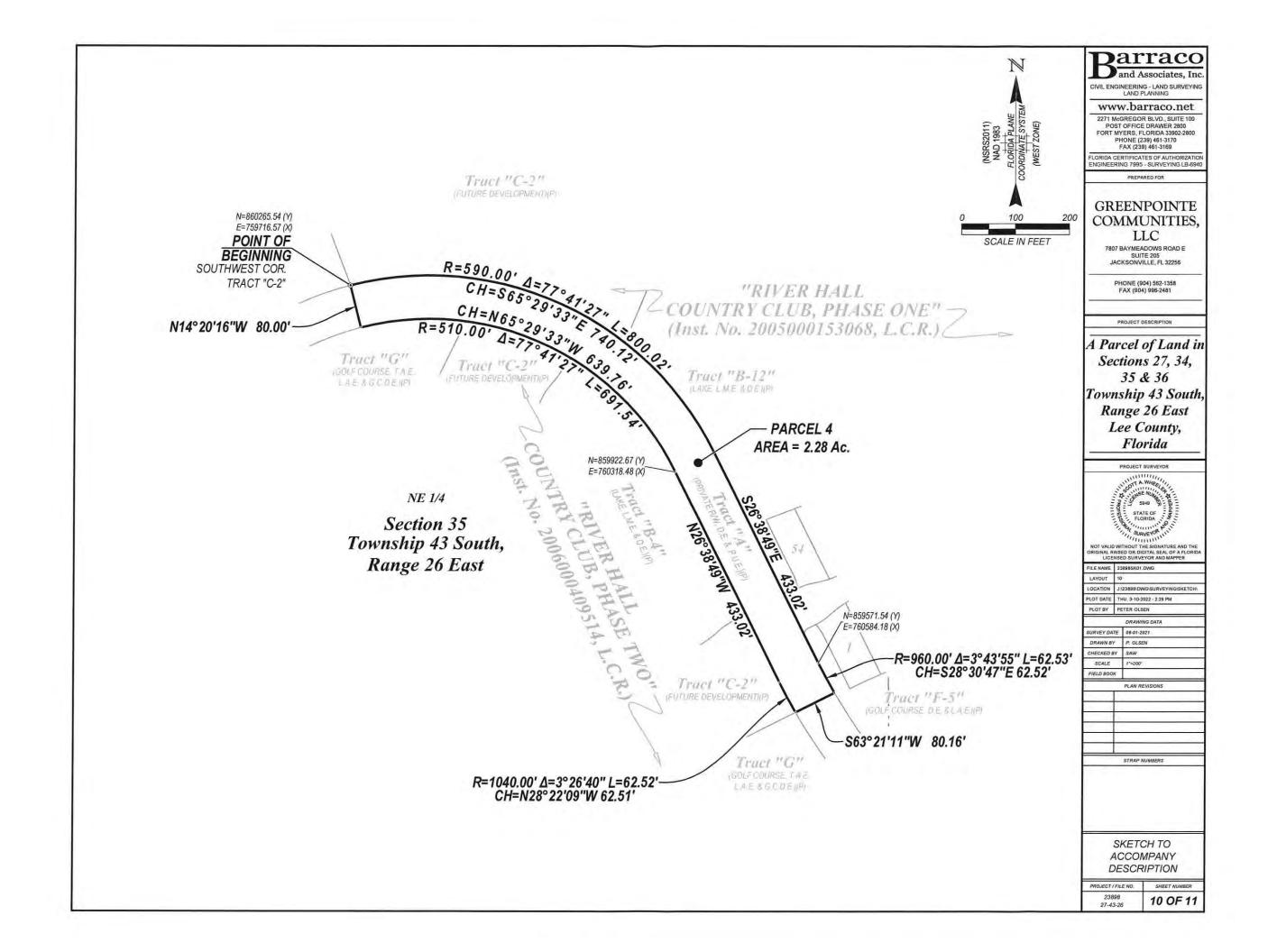
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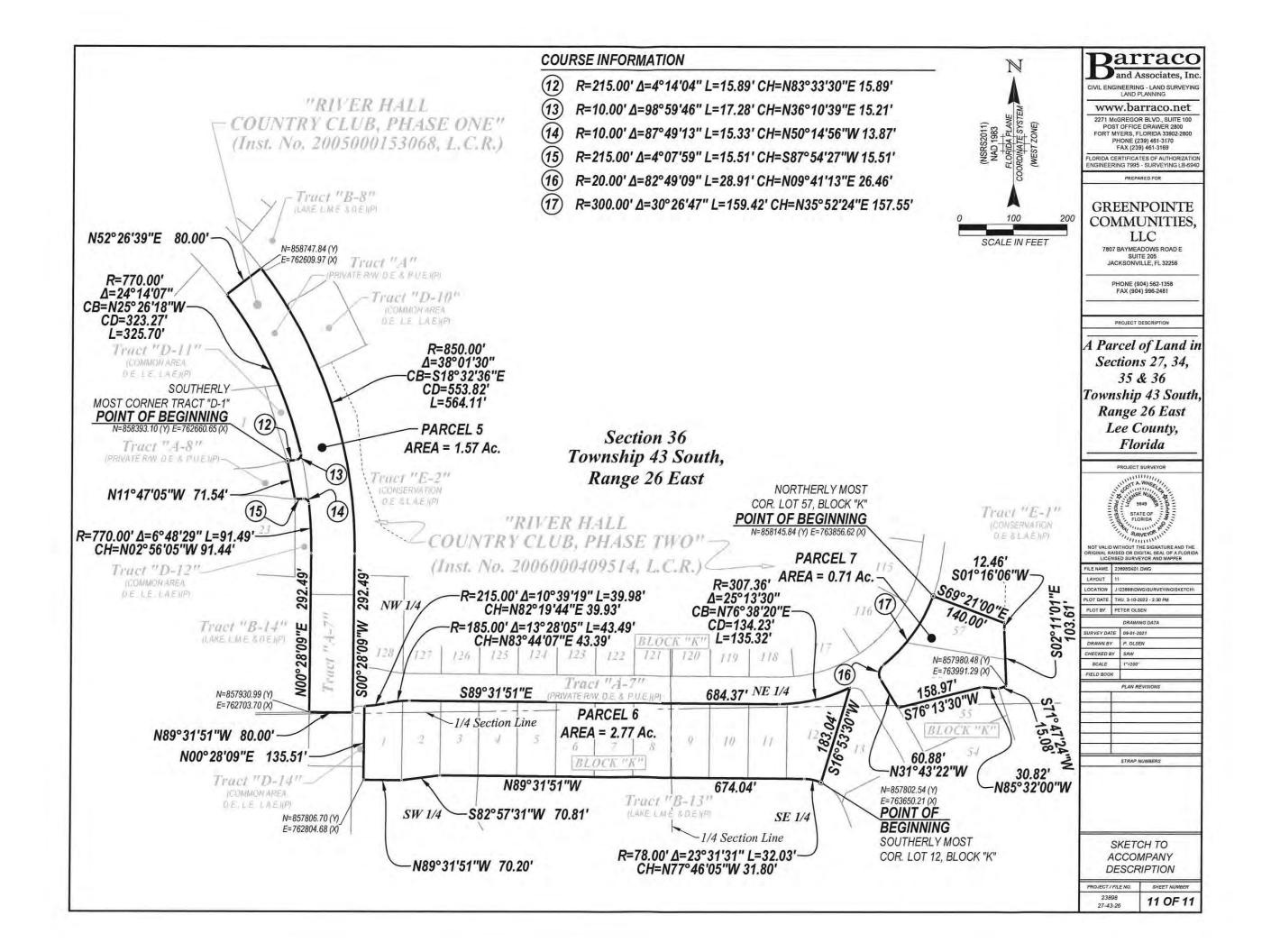






Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING NE 1/4 www.barraco.net 2271 McGREGOR BLVD., SUITE 100 POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169 Section 35 Township 43 South, FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940 Range 26 East N=859227.98 (Y) E=758718.76 (X) **GREENPOINTE** COMMUNITIES, NORTHERLY MOST LLC COR. TRACT "A-2"
POINT OF SCALE IN FEET 7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256 **BEGINNING** -R=10.00' Δ=85°35'21" L=14.94' CH=S00°39'22"W 13.59' PHONE (904) 562-1358 FAX (904) 996-2481 -S42°08'18"E 13.15' A Parcel of Land in -R=82.00' Δ=14°00'46" L=20.05' CH=S35°07'55"E 20.00' Sections 27, 34, 35 & 36 Township 43 South, Range 26 East PARCEL 3 Lee County, AREA = 0.23 Ac.N=859163.91 (Y) Florida E=758658.07 (X) Truct "B-3" (LAKE L.M.E. & D.E.)(F) R=10.00' Δ=94° 24'39" L=16.48'-CH=N89° 20'38"W 14.68' N42°08'18"W 6.37'-R=82.00' Δ=15°37'25" L=22.36'-CH=N49°57'01"W 22.29' R=77.00' Δ=28°06'16" L=37.77' CH=N43°42'36"W 37.39' N=859047.57 (Y) N08°37'42"W 3.18' Tract "G" (GOLF COURSE TAE "RIVER HALL LAE & G.C.D.EHP) COUNTRY CLUB, PHASE TWO"-(Inst. No. 2006000409514, L.C.R.) SKETCH TO ACCOMPANY DESCRIPTION 9 OF 11





**Deeds** 

INSTR # 2011000112449, Doc Type D, Pages 5, Recorded 05/12/2011 at 12:38 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee \$44.00 Deputy Clerk PSMITH

44 10

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

Prepared by and after recording return to:

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

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

### SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

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

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

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

[Signatures on following page.]

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

GRANTOR:

Witnesses:

RH VENTURE I, LLC,

a Florida limited liability company

Printed Name:

Graydon E. Miars, Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this SHoday of 2011, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited lability company, on behalf of the company, (check one) / \( \sum / \) who is personally known to me or /\_\_/who has produced a as identification.



NOTARY PUBLIC State of Florida

My Commission Expires:

Affix Seal:

GRANTEE:

Witnesses:

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

Printed Name:

By:

resident

Printed Name: (

STATE OF FLORIDA

COUNTY OF DUVAL

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



**DONNA JILL FELDMAN** MY COMMISSION # EE032671

EXPIRES October 05, 2014

FloridaNoteryService.com

NOTARY PUBLIC, State of Florida

My Commission Expires:

Affix Seal:

# EXHIBIT "A"

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

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

INSTR # 2011000112448, Doc Type D, Pages 7, Recorded 05/12/2011 at 12:38 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee \$61.00 Deputy Clerk PSMITH

W.40

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

Prepared by and after recording return to:

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

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

## SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

GRANTOR:

Witnesses:

RH VENTURE I, LLC, a Florida limited liability company

Printed Name:

By:

Graydon E. Miars, Nice President

Printed Name:

STATE OF FLORIDA

COUNTY OF DUVAL

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



DONNA JILL FELDMAN
MY COMMISSION # EE032671
EXPIRES October 05, 2014

FloridaNotaryService.com

NOTARY PUBLIC, State of Florida

My Commission Expires:

Affix Seal:

### EXHIBIT "A"

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

AND

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

#### TOGETHER WITH

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

Beginning at the Southeast corner of said Section 35 run S88\*54'06"W along the South line of said Section 35 for 2,569 55 feet to an intersection with Easterly line of lands described in deed recorded in Official Record Book 4429, at Page 2959, Lee County Records, thence run the following eleven courses along said Easterly line N01°05'54"W for 37 91 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 260 00 feet (delta 91"01'29") (chord bearing N43\*23'21"E) (chord 370 97 feet) for 413 06 feet to a point of langency, N02\*07'23"W for 78 82 feet to a point of curvature, northerly along an arc of curve to the left of radius 250 00 feet (delta 31\*56'27") (chord bearing N18°05'37"W)(chord 143 07 feet) for 144 94 feet to a point of langency, N34°03'50"W for 230 14 feet to a point of curvature, northerly along an arc of curve to the right of radius 340 00 feet (delta 31°31'00°) (chord bearing N18°18'20°W)(chord 184 67 feet) for 187 02 feet to a point of tangency, N02°32'50'W for 159 42 feet to a point of curvature, northerly along an arc of curve to the left of radius 660 00 feet (delta 22°22'21") (chord bearing N13\*44'00'W)(chord 256 08 feet) for 257 71 feet to a point of tangency, N24\*55'11"W for 289 32 feet to a point of curvature, northerly along an arc of curve to the right of radius 540 00 feet (delta 24\*55'08") (chord bearing N12\*27'37"W)(chord 233 01 feet) for 234 86 feet to a point of tangency and N00\*00'03"W for 71 26 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall. Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eleven courses along the Southerly, Easterly and Northerly line of said record plat S80°33'58'E for 35 84 (eet, S32°18'12"E for 193 40 (eet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 425,00 (eet (delta 03°51'06") (chord bearing N55°46'15"E) (chord 28 56 feet) for 28 57 feet, S24°20'50"E for 153 39 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 576 00 feet (delta 01\*29'33") (chord bearing N56\*13'22"E) (chord 15 00 feet) for 15 00 feet to a point of reverse curvature; easierly along an arc of curve to the right of radius 35 00 feet (delta 81°53'39') (chord bearing S83°34'35'E) (chord 45 88 feet) for 50 03 feet to a point of langency, S42°37'45'E for 15 70 feet, N47\*2215"E for 151 00 feet, N45\*49'31"E for 50 02 feet, N47\*22'15"E for 136 00 feet and N42\*37'45"W for 722 03 feet to an intersection with the Southerly line of the record plat of River Hall Country Club, Phase One, as recorded in Instrument Number 2005000153068, Lee County Records, thence run the following three courses along the Southerly line of said record plat N65\*12'55"E for 304 89 feet to a point on a non-tangent curve, northwesterly along an arc of curve to the right of adjus 440 00 feet (delta 40°02'00") (chord bearing N23"18'48"W) (chord 301 22 feet) for 307 43 feet and N86"42'12"E along a non-langent line for 80 00 feet to a point on a non-tangent curve and an intersection with the Southerly line of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514. Lee County Records, thence run the following twelve courses along the Southerly line of said record plat southeasterly along an arc of curve to the left of radius 360 00 feet (della 58°01'05") (chord bearing S32°18'21"E) (chord 349 16 feet) for 364 54 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 840 00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367 47 feet) for 370 46 feet to a point of tangency, S36°02'45"E for 587.54 feet to a point of curvature, southeasterly along an arc of curve to the felt of radius 910.00 feet (delta 08°53'51") (chord bearing \$40°29'40"E)(chord 141 17 leet) for 141 31 feet, N41°50'37"E for 153 51 feet to a point of curvature, northerly along an arc of curve to the left of radius 617 00 feet (delta 58°16'05") (chord bearing N12\*42'35'E)(chord 600 78 feet) for 627 47 feet to a point of reverse curvature, northeasterly along an airc of curve to the right of radius 80 00 feet (delta 80°21'13") (chord bearing N23°45'09"E) (chord 103 22 feet) for 112 19 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 199 00 feet (delta 120°43'26") (chord bearing N03°34'02"E) (chord 345 93 feet) for 419'30 feet, N33°12'19"E along a non-langent line for 103 92 feet, S69°21'19"E to: 585 07 feet to a point of curvature, easterly along an arc of curve to the left of radius 175 00 feet (delta 23°42'43") (chord bearing S81°12'40"E)(chord 71 91 feet) for 72 42 feet to a point of tangency, N86°55'59"E for 507 21 feet and S42°30'21"E for 130 55 feet to an intersection with the East line of said Section 35, thence run S00°43'38"E along said East line for 2,497 08 feet to the POINT OF BEGINNING

#### TOGETHER WITH

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

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

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

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

#### TOGETHER WITH

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

Commencing at the North Quarter Corner of said Section 27 run S00\*51\*17\*E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, section 1202-(106)202) (150 feet wide); thence run S77\*10\*14\*W along said Southerly right of way line for 1,214.92 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records, thence run the following two courses along said Easterly right of way line\* S12\*49\*46\*E for 146.41 feet to a point of curvature and southeasterly along an arc of curve to the left of radius 450.00 feet (delta 21\*53\*05\*) (chord bearing S23\*46\*19\*E) (chord 170.84 feet) for 171.88 feet to the POINT OF BEGINNING.

From said Point of Beginning run N59"14'31"E along the Southerty line of lands described in Instrument No. 2005000189275, Lee County Records for 56.98 feet to an intersection with the Westerly line of lands described in Instrument No. 2007000309267, Lee County Records, thence run S30"45'29"E along said Westerly line for 53.42 feet to an intersection with the Northerly line of lands described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 58.00 feet (delta 66"05'52") (chord bearing S87"29"23"W) (chord 74 17 feet) for 78.45 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run Northwesterly along said right of way line and along an arc of a curve to the right of radius 450.00 feet (delta 02"20"31") (chord bearing N35"53'06"W) (chord 18.39 feet) for 18.39 feet to the POINT OF BEGINNING

TOGETHER WITH

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

Beginning at the Southwest corner of said Section 35 run N00\*59'34"W along the West line of said Section 35 for 318 68 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase One, as recorded in Instrument Number 2005000153004, Lee County Records thence run the following fourteen courses along the Southerly line of said record plan N89\*00'26"E for 30 00 feet, N68\*29'16"E for 216 50 feet to a point on a non-langent curve, southeasterly along an arc of curve to the left of radius 275 00 feet (delta 04°58'32') (chord bearing 524°00'00 E) (chord 23.87 feet) for 23.88 feet. N63°30'44°E for 154.69 feet to a point on a non-tangent curve, northerly along an arc of curve to the right of radius 124.00 leei (della 28\*51'11") (chord bearing N15\*25'47'W) (chord 51 79 feet) for 62 44 feet to a point of tangency N01\*00'12"W for 599 64 feet to a point of curvature northerly along an arc of curve to the right of radius 224 00 feet (delta 23°18'53") (chord bearing N10°39'15"E)(chord 90 52 feet) for 91 15 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 576 00 feet (delta 03°35'29') (chord bearing N20°30'57"E) (chord 36.10 leet) for 36.11 feet, N88\*59:48°E for 176.06 feet to a point of curvature, northeasterly along an aic of curve to the left of radius 1,426.00 feet (delta 43°35'06') (chord bearing N67\*12'15"E)(chord 1,058 79 feet) for 1,084 76 feet, N89\*44'44"E along a non-langent line for 25 94 feet, NO1°59'18'E for 49 74 feel to a point on a non-langent curve, northeasterly along an arc of curve to the left of radius 1,411 00 feet (delta 12°25'24") (chord bearing N36\*68'46'E) (chord 305 34 feet) for 305 94 feet and N83\*2451\*E along a non-tangent line for 56 16 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eight courses along the Southerly line of said record plat S24\*38\*18"E for 30 24 feet to a point of curvature, southeasterly along an arc of curve to the left of radius 35 00 feet (delta 22°30'46') (chord bearing S35°53'41"E)(chord 13 66 feet) for 13 75 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 576 00 feet (delta 15°36'40") (chord bearing \$39°20'43"E) (chord 156 46 feet) for 156.94 feet to a point of compound curvature, southeasterly along an arc of curve to the right of radius 2,500.00 feet (delta 02°25'05") (chord bearing S30"19"51"E) (chord 105.50 feet) for 105.51 feet. to a point of reverse curvature, easterly along an arc of curve to the left of radius 35.00 feet (delta 85°13'32") (chord bearing S71°44'04"E) (chord 47 39 feet) for 52 06 feet to a point of tangency, N65°39'10"E for 505 30 feet to a point of curvature, northeasterly along an arc of curve to the left of radius 35 00 feet (delta 56\*13'08") (chord bearing N37\*32'36'E)(chord 32 98 feet) for 34 34 feet and S80°33'58"É along a non-tangent line for 1.77 feet to an intersection with Westerly line of lands as described in Official Record Book 4429, at Page 3000 Lee County Records, thence run the following ten courses along said Westerly line S00\*00'03'E for 71 26 feet to a point of curvature, southerly along an arc of curve to the left of radius 540 00 feet (delta 24°55'08") (chord bearing \$12°27'37"E)(chord 233 01 feet) for 234 86 feet to a point of langency, \$24\*55'11"E for 289 32 feet to a point of curvature, southerly along an aic of curve to the right of radius 660 00 feet (delta 22\*22'21") (chord bearing \$13\*44'00' E)(chord 256 08 feet) for 257 71 feet to a point of langency, \$02\*32'50' E for 159 42 feet to a point of curvature, southerly along an arc of curve to the left of radius 340 00 feet (delta 31"31'00") (chord bearing S18"18'20"E)(chord 184 67 feet) for 187 02 feet to a point of langency. \$34°03'50"E for 230 14 feet to a point of curvature, southerly along an arc of curve to the right of radius 260 00 feet (detta 31°56'27") (chord bearing S18\*05'37"E)(chord 143 07 feet) for 144 94 feet to a point of tangency, S02\*07'23"E for 78 82 feet to a point of curvature, southwesterly along an arc of curve to the right of radius 260 00 feet (delta 91"01"29") (chord bearing \$43"23"21" W)(chord 370 97 feet) for 413 06 feet and \$01"0554"E along a non-tangent line for 37 91 feet to an intersection with the South line of the Southeast Quarter (SE 1/4) of said Section 35, thence run SB8\*54'05'W along said South line for 74 07 feet to the South Quarter corner of said Section 35, thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642 70 feet to the POINT OF BEGINNING

INSTR # 2011000112448 Page Number: 5 of 7

#### TOGETHER WITH

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

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

From said Point of Beginning continue S00°51'17"E along said East line for 2,065.72 feet to an intersection with the Northerly line of a lands as described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following Eighteen courses along said Northerly line. S89°09'06"W for 37.27 feet to a point on a non-tangent curve; northwesterly along an arc of curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264,63 feet) for 267.31 (set to a point on a non-tangent curve; northerly along an arc of curve to the right of radius 76.19 feet (delta 50° 10'58") (chord bearing N18° 17'17"W) (chord 64.62 feet) for 66.73 feet to a point on a non-tangent curve; northerly along an arc of curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet to a point on a non-tangent curve; southerly along an arc of curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing \$03°58'21"W) (chord 14.18 feet) for 14.19 feet; \$69°32'12"W for 112.75 feet to a point on a non-tangent curve; southwesterly along an arc of curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing \$52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W along a non-tangent line for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet: S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to a point on a non-langent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following five courses along said Easterly right of way line: northerly along an arc of curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; northeasterly along an arc of curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E)(chord 292.78 feet) for 305.86 feet to a point of langency; N58°24'48"E for 260.56 feet to a point of curvature and northerly along an arc of curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing NO1°46'45'E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31'E for 186.92 feet; N00°00'00'E for 85.63 feet to a point of tangency; and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00'E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run SOO°50'17'E along said West line for 60.93 feet to the Southwest corner of said Fraction. thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

#### TOGETHER WITH

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

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 2,580.03 feel, thence run S89°08'43"W for 1,364.44 feel to an intersection with the Westerly right of way line of River Hall Parkway described in deed recorded in Official Record Book 4326, at Page 1851, Lee County Records and the POINT OF BEGINNING From said Point of Beginning run the following three courses along said Westerly right of way line, southerly along an arc of curve to the left of radius 400.00 feet (delta 03°41'48") (chord bearing S01°50'51"W) (chord 25.80 feet) for 25.81 feet to a point of tangency; S00°00'03"E for 514 62 feet to a point of curvature and southerly along an arc of curve to the left of radius 800.00 feet (delta 03°27'36") (chord bearing S01°43'50"E)(chord 48.30 feet) for 48.31 feet to an intersection with the Northerly line of lands as described in deed recorded in Instrument No 2005000189275, Lee County Records; thence run the following two courses along said Northerly line: S41°23'45"W for 167 94 feet, and S71°02'11"W for 56 33 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall. Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records, thence run following twenty-six courses along the easterly line of said record plat: N56°03'31"W for 81 29 feet; N51°58'34"W for 88.69 feet, N35°55'44"W for 50.30 feet, N19°01'12"W for 51 03 feet, N28°08'50"E for 15.14 feet, N67°28'24"W for 54.60 feet, N40°22'45"E for 83.42 feet; N13°51'45"W for 39.43 feet, N29°24'12"E for 61.07 feet, N00°11'58"E for 26.46 feet, N06°44'11"W for 44 73 feet, N19°51'05"E for 35.96 feet; N42°02'59"E for 44.50 feet, N14°41'15"W for 44.20 feet, N66°31'38"W for 15 06 feet, N51°22'28"W for 24 25 feet, N39°19'27"W for 25.82 feet, N26°06'11"W for 29 75 feet, N17°07'21"W for 29.53 feet, N09°24'11"W for 27 08 feet, N12°12'54"E for 24 53 feet, N20°13'01"E for 42.51 feet, N05°02'49"E for 24 02 feet, N50°59'07"W for 13 24 leet, N42°25'54"E for 89 53 feet and N59°10'43"E for 44.71 feet to intersection with the Southerly line of said lands described in deed recorded in Instrument No. 2005000189275, thence run the following four courses along said Southerly line: S84°49'10"E for 85 03 feet, S51°46'24"E for 67 69 leet; S27°02'59"E for 62 44 feet and S72°11'11"E for 93.22 feet to the POINT OF BEGINNING

TOGETHER WITH

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

particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51"17"E along the East line of the West Half (W 1/2) of said Section 27 for 763 79 feet to an intersection with the Southerly right of way line of State Road 80, (F D O T right of way map, Section 1202-(106)202) (150 feet wide), thence run \$77°10'14"W along said Southerly right of way line for 2020 02 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27, thence run S00°48'16"E along said West line for 659 70 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records and the POINT OF BEGINNING From said Point of Beginning continue S00°48'16"E along said West line for 147 35 feet to the Southwest comer of said Fraction, thence run N88°57'38"E along the South line of said Fraction for 658 93 feet to the Southeast corner of said Fraction, thence run N00°49 17"W along the East line of said Fraction and the Northerly extension thereof for 679 50 feet to a point on a non-tangent curve and an intersection with the Southerly line of lands as described in a deed recorded in Instrument No 2005000189275, Lee County Records, thence run the following two courses along said Southerly line northeasterly along an arc of curve to the right of radius 47.00 feet (delta 143°38'22") (chord bearing N33°01'46"E) (chord 89 31 feet) for 117.83 feet and N72°06'29"E for 25 00 feet to a point on a non-langent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following two courses along said Westerly right of way line, southeasterly along an arc of curve to the left of radius 550 00 feet (della 46°09'15") (chord bearing S40°58'08"E) (chord 431.17 feet) for 443.05 feet to a point of reverse curvature and southerly along an arc of curve to the right of radius 330 00 feet (delta 99°34'05") (chord bearing \$14°15'43"E) (chord 503.99 feet) for 573.47 feet and an intersection with the Northerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records: thence run the following twelve courses along the Northerly and Westerly line of said lands: N49°27'03"W for 93 53 feet; N83°01'34"W for 15 43 feet, S77°21'37"W for 47.94 feet, N64°29'31"W for 68 07 feet; N70°34'42"W for 40 50 feet, N64°18'36"W for 43 29 feet; S45°39'05"W for 257.65 feet, S42°31'12"W for 170 94 feet, S24°22'19"W for 49 62 feet; S37°17'31"W for 158.88 feet; S74°16'38"W for 39.78 feet and \$27°57'15"W for 32 62 feet, thence run N83°55'02"W still along said Westerly line of lands and continuing along the Easterly line of said record plat of Cascades at River Hall, Phase 1, for 66 93 feet; thence run the following Iwenty-one courses along the Easterly line of said record plat N40°22'37"W for 56 04 feet, N51°29'37"W for 50 40 feet; N48°01'27"W for 70.47 feet, N12°39'03"W for 43 78 feet, N53°32'22"W for 22.35 feet, N61° 10'41"W for 46 11 feet; N37° 43'45"W for 52 46 feet, N31°01'59"W for 50.46 feet, N29° 34'38"W for 54.97 feet; N19°52'21"W for 32.97 feet, S37°25'01"W for 17.76 feet, S39°40'24"W for 30 36 feet, S50°35'06"W for 81 49 feet, N56°29'59"W for 86 75 feet N20°36'58"W for 68 28 feet, N00°41'08"E for 118.61 feet, N41°34'25"E for 55.37 feet, S72°15'21"E for 45.73 feet, N46°06'54"E for 45 04 feet; N34°19'51"E for 37 84 feet and S67°22'42"E for 26 56 feet to the POINT OF BEGINNING

#### TOGETHER WITH

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

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

BEGINNING.

From said Point of Beginning run the following seven courses along said Westerly line: S25°55'14"E for 21 99 feet, S35°40'54"E for 44.57 feet; S13°04'44"E for 41.68 feet; S31°03'55"E for 35.91 feet; S29°40'13"E for 54.49 feet; S45°54'17"E for 41.59 feet and S29°08'34"E for 9.36 feet with the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along said North line for 442.44 feet to the Northwest corner of said Fraction; thence run S00°48'16"E along the West line of said Fraction for 8.21 feet to an intersection with the Northerly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records; thence run the following eight courses along said Northerly line S88°34'22"W for 6.40 feet; S84°59'50"W for 22.15 feet; S82°42'24"W for 16.75 feet; S75°41'35"W for 14.76 feet; N68°16'17"W for 58.31 feet; N67°46'48"W for 44.69 feet; N02°45'57"E for 54.10 feet and N13°08'59"W for 35.88 feet to an intersection with said Southerly right of way line of State Road 80; thence run N77°10'14"E along said right of way line for 489.98 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

#### LESS AND EXCEPT:

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

Beginning at the Southerly Most corner of Tract "B-16" of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, run the following eleven (11) courses along the Southerly line of said record plat: N72°42'51" E for 186.40 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10" E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52 56°) (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143.23 feet) for 143.63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89°31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet point of curvature; thence run Westerly along an art of a curve to the left of radius 55.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884.51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755.00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet (delta 90°58'45") (chord bearing N57°58'45") (chord bearing N57°58'45") (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for 110.04 feet to a point of tangency; thence run N57°58'45" E for curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" E) (chord 244.42 feet) for 254.91 feet; thence run N25°15'11" E along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

#### AND LESS AND EXCEPT

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

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

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

INSTR # 2012000247186, Doc Type D, Pages 5, Recorded 11/13/2012 at 09:30 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee \$44.00 Deputy Clerk CKELLER

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

Prepared by and when recorded mail to:

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

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

# **CORRECTIVE SPECIAL WARRANTY DEED**

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

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

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

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

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

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

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

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

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

GRANTOR:

Witnesses:

RH VENTURE I, LLC,

a Florida limited liability company

Printed Name:

By:

Graydon E. Miars President

Printed Name:

STATE OF FLORIDA

COUNTY OF HUSBARONGH

The foregoing instrument was acknowledged before me this 5 Hoday of October, 2012, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, (check one) / X/ who is personally known to me or / /who has produced a as identification.

DONNA JILL FELDMAN

MY COMMISSION # EE032671 EXPIRES October 05, 2014

FloridaNotaryService.com

NOTARY PUBLIC, State of Florida

My Commission Expires:

Affix Seal:

#### EXHIBIT A

#### Legal Description of the Land

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

#### TOGETHER WITH:

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

#### TOGETHER WITH:

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

#### TOGETHER WITH:

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

### TOGETHER WITH:

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

#### TOGETHER WITH:

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

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

Page 10f3

on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190,00 feet (delta 110°19'44") (chord bearing N47°39'10" B) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560,00 feet (delta 12°52'56") (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143,23 feet) for 143,63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89"31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884,51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755,00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110,04 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" B) (chord 244.42 feet) for 254.91 feet; thence run N25"15"11" B along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

#### TOGETHER WITH:

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

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

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

Page 2 of 3

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

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(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,

(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS) A SUBDIVISION LYING IN

SEE SHEET 2 OF 12 FOR LEGAL DESCRIPTION

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

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NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

PER SECTION 177.101 (2), FLORIDA STATUES - THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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# RIVER HALL COUNTRY CLUB, PHASE 2A

INSTRUMENT NUMBER 2021 000083/85

SHEET 2 OF 12

A REPLAT OF TRACT "A-L", LOTS 1 THROUGH 39. BLOCK "S" AND A PORTION OF TRACT "F-I", RIVER HALL COUNTRY CLUB, PHASE TWO. (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH, (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA

#### DESCRIPTION

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

BEGINNING at the Southerly most comer of said Tract 'F-1' run ulong the Southerty line of said Tract "F-1" (the following live (5) courses: N42°30'21'W for 260 38 feet. S86°55'59'W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175,00 feet (delta 23°42'43') (chord begging N81°12'40'W) (chord 71.91 feel) for 12.42 feel to a point of tangency; N69°21'19'W for 585 07 feet and S33°12'19'W for 103.92 feet to a point on a non-tangent curve and being the Northerly most corner of Lot 29 of said Block "S", thence run along the Easterly line of said record plat of 'RIVER HALL COUNTRY CLUB, PHASE TWO' the following two (2) courses: Southerly along an arc of a curve to the night of radius 199.00 feel (delta 120°43°26°) (chord bearing S03°34'02'W) (chord 345.93 feel) for 419.30 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the left of radius 80.00 feet (della 26°59'13') (chord bearing \$50°76'09"W) Ichord 37.33 [eat) for 37.68 feet to a point on a non-langent curve and being the Northerly most comer of Traci 'F-2" of said record plat of 'HAMPTON LAKES AT RIVER HALL SOUTH': thence run along the Easterly line of said Tract "F-2" Ilto following four (4) courses: Southerly along an arc of a curve to the radius 200.00 teet (della 25°06'10") (chord bearing S02°02'51°E) (chord 86.93 feet) for 87.62 feet to a point of reverse curvature. Southerly along an arc of a curve to the right of radius 628 00 lest (delta 26°58'10') (chard bearing 501°06'47'E) (chord 292 91 faet) for 295.63 feet to a point of tangency; \$12°22'23'W for 87.78 feet and S88\*28'09'W for 18.47 feet to a point on a non tangent curve to an intersection with said Easterly line of said record plat of 'RIVER HALL COUNTRY CLUB, PHASE TWO' thence run along said Eastedy line the following two (2) courses: Southwesterly along an arc of a curve to the right of radius 517,00 feet (delta 20°52'31") (chord bearing S31"24"22"W) (chord 223.56 feet) for 224 80 feet to a point of langercy and S41\*50'37\*W for 95.00 feet to the Southerly most corner of Lot 39 of said Block 'S', thence run N48°09'23'W along the Southwesterly line of said Lot 39 for 141 84 feet to a point on a non-tangent curve and an intersection with the Southeasterly line of said Tract "A-1"; thance run along the Southeasterly, Southwesterly and Northwesterly line of said Tract "A-1" the following five (5) courses: Southwesterly along an arc of a curve to the right of radius 215.00 feet (della 07°34'00') (chord bearing S50°59'33'W) (chord 28.37 feet) for 28.39 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 10,00 feet (delta 83"38'42') (chord bearing \$12"57"12"W) (chord 13.34 feet) for 14.60 feet to a point of cusp; N36°02'45'W for 90.71 feet to a point of cusp; Easterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06') (chord bearing S81°26'48'E) (chord 14.24 lost) for 15.85 leet to a point of reverse curvature and Northeastedy along an arc of a curve to the right of radius 215 00 feet (della 10°35'32') (chord bening N58°26'55'E) Ichard 39 69 feet) for 39.75 feet to the Southerly most corner of Lot 1 of said Block "S", Thence run N45"56'00'W along the Southwesterly line of said Lot 1 for 148 18 feet to a point on a non-tangent curve

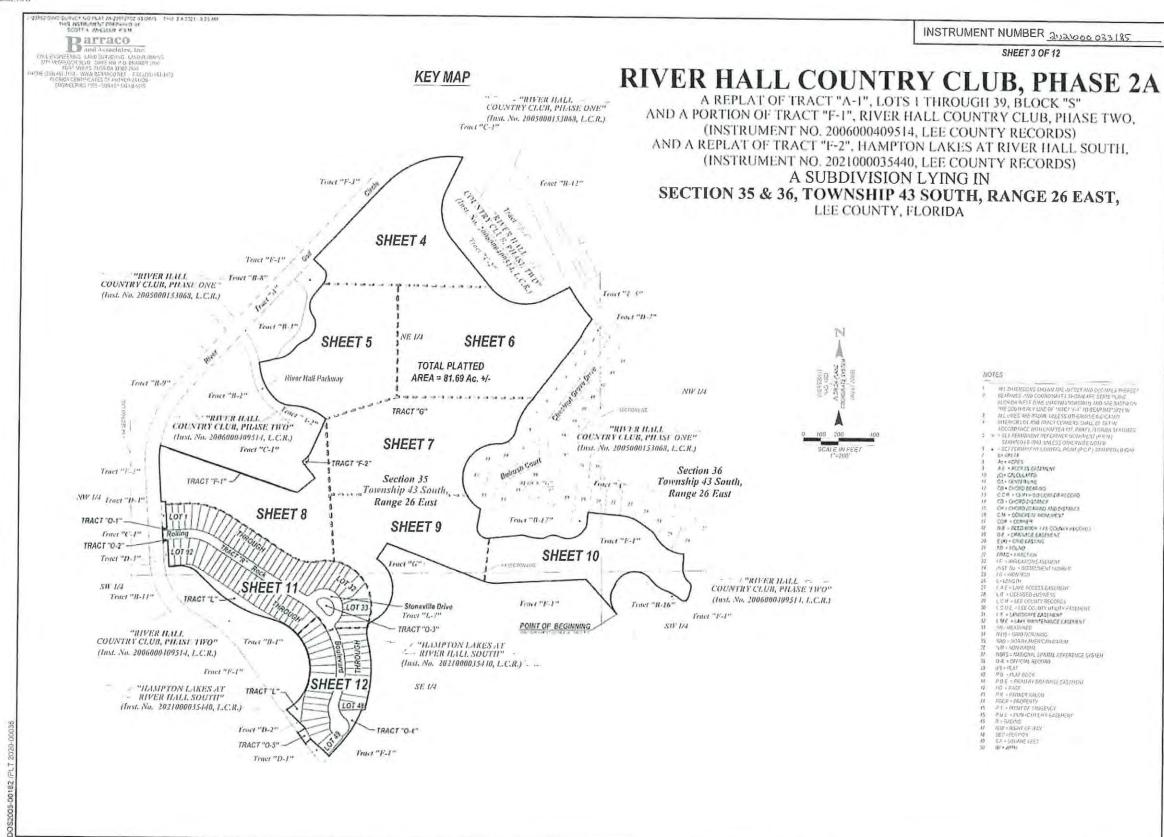
and an intersection with the Northeasterly line of Tract 'B-1' of said record plat of 'RIVER HALL COUNTRY CLUB, PHASE TWO'; Thence run along said Northeasterly line the following seven (1) courses: Northeasterly along an arc of a curve to the left of radius 250 00 feet (delta 52"44'51') (chord bearing N34"41'14'E) (chord 222.11 feet) for 230.15 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 283 00 feet (della 82°40'54') (chord bearing N33°01'39'W) (chord 373 86 feet) for 408.39 leet to a point of tangency; MT4\*22'05'W for 69.19 feet to a point of curvature. Northwerforly along an ... . \* a curve to the right of radius 667.00 feet (delta 28°18'26') (chord bearing N60°12'53"W) (chord 326 19 (cal) for 329.53 feet to a point of langency; N46°03'40'W for 110.97 feet to a point of curvature, Westerly along an arc of a curve to the list of radius 135.00 feet (della 50°07'46') (chord hearing N71°07'33'W) (chord 11J 38 (eet) for 118.11 feet to a point of langency and S83°48'35'W for 52.76 leet to the Southerly most comer of Lot 15 of said Block 'S'; thence run N03°17'48'W along the Westerly line of said Lot 15 for 142.20 feet to a point on a non-largent curva and intersection with the Southerly line of seid Tract 'A-1', thenco run along the Southerly. Westerly and Northerly line of said Tract "A-1" the following five (5) courses: Weslerly along an arc of a curve to the right of radius 215 00 foot (della 04"25'47") (chord bearing \$85"17"24"W) (chord 16.62 (eel) for 16.62 (eet to a point of reverse curvature; Southwesterly along an arc of a curve to the felt of radius 10.00 feet (della 90°48'66') (chard bearing \$42°06'15'W) (chord 14.24 (eel) for 15.85 feet to a point of cusp, NO3"17'48"W for 91.96 feet to a point of cusp; Southeasterly along an arc of a curve to the left of radius 10 00 feet (delta 90°48'06") (chord bearing S48°41'51'E) Ichard 14 24 feel) for 15 85 feet to a point of reverse curvature and Easterly along an arc of a curve to the right of radius 215 00 feet (della 03°57'42") (chord bearing N87°52'57"E) (chord 14 86 feet) for 14.87 feet to the Southwest corner of Lot 16 of said Block 'S'. thence run NO3\*17'48'W along the Westerly line of said Lot 16 for 149 09 feet to the Northerly most corner of said Lot 16, thence run along the Westerly line of said Tract 'F-1" the following litteen [15] courses S86°42'12"W for 25.00 feet N03°17'48'W for 199.59 feet to a point of curvature, Northerly along an arc of a curve to the right of radius 560.00 feet (delta 11°56'58') (chord bearing NO2"40'41'E) Ichord 116.58 [eat) for 116.79 leat. S71\*35'45'E for 813.37 leat: N50"39'44"E for 128.55 feet; N39"20'16"W for 98.57 feet; N31\*21'00"W for 20 00 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 125.00 feet (della 34"32'56") (chord bearing N41"22'32"E) (chord 74 24 feet) for 75.37 faet to a point of langency, N24°06'04'E for 200.01 feet to a point on a non-langent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49') (chord bearing N69°40'22°W) (chord 266.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curva to the right of radius 141 00 (eet (delfa 40°20'00') (chord hearing N67°52'17°W) (chard 97 22 feel) for 99 26 feel to a point of compound curvalure Northwesterly along an arc of a curve to the right of radius 275,00 feet (delta 39°04'36') (chord hearing N28°09'59'W) (chord 183.94 feet) for 187.55 feet to a point of langency; N00°37'42'W for 40.00 feet, N77\*44'05'E for 67.26 feet to a point of curvatum and Easterly along an arc of a curve to the left of radius 65.00 feet fitella 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature to and an intersection with the Easterly line of lands described in a deed recorded in Instrument. Number 2008600299220, Lee County Records: thonce run along said Easterly line the following nine (9) courses: Easterly along an

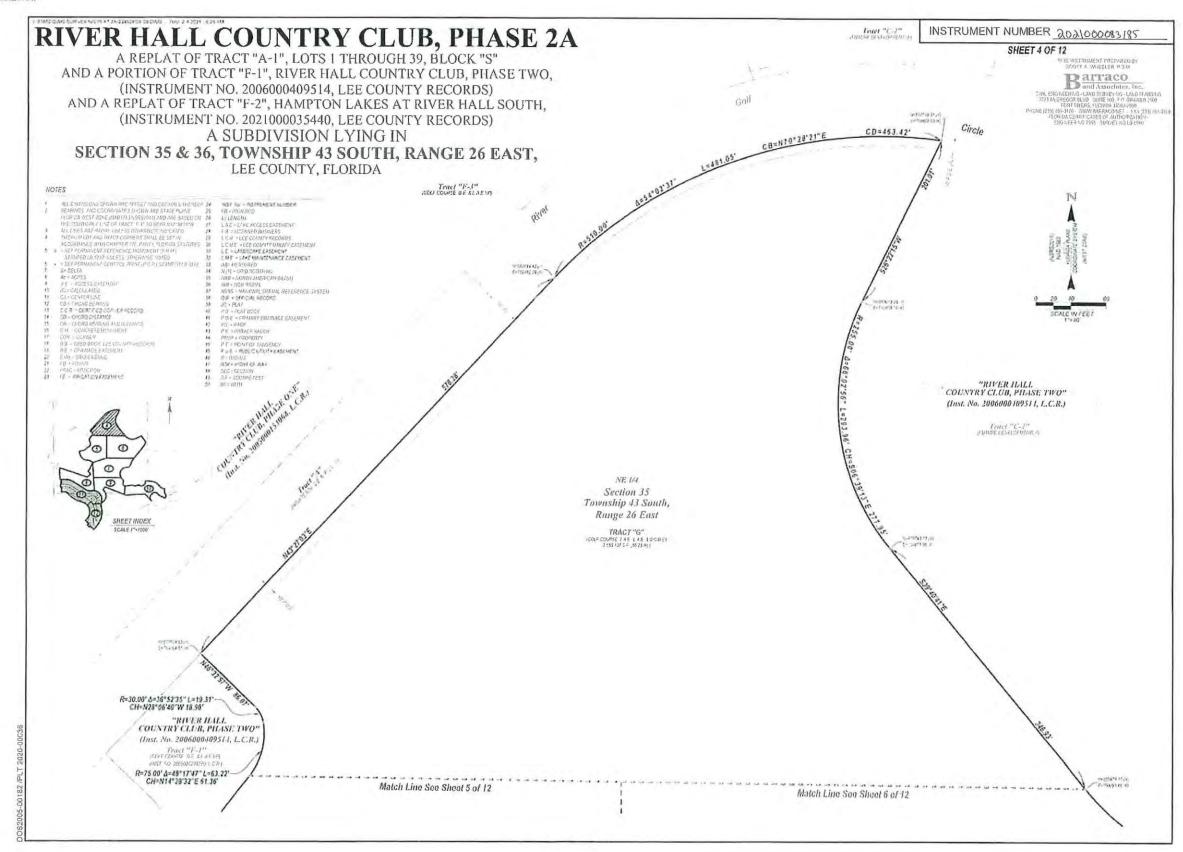
are of a curve to the right of radius 5.00 feet (delta 22°38'56') (chord bearing N74°38'30'E) (chord 1.96 feet) for 1.98 feet to a point of erse curvature; Northeasterly along an arc of a curve to the left of radius 163 00 feet (della 47°15'36") (chord bearing N62°20'10"E) feliord 130 67 (eel) for 134 45 feet to a point of reverse curveture fortheasterly along an arc of a curvo to the right of radius 150 00 feet (della 28°02'24") (chord bearing N52\*43'33'E) (chord 72.68 (cat) for 73.41 feet to a point of reverse curvature: Northerly atono ar arc of a curve to the fell of radius 94.00 feet (della 101°50'45') (chord bearing N15"49'22"E) (chord 145 94 (sel) for 167 99 feet to a naint of reverse curvature: Northarty along an arc of a curve to the ight of radius 90.00 feet (delta 73°43'25") (chord bearing NO1"45'43'E) (chord 107.08 feet) for 115.80 feet to a point of tangency; N38°37'25'E for 87.96 feet to a point of curvature Northerly along an arc of a curve to the left of radius 75.00 feet (delta 48° (7'47°) (cherd bagging M14°28'32'E) (chord 51 36 feet) for 63 22 feet to a point of compound curvature; Northwesterly along an arc of a curve to the tell of radius 30.60 feet (della 36°52'35') (chord bearing N28"06'40"W) (chord 18 98 feet) for 19 31 feet to a point of langency and N46°32'57'W for 86.07 feet to an intersection with said Westerly line of said Tract 'F-1'; thence run along the Westerly, Northerly and Easterly line of said fract "F-1" the following seventeen (17) courses: N43°27'03'E for 578 28 feet to a point of curvature, Easterly along an arc of a curve to the right of radius 510.00 feet (delta 54'02'37") (chord benning N70"28'21'E) (chord 463 42 feet) for 481 05 feet, \$26"22"15"W along a non-tangent line for 201.01 feel to a point of curvature; Southerly along an arc of a curve to the left of radius 255.00 feet (delto 66°02'56') (chord bearing S06°39'13'E) (chord 277.95 feet) for 293.96 feet to a point of langency. \$39°40'41'E for 346.93 feet to a nout of curvature Easterly along an arc of a curve to the left of radius 255.00 feet (della 76°58'02') (chord bearing \$78°09'48'E) (chord 317.37 feel) for 342.55 feet to a point of langency, N63°21'11'E for 154.59 feet to a point on a non-largent curve; Southeasterly along an arc of a curve to the left of radius 1,040.00 feet (della 12°06'04') (chord bearing \$36'08'31'E) (chord 219.24 leat) for 219.65 feet; 535°43'44'W along a non-tangent line for 42.40 feet to a point of curvature; Southwesterly along an arc of a curva to the left of radius 155,00 feet (dolla 12°02'35') (chord bearing S29°42'27'W) (chord 7/1 48 (eel) for 7/1 62 (eel; \$37°59'11"W along a non-langent line for 482 37 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 365.00 feet (delta 25°08'17') (chord hearing \$25°25'02'W) (chord 158 86 feet) for 160.14 feet to a point of reverse curvature: Southwesterly along an airc of a curve to the right of radius 95.00 feet (delta 79°19'52') (chord bearing \$52\*30'50'W) (chard 121-28 feet) for 131.54 feet to a point of reverse curvature. Southerty along an arc of a curve to the left of radius 195.00 feel (delta 153°33'37") (chord bearing \$15°23'57"W) (chord 379.66 leat) for 522.63 feet, \$10°25'39'W along a non-langent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60 00 feet (della 106°44'08') (chord bearing \$42°56'25'E) (chord 96.30 (eet) for 111.77 feet to a point of tangency and N83°41'31'E for 190 00 feet to an intersection with the Southerly into of lands described in said. deed recorded in Instrument Number 2008000299220. Lee County Records, thence run along said Southerly line the following eight (8) courses: \$15°12'23'E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300,00 foot (delta 14°30'51') (chord bearing \$82°27'48'E) (chord 75.79 (eel) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45,00 feet (delta 33°25'45') (chord bearing

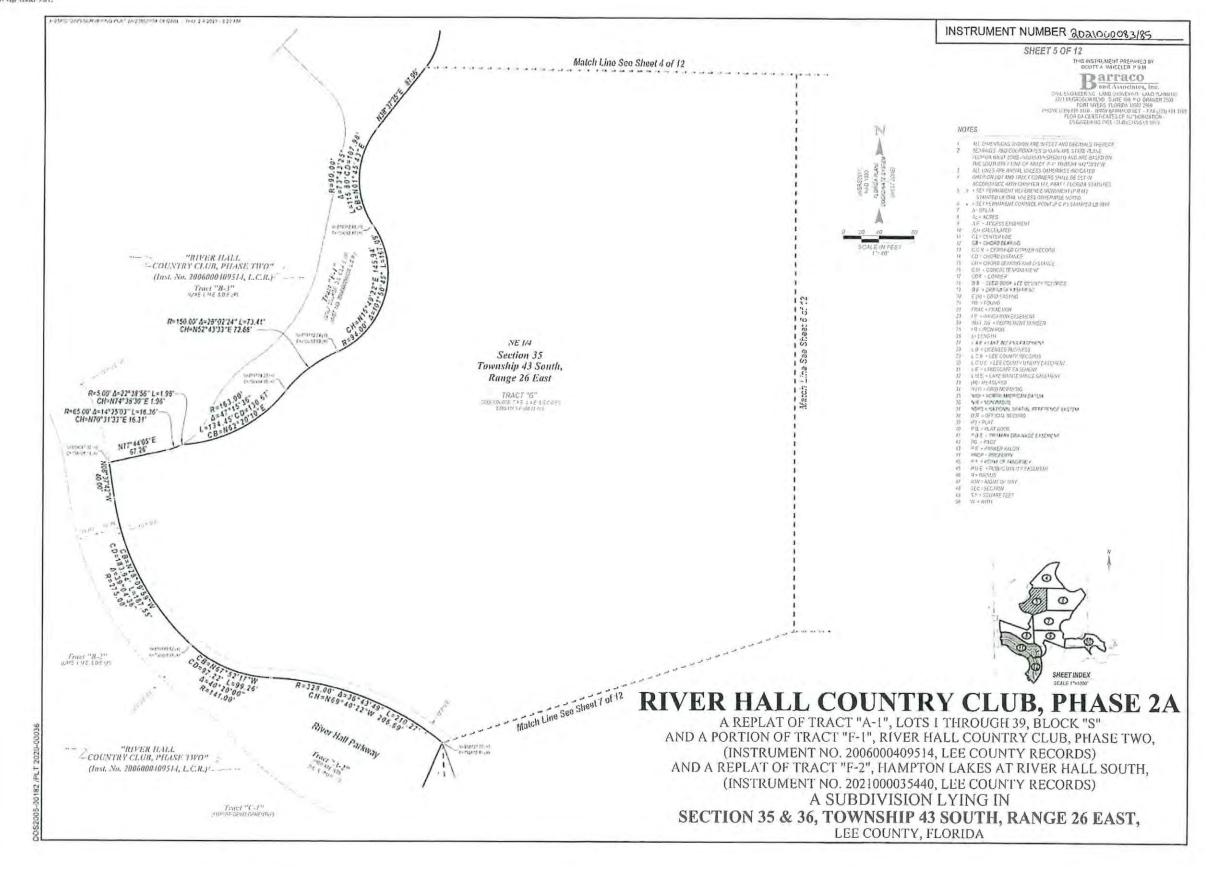
curvature; Easterly along an arc of a curve to the right of radius 76.00 (eet (delle 59°09'16') (chard bearing N86°25'40'E) (chard 75.03 (eet) for 78.47 (set to a point of reverse curvature, Easterly along an arc of a curve to the left of radius 110 00 feet idelta 78°50'57") (chord bearing N76°34'49'E) (chord 139.71 feet) for 151 38 feet to a point of langency, N37\*09'21"E for 20.33 feet to a point of curvature. Northerly along an arc of a curve in the left of radius 45.00 feet (delta 31°57'55') (chord bearing N21°10'23'E) (chord 24.78 feel) for 25.11 feel and N05°11'26'E for 65.78 feel to an intersection with the Northerly line of said Tract "F-1": thence run along the Northerty and Easterly line of said Tract "F-1" the following nme (9) courses \$84\*48'34'E for 187,44 feet to a point of curvature. Easterly along an arc of a curve to the right of radius 210,00 fee (della 29°39'53") (chord bearing \$69\*58'38"E) (chord 107.52 feet) for 108 73 feet to a point of langency; \$55'08'41'E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the ght of radius 85,00 feet (dolta 26°45'56") (chord hearing S41°45'43'El (chord 39.35 feel) for 39.71 feet to a point of reverso ture; Southeasterly along an arc of a curve to the left of radius 195.00 feet (della 58°49'58') (chord bearing S57°47'44"E) (chord 191 55 (eet) for 200.23 (eet; S02°47'17'W along a non-langent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of redius 100 00 feet (delta 51°49'50") (chord bearing S23\*07'38'E) (chord 87 41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46') (chord bearing \$15°08'11'E) chord 38 54 feet) for 40 81 feet and S17°46'12'W for 50.65 feet to a point of convolute and an intersection with the Northerly line of lands described in said deed recorded in Instrument Number 2008000299222, Lee County Records; thence run along said Northerly line the following five (5) courses: Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74"15'03'W) (chord 41.69 feel) for 49.29 feet to a point of reverse curvature, Northwosterly along an arc of a curve to the left of radius 267 00 feet (della 22°09'50') (chord bearing N60°21'01'W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature thwesterly along an arc of a curve to the right of radius 150.00 feet (delta 35°03'57") (chord bearing N53'53'57"W) (chord 96.40 leal) for 97.92 feet to a point of raverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (della 124°23'07") (chord bearing S81°26'29"W) (chord 206 98 feel) for 254 00 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the right of radius 80 00 feet (delta 13\*48'27") (chord bearing S26°09'09'W) (chard 19.23 feet) for 19.28 feet to a point of reverse curvature and an intersection with the Easterly line of said Tract 'F-1'; thence run along said Easterly line of sold Tract 'F-1' the following two (2) courses: Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18') (chord bearing \$16°10'13'W) (chard 52.28 feet) for 53.05 feet to a point of compound curvature and Southeastedy along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing \$21°36'38'E) (chard 97.72 feet) for 99.93 feet to the POINT OF

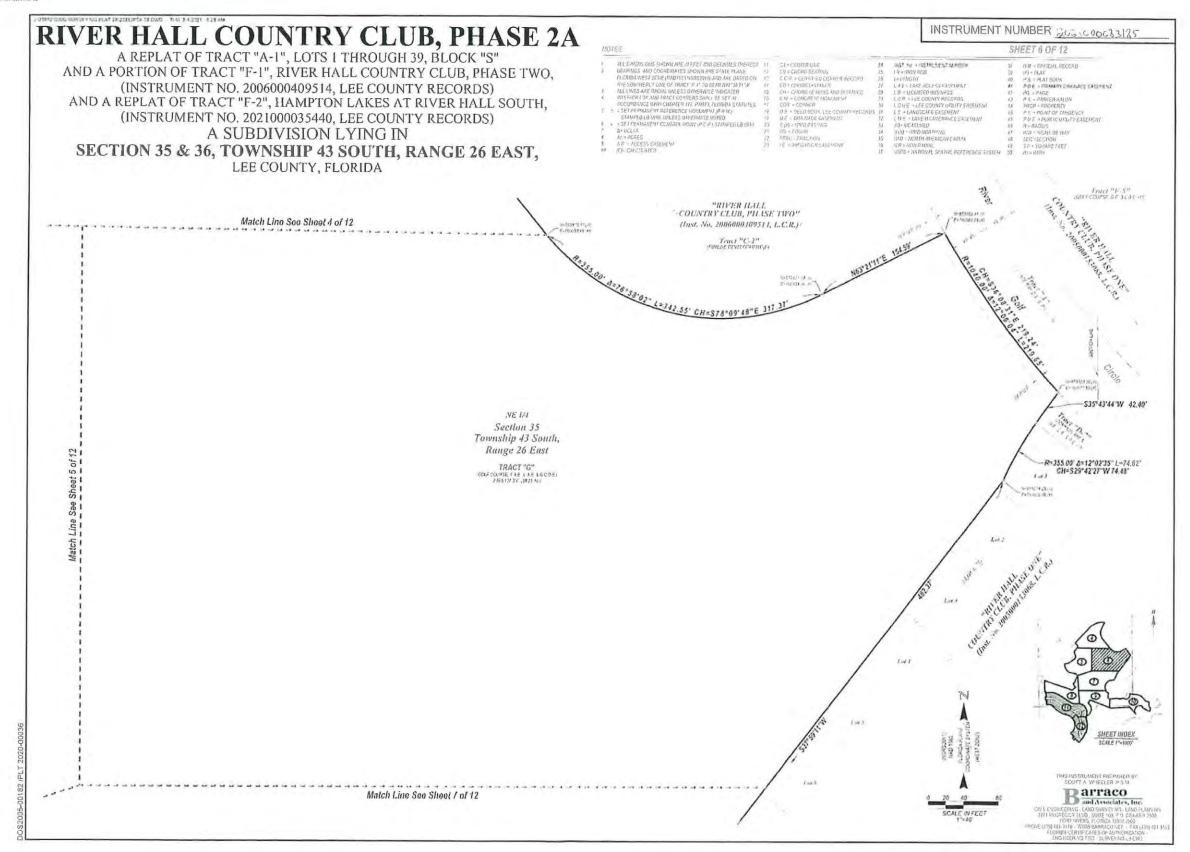
N73°33'54'E) (chord 25 88 feet) for 26 26 feet to a point of reverse

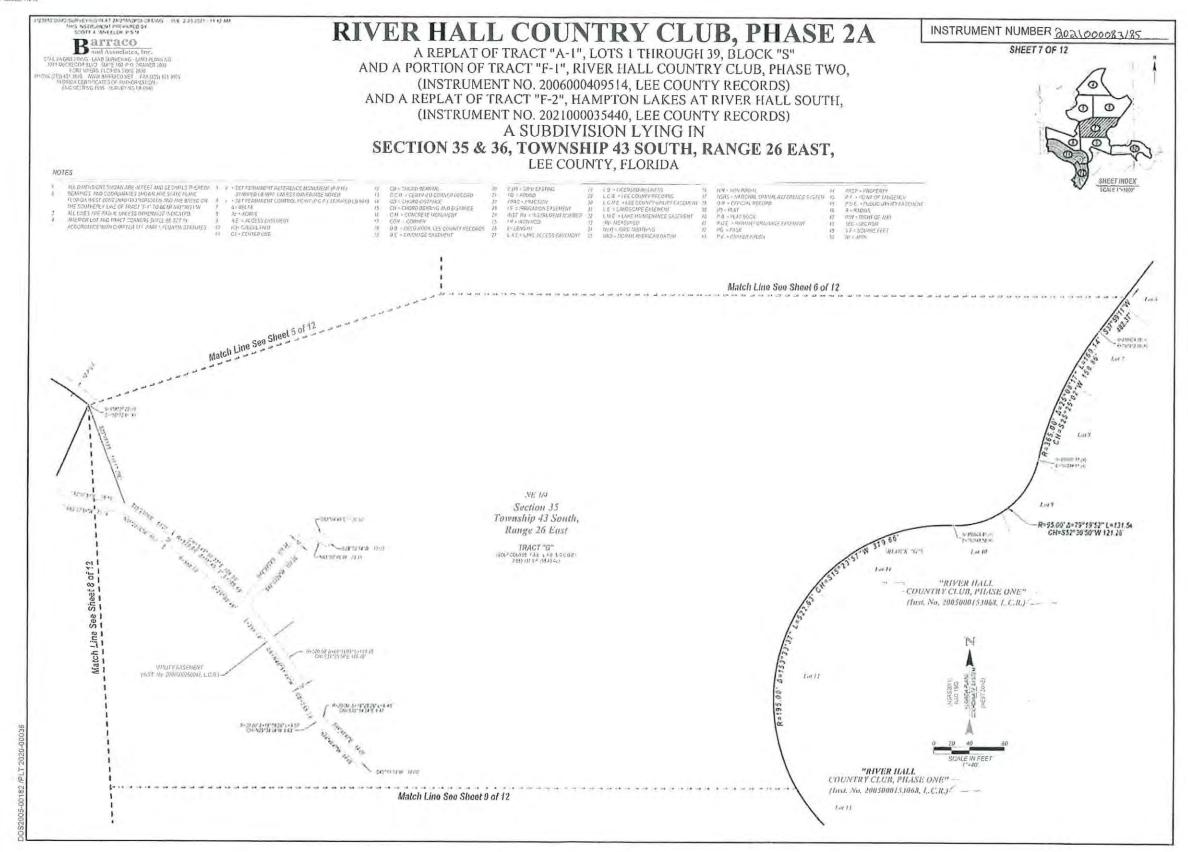
Containing \$1.69 acres, more or less

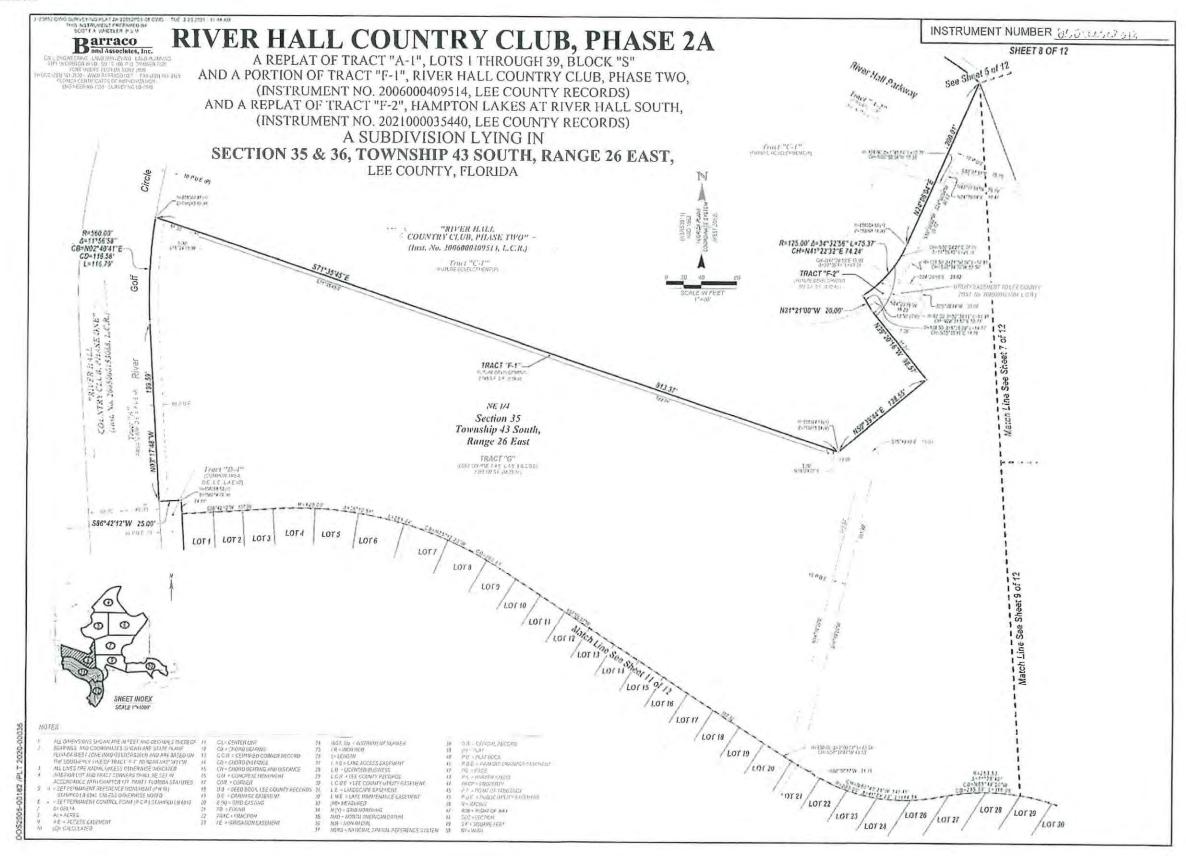


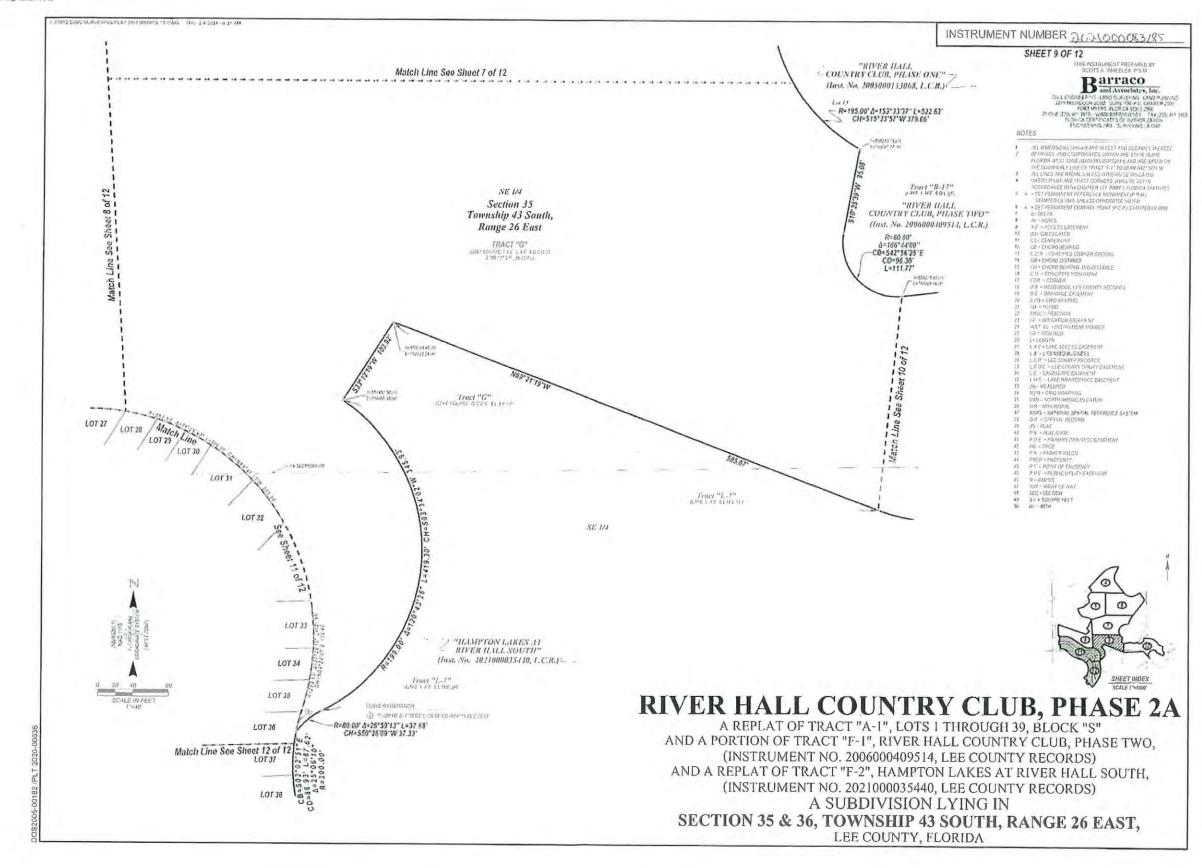


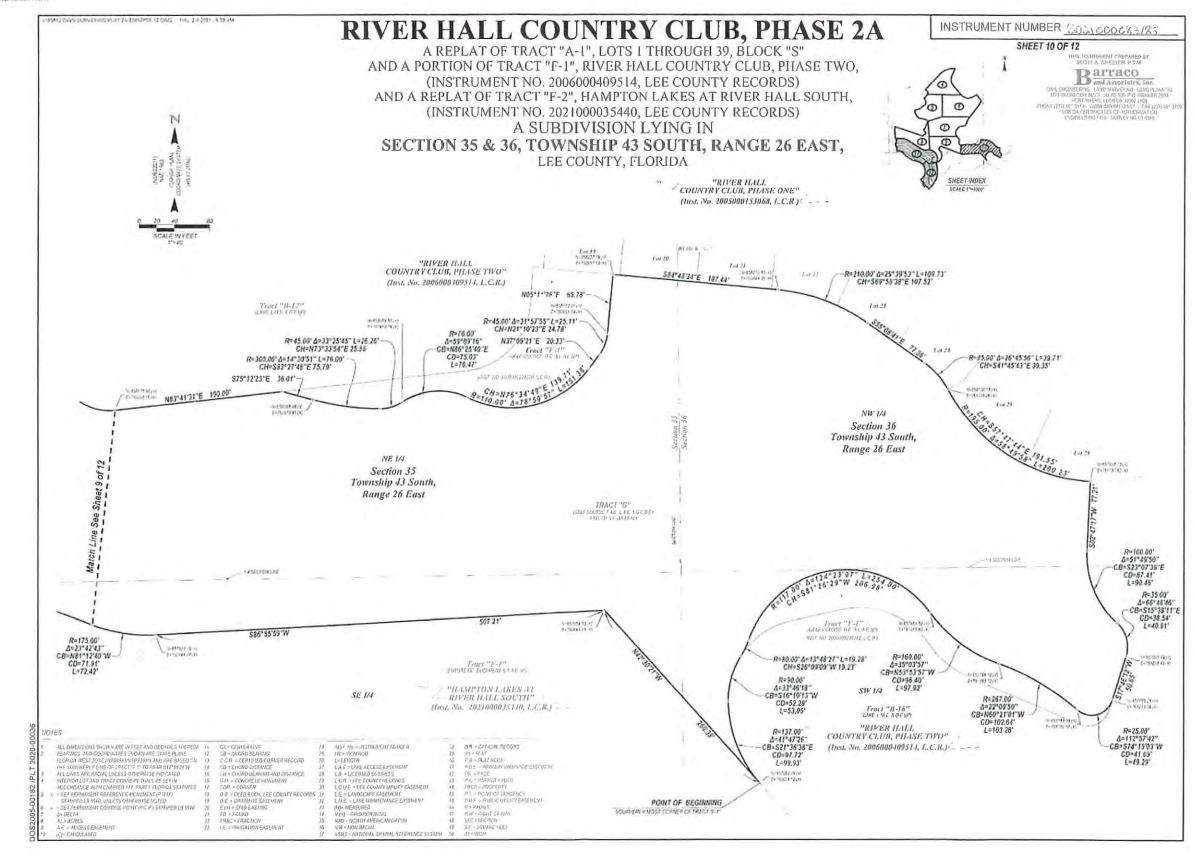


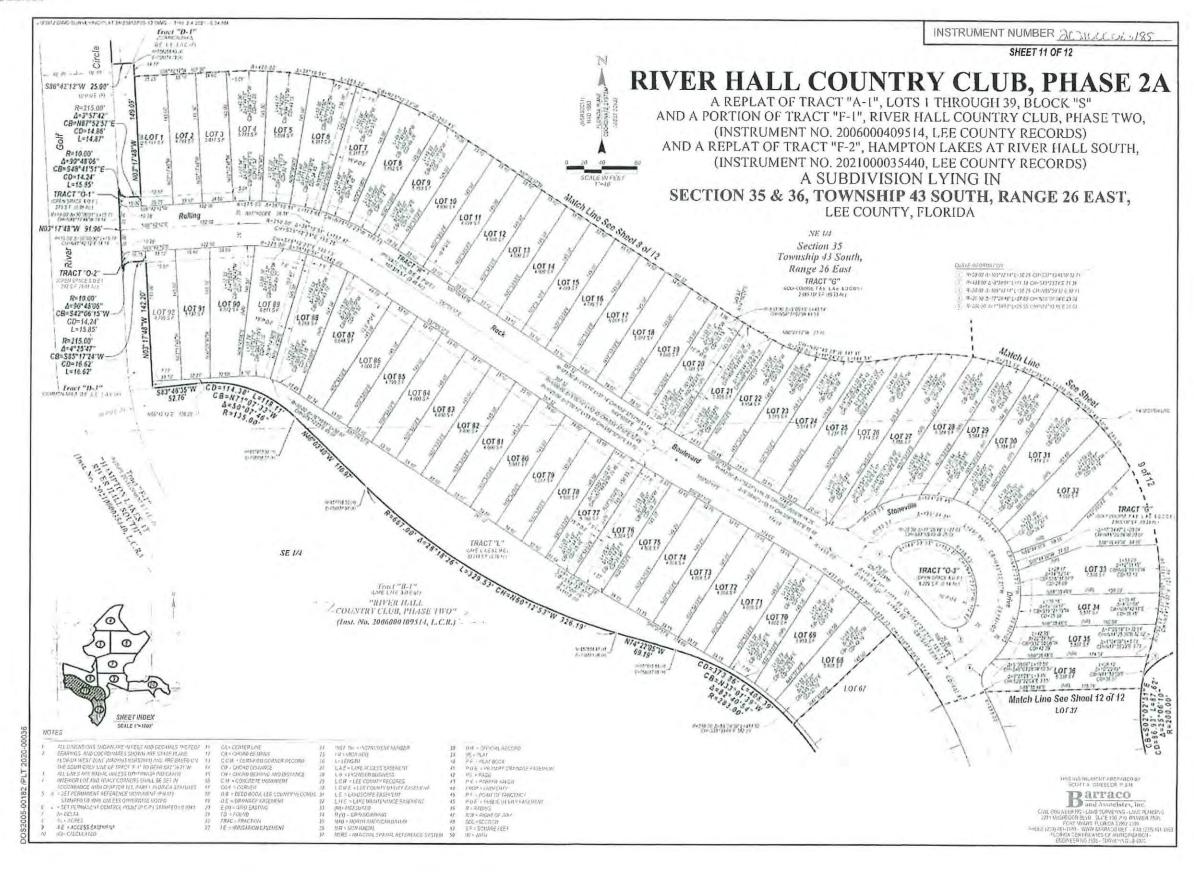


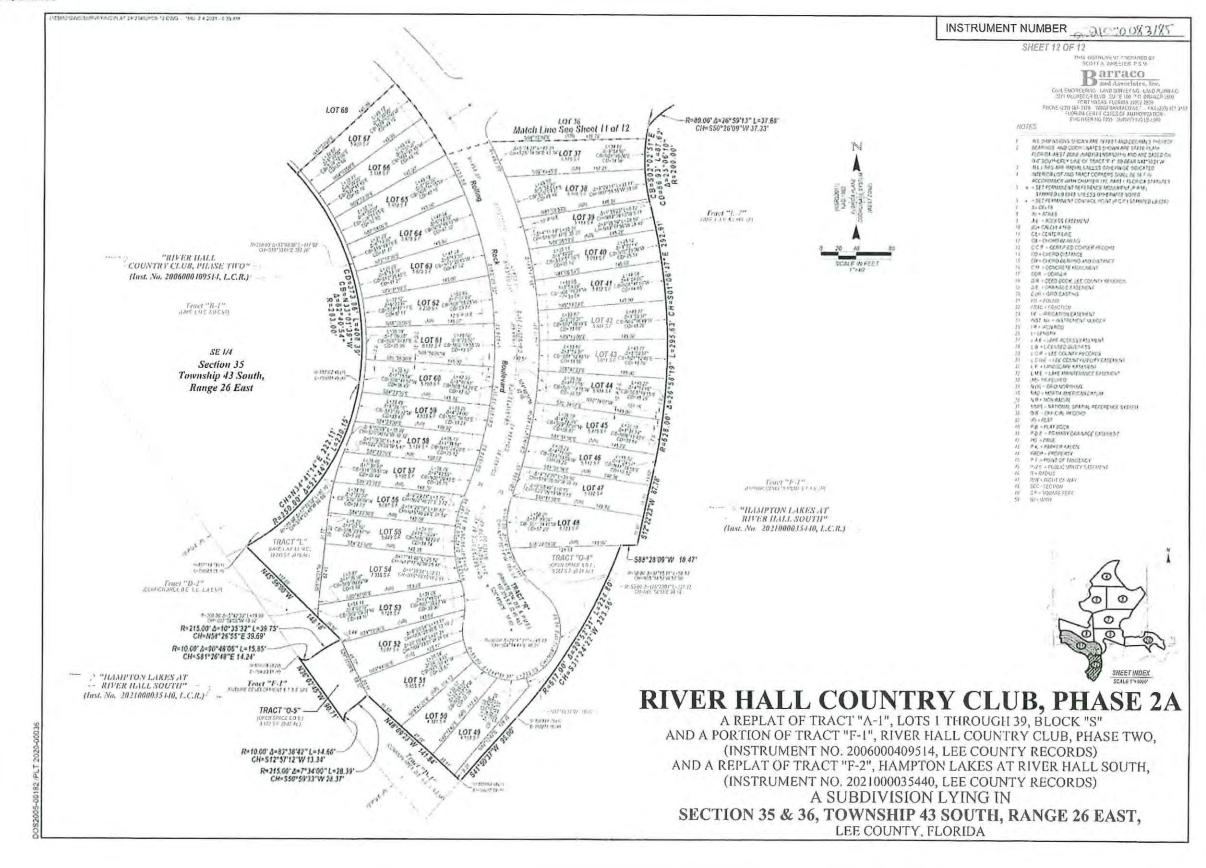












HAMPTON LAKES AT RIVER HALL SOUTH Barraco

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AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,

(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS) TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

# A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

LEE COUNTY, FLORIDA

CET COUNTY, FLORIDAS, CONDITIONS, RESIRICIONS, EASEMENTS, INC. TOTAL SECTIONS, EASEMENTS, INC.

ASSOCIATED WINST NO MITOSHIZZO MANUENT FOR CABLE TELEVISION AND COMMUNICATIONS SERVICE RECORDED IN DIST. NO. MICHORISTON

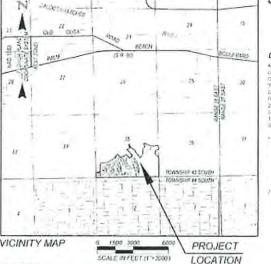
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#### CERTIFICATE

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#### CLERK'S CERTIFICATION

THE RESIDENCE OF THE PROPERTY OF THE PROPERTY



INSTRUMENT NUMBER 2021006 035 440

#### SHEET 1 OF 25

PER SECTION 177,101 (2), FLORIDA STATUES - THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY, ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES OR CALLED UPON TO BEAR A PORTION OR ALL OF THE
BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF
EXPENSE OF COMMENCIAL ON MAINTENANCE OF BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF EXPENSE OF CONSTRUCTION, MAINTENANCE, OR THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

#### DEDICATION

DESCRIPTION OF THE PRESENCE WAS NOT THE PROPERTY OF THE PROPERTY OF THE WORLD DEXICOSTRATE LEX COUNTY/LIQUE REQUIRES TOGETHALIT ARTIVLANDS LITTLE AND TOWNS HOUSE AND SOUTH AND TO EAST LESS COUNTY, FLORIDA. TO BE MICE AND COUNTY FLORIDA. TO BE MICE AND

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- SECRATE TO THE HAWITON LINES AT RIVER HALL HONEOMIERS ASSOCIATED INC. AFLORIDATION FOR PRICHIT CORPORATION HIS SUCCESSORS AND ASSISTANT RESPONSIBILITY FOR HUNTERINGS.
- AT TRACES IN PLANS, IN 21 FOR PRIVATE ROAD WORLD ON WAY SUBJECT TO THE EASEMBLETS SHOWN PETICAL HAD RESERVING TO OWNER FOR THE BEHELFT OF THEET HAD ALL SINCE SWIN WAY BY SOLD FOR SHOWN HIS REAL BOTH EXCLUSIVE ERSEMENT FOR MIGRESS AND EGRESS OVER THIS THROUGH
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- W MACHINE LIFTER DISTRIBUTION OF THE PROPERTY OF THE PROPERTY
- RESERVE TO GWINER, IT'S NUCCESSIONS AND ASSISTANT, WITH THE RESPONSIBLIE OR MAINTENNINGE GEOGRAFION IN THE RIVER PALL COUNTRY CLUB IONEGRAERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION.
- AT TRACEGEORGE PLACES BY A PROSESSION ASSERVANT WHO CAMER, ITS SUCCESSORS AND ASSERVE WAS EASEMENTS AT A SUCH PARTY OF THE PROSECUTION OF THE PROS

- DECICATE TO THE RIVER HALL COUNTRY TUB HOMEOWNERS ASSOCIATION IN A PLOTES MOST FOR PROTIT SCAPPINATION HIS SUCCESSORS MOLASSISMS ATTH RESPONSIBILITY FOR UNITERLANCE.
- ALL GOLF COURSE CHARAGE EASTMENTS (C.C.D.E.) RESERVING LING GARLER, ITS SUCCESSORS AND ASSIGNS INCH. EXCLUSIVE EAST-WENTS
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ELGENERS COLLOCATED WITH MATTED DITUTY EXSENDING STALL DE SUBCED NATE TO THE PUBLIC WHITY EMBREVENT

- CEDICATE TO LEE COUNTY A POLITICAL SUGERISSION OF THE STATE OF FLORIDS
- A) THOSE NOW EXCLUSING LEE COMMENTATION OF EASEMENTS IN CLUE I AS SHOWN MADOR FORCE WERRING THO THE HUMBLEST OF EXPENDING THIS OWNER HAVE BY A CONSTRUCTION AS OUTLINESS OF CONSTRUCTION AS OWNER BY A MAKE WATER DOTTER MEMORS EARLY SERVICES AND SARLIARY SEWER COLLECTION SERVICES.
- SEQUATE TO REPARKE DOD, INTROOF RESPONSIBILITY FOR LIGHTERINGS, I FEDERATURE OF ALL PROFESS OF RESEARCH AND ACROSS TRACE IN PLACE ALL.

MINIMAS WHEREOF GRAYDONE WAYS AS INCERRESCENT, ON DEPUTE OF KNOWENTERENCIAL AFFORMATIVATED LINDY OF CONDUST, MAS CAUSED THIS DEPOCATION TO BE MADE AND SIGNED THIS 2 DAY OF F25 3511

MARSS College A HOWELL

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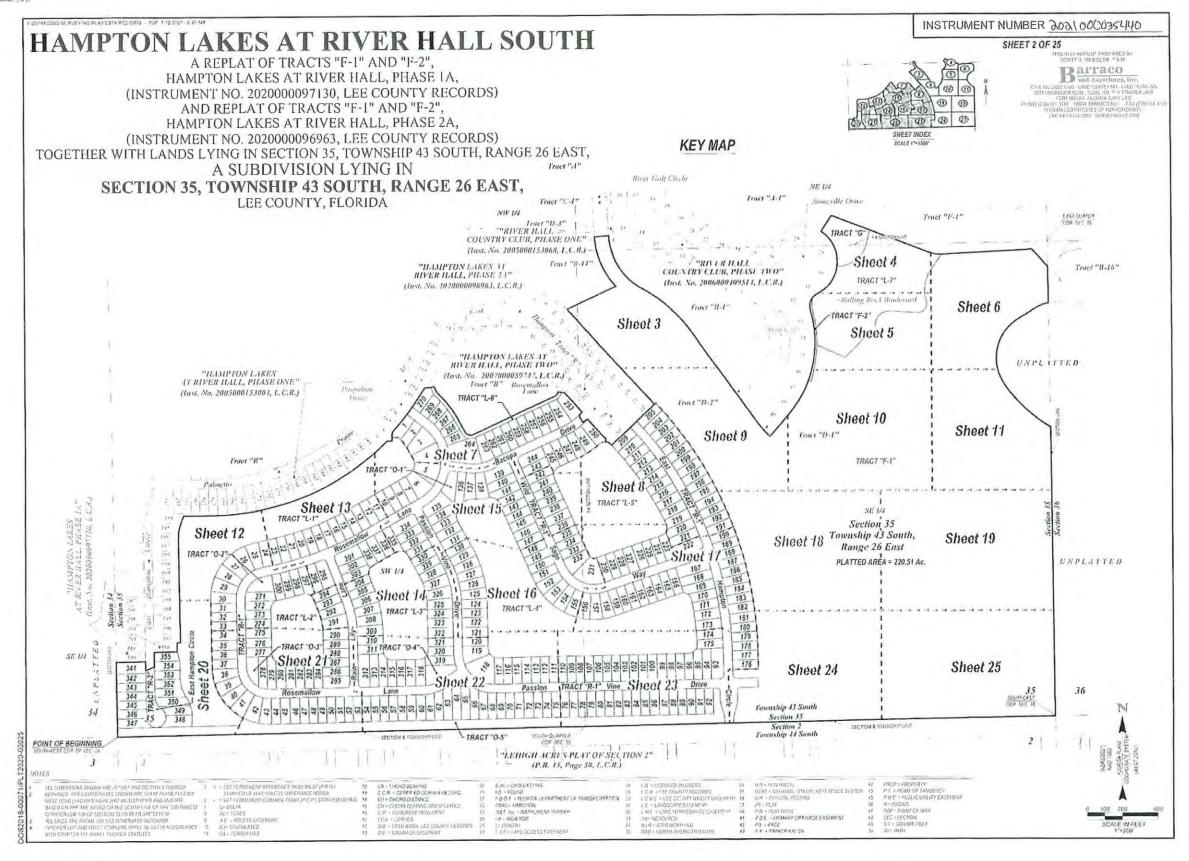
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### **ACKNOWLEDGMENT**

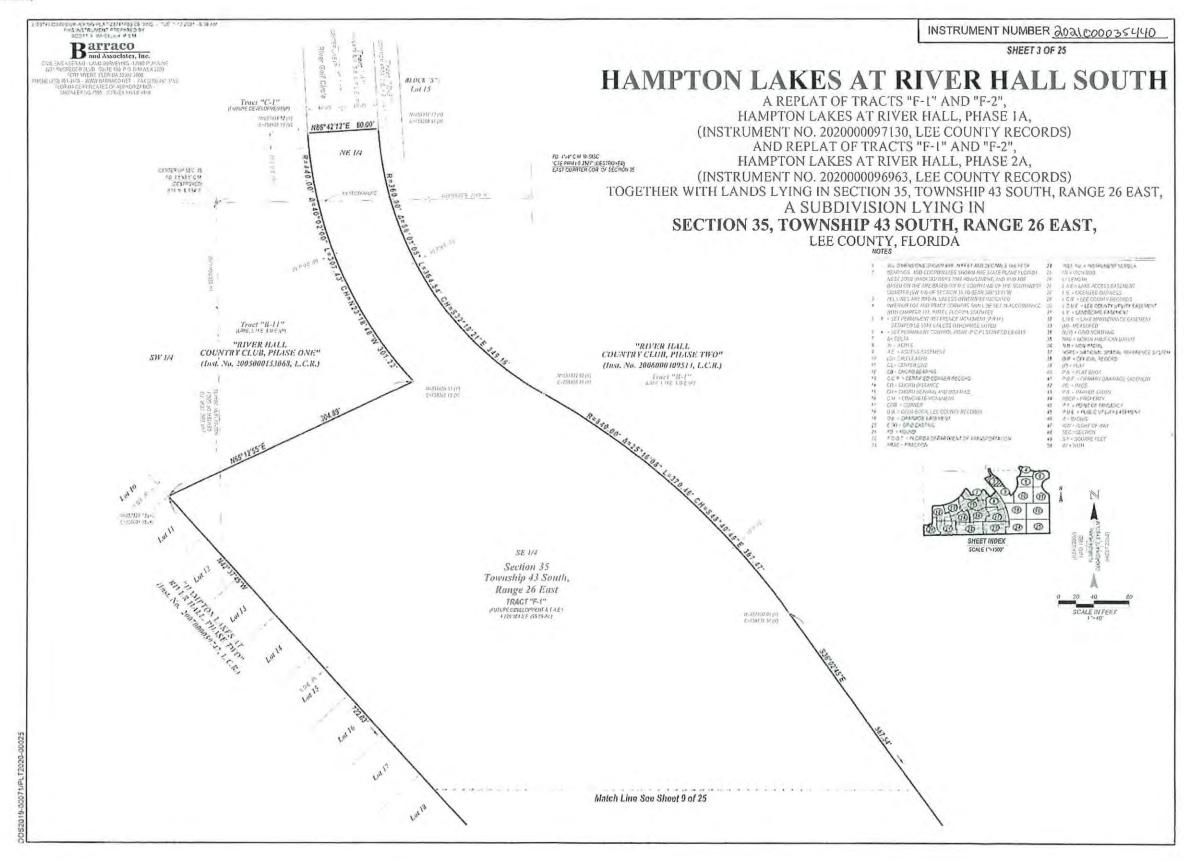
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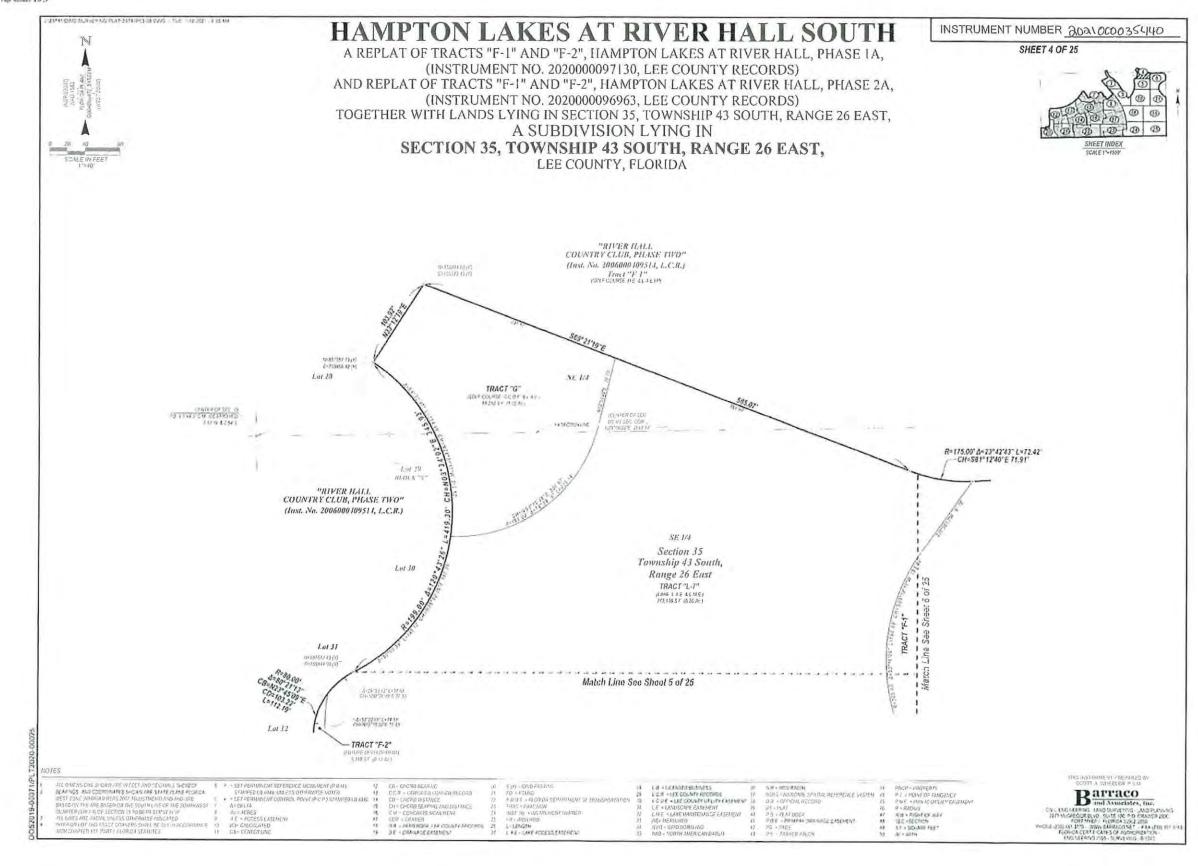
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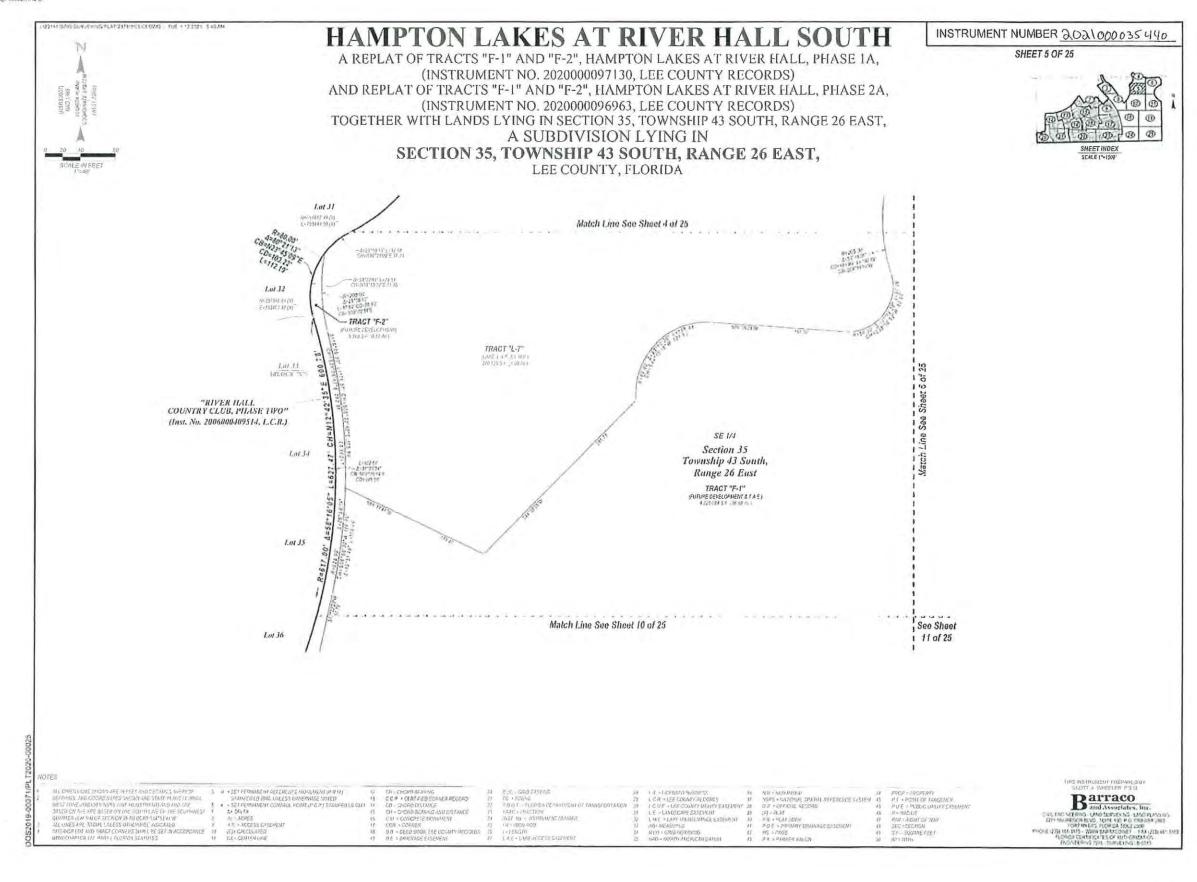
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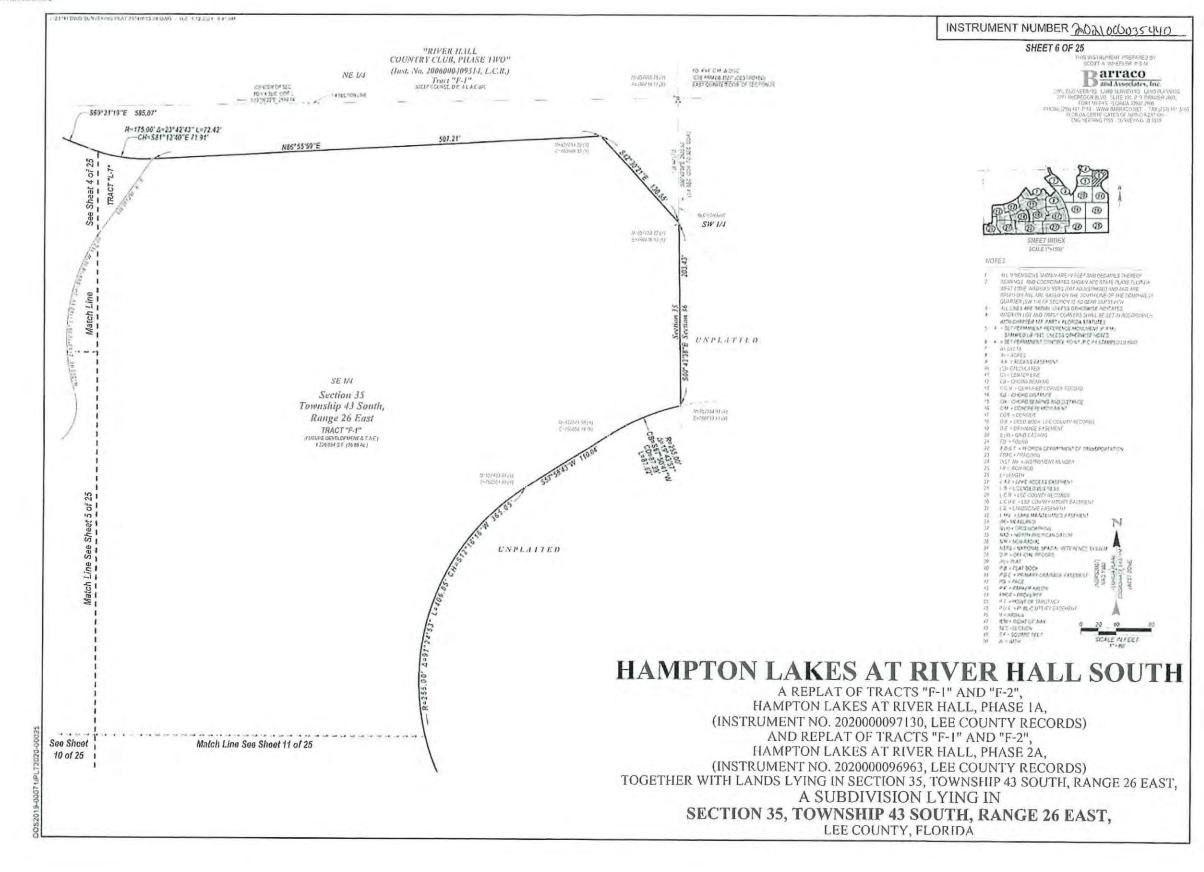
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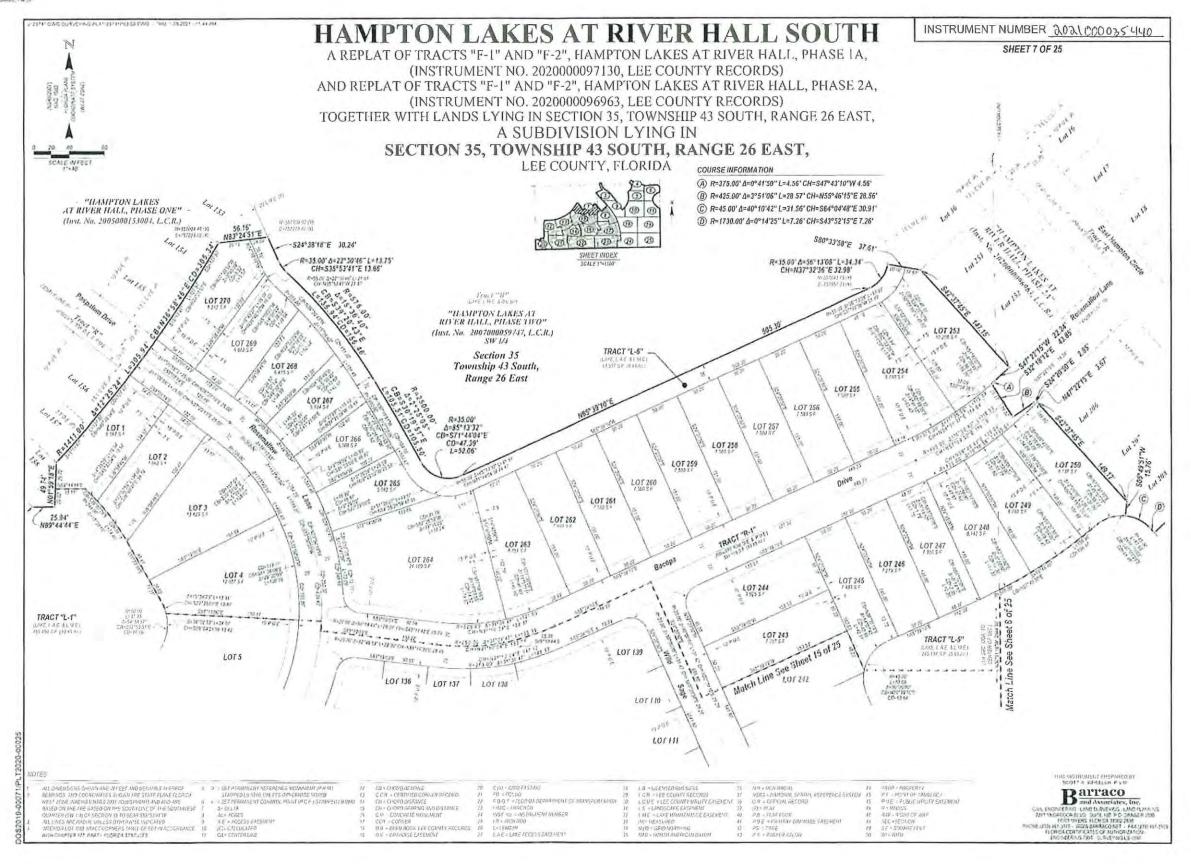


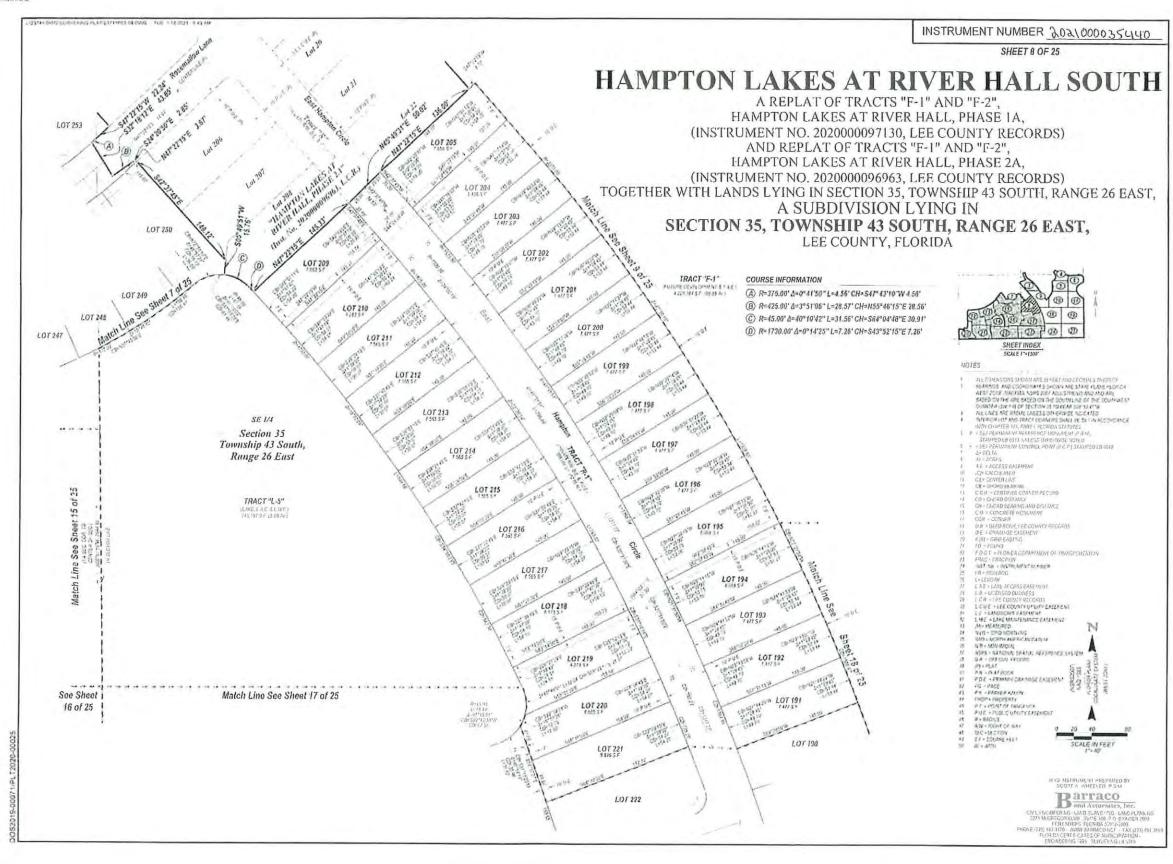


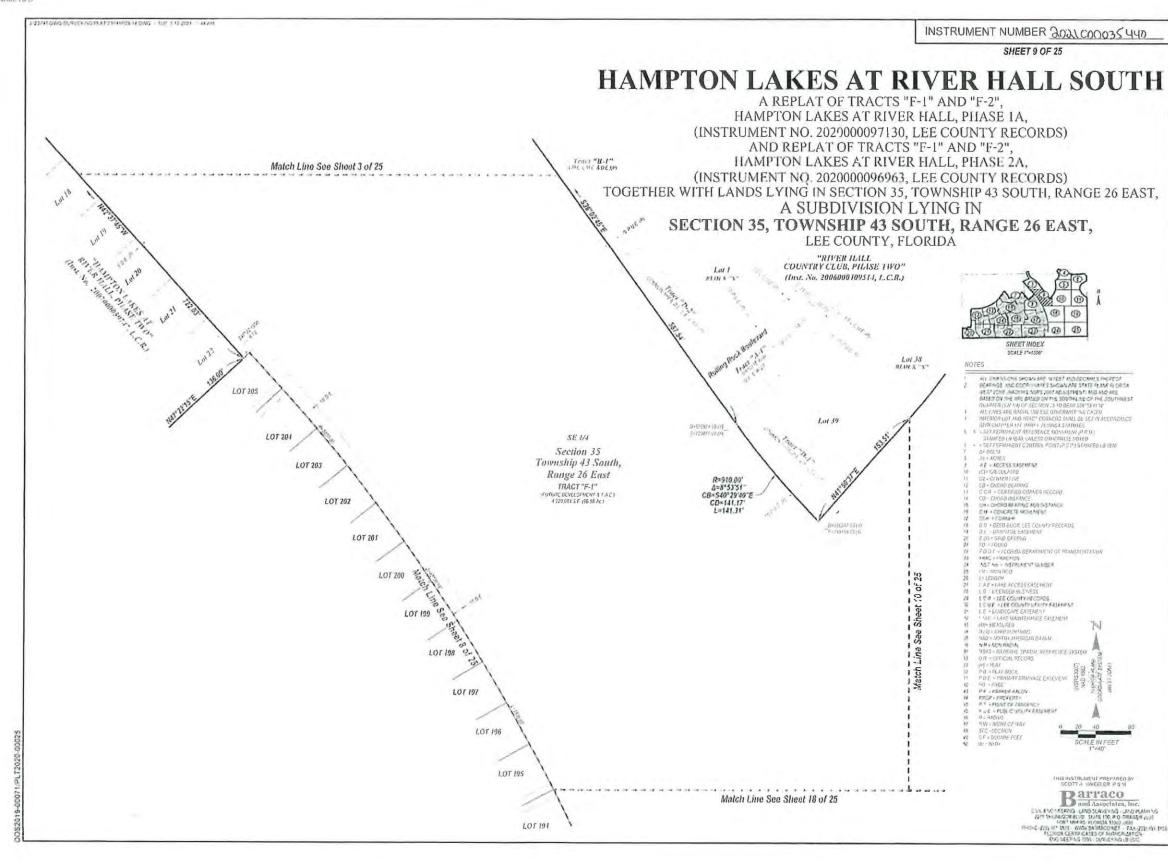


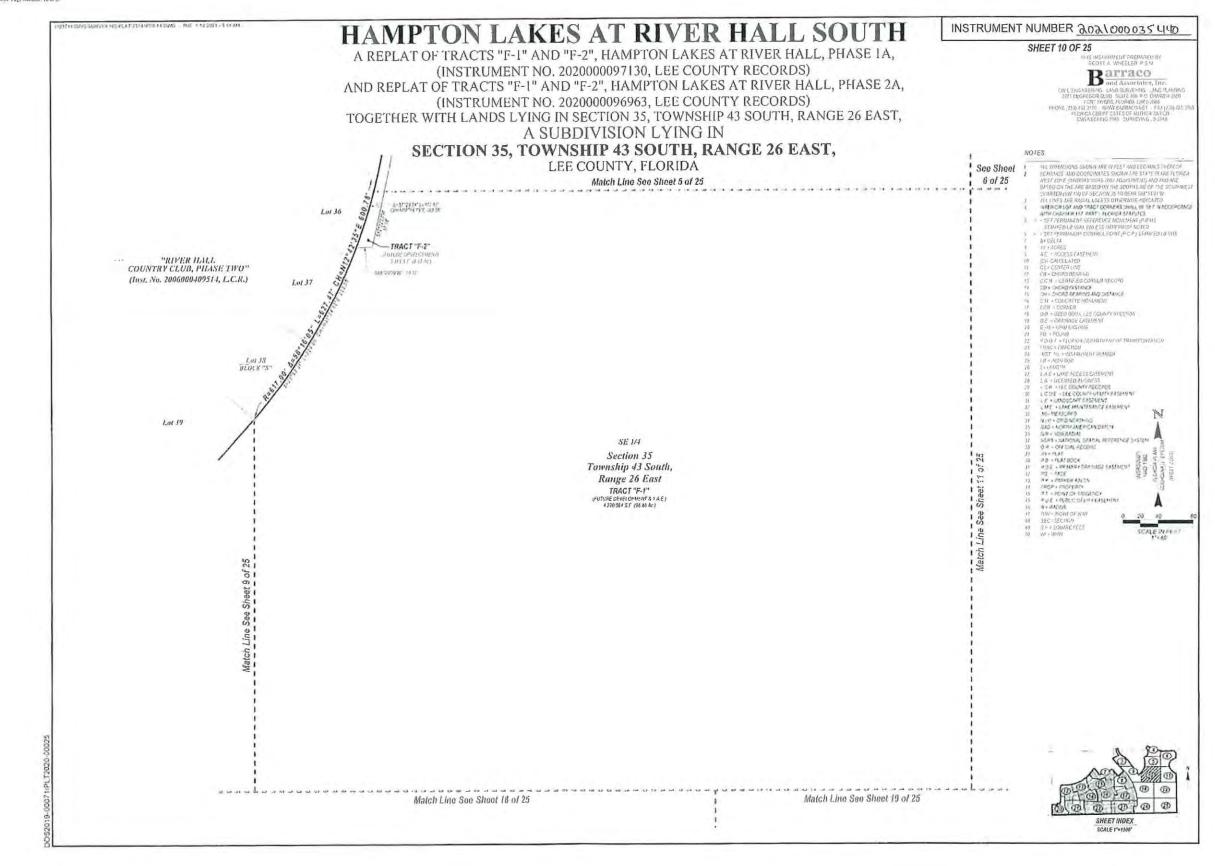
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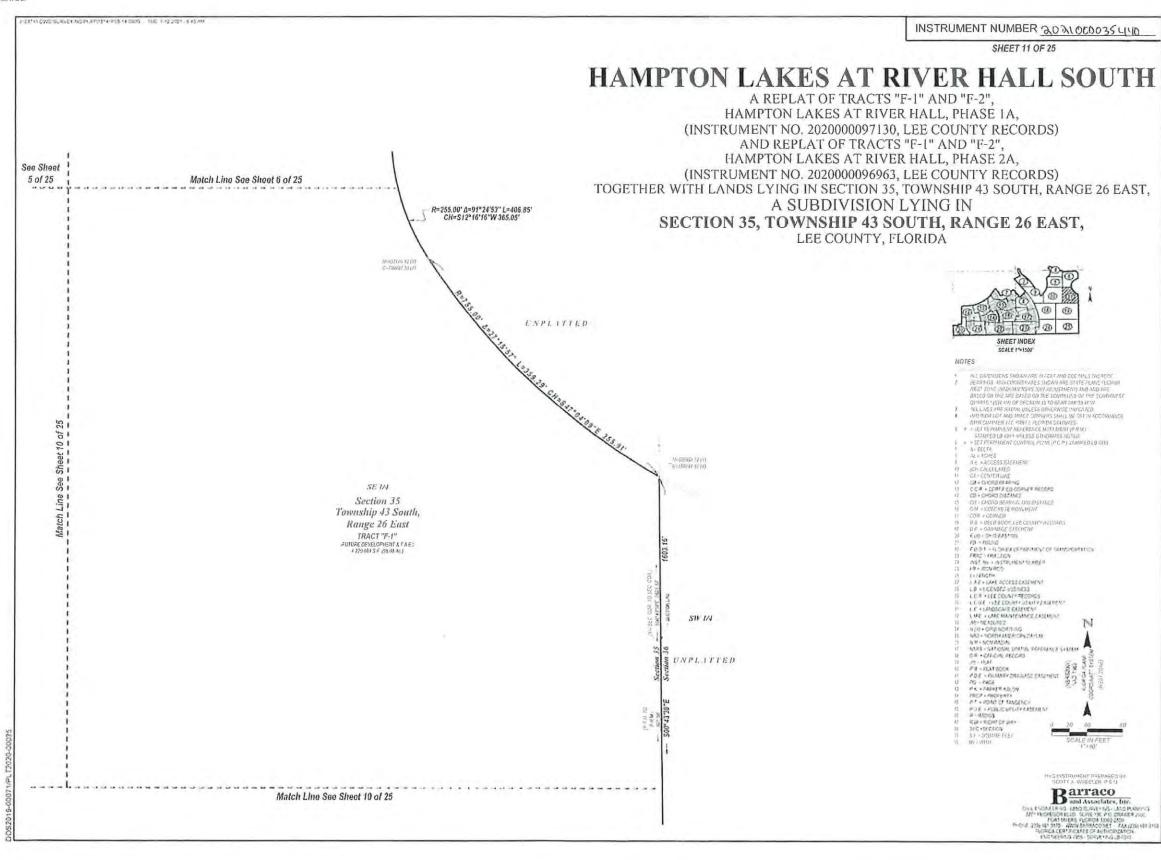


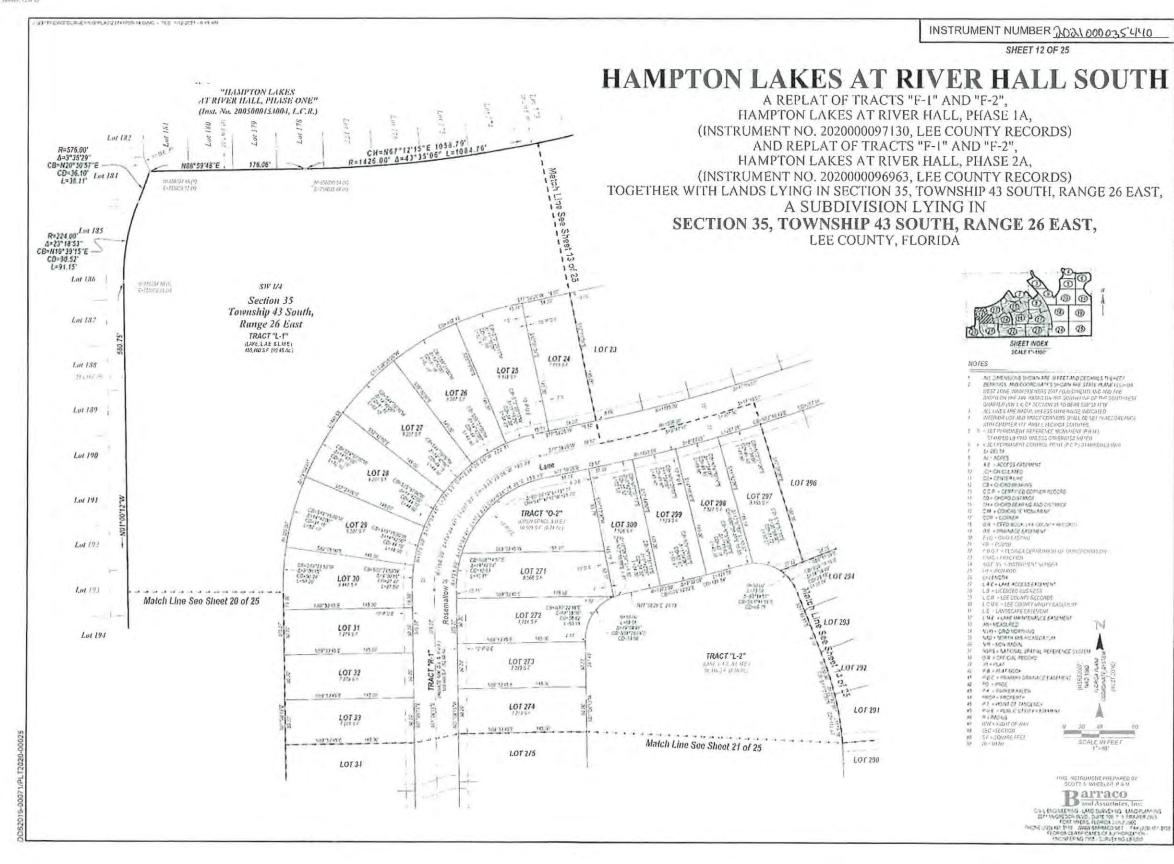




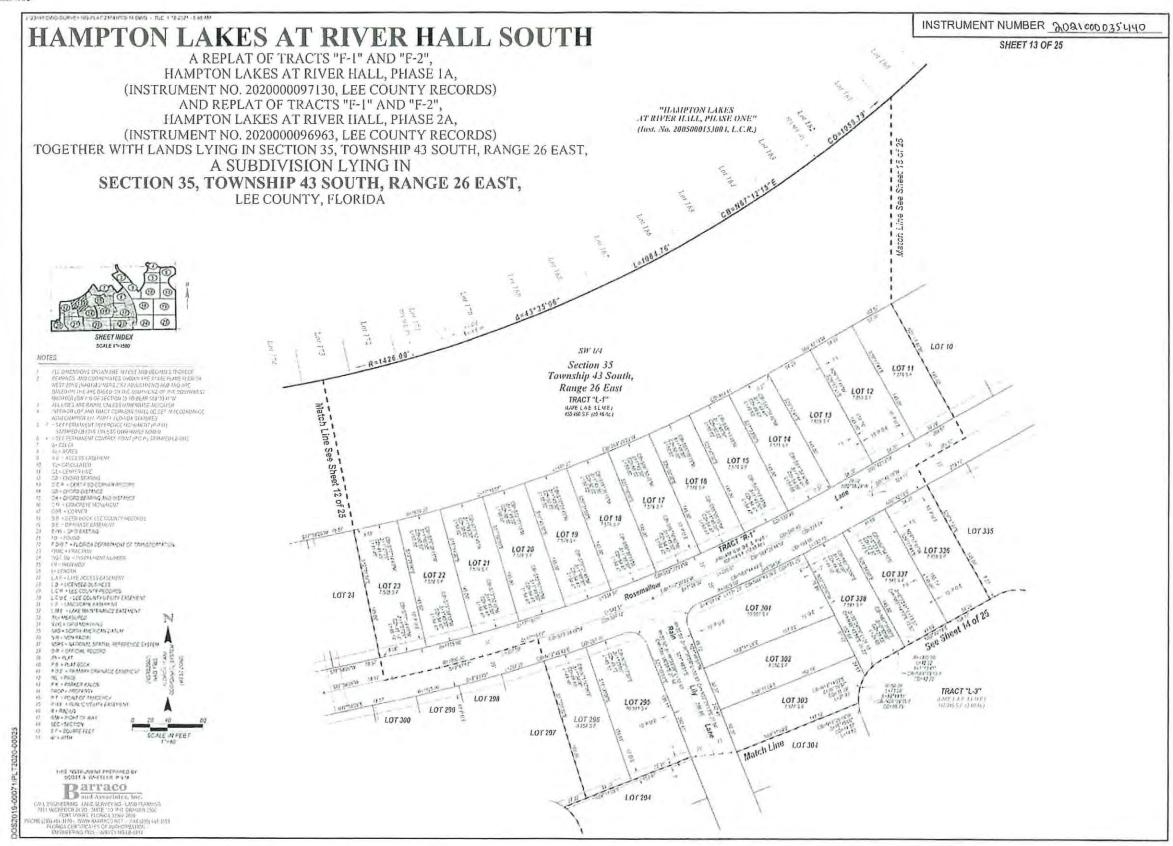




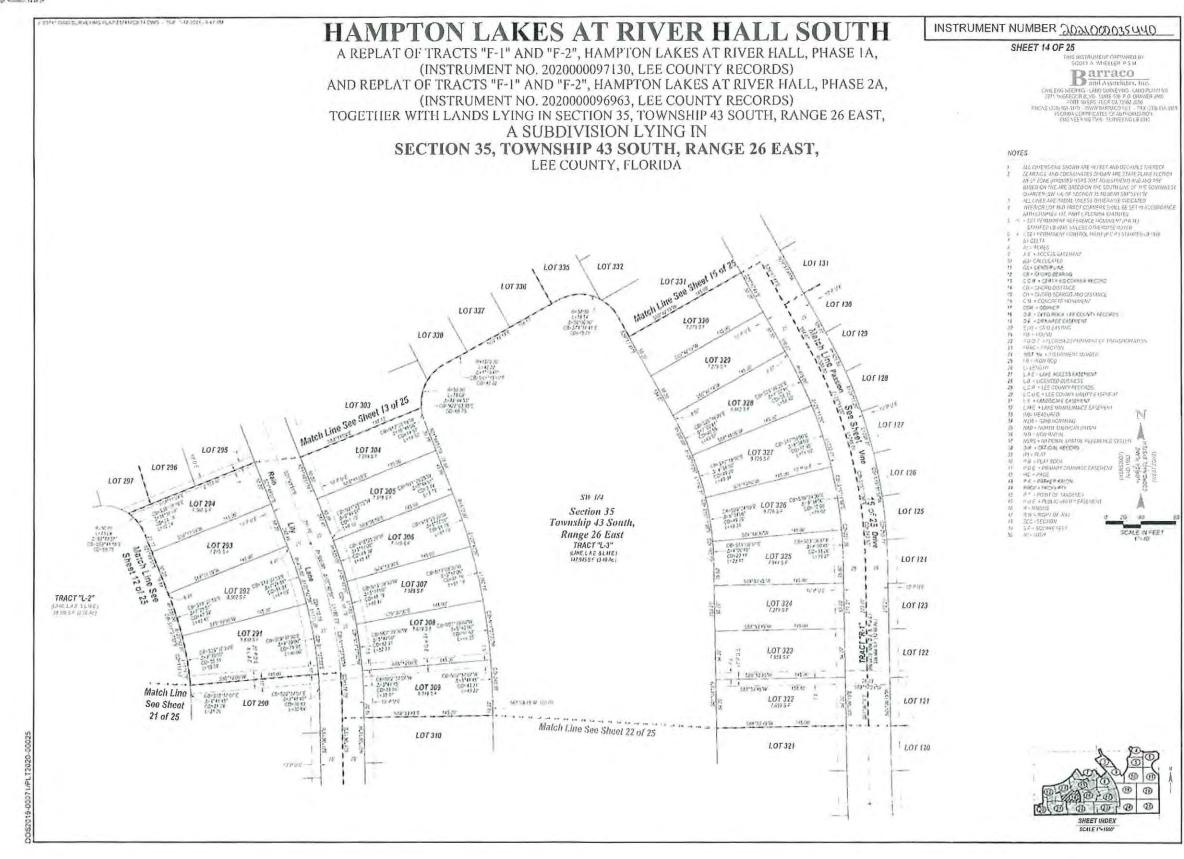


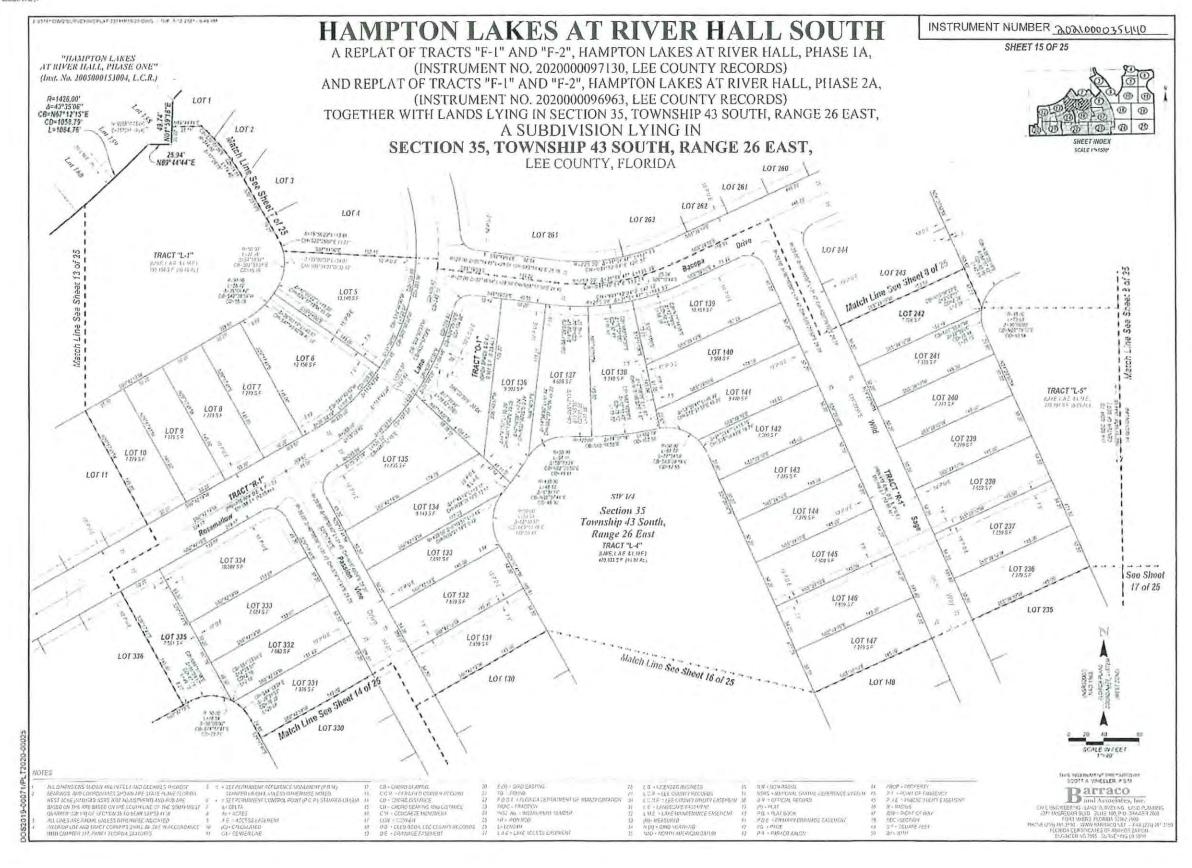


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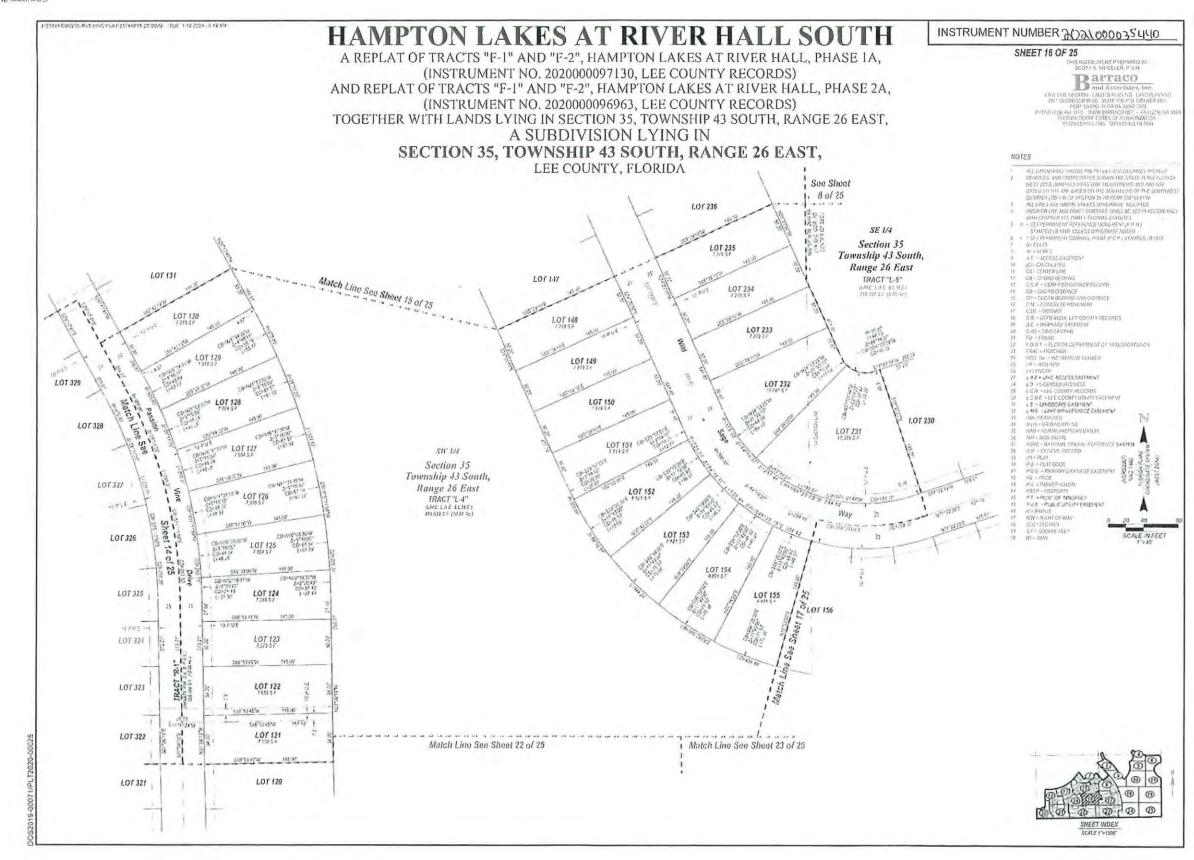


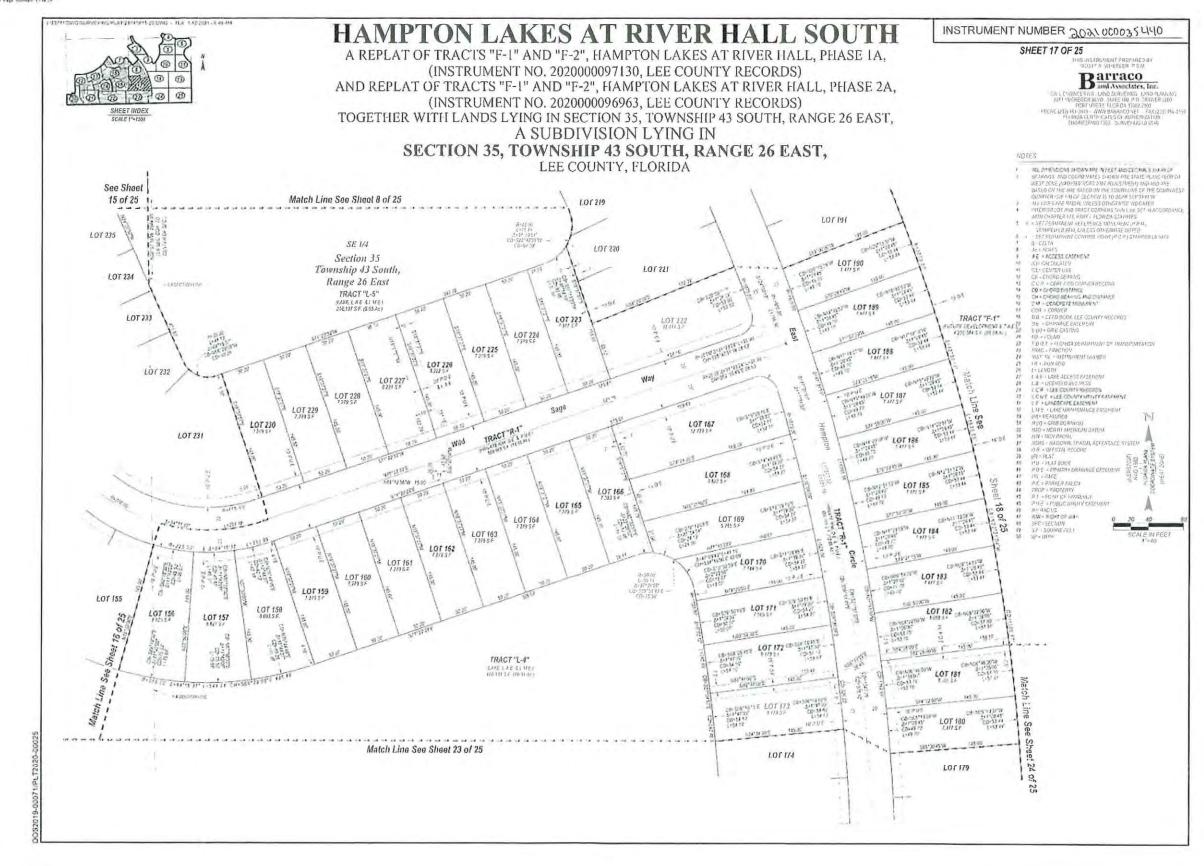
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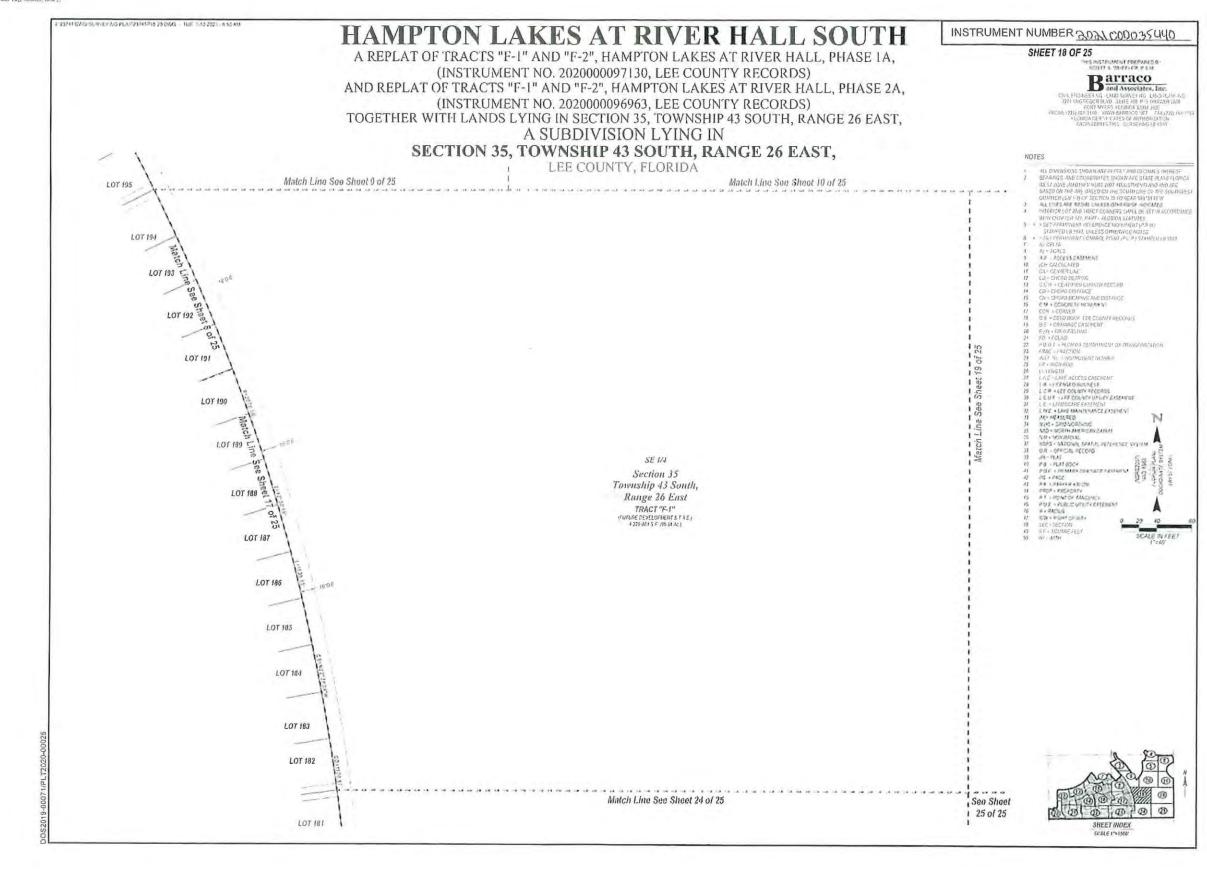


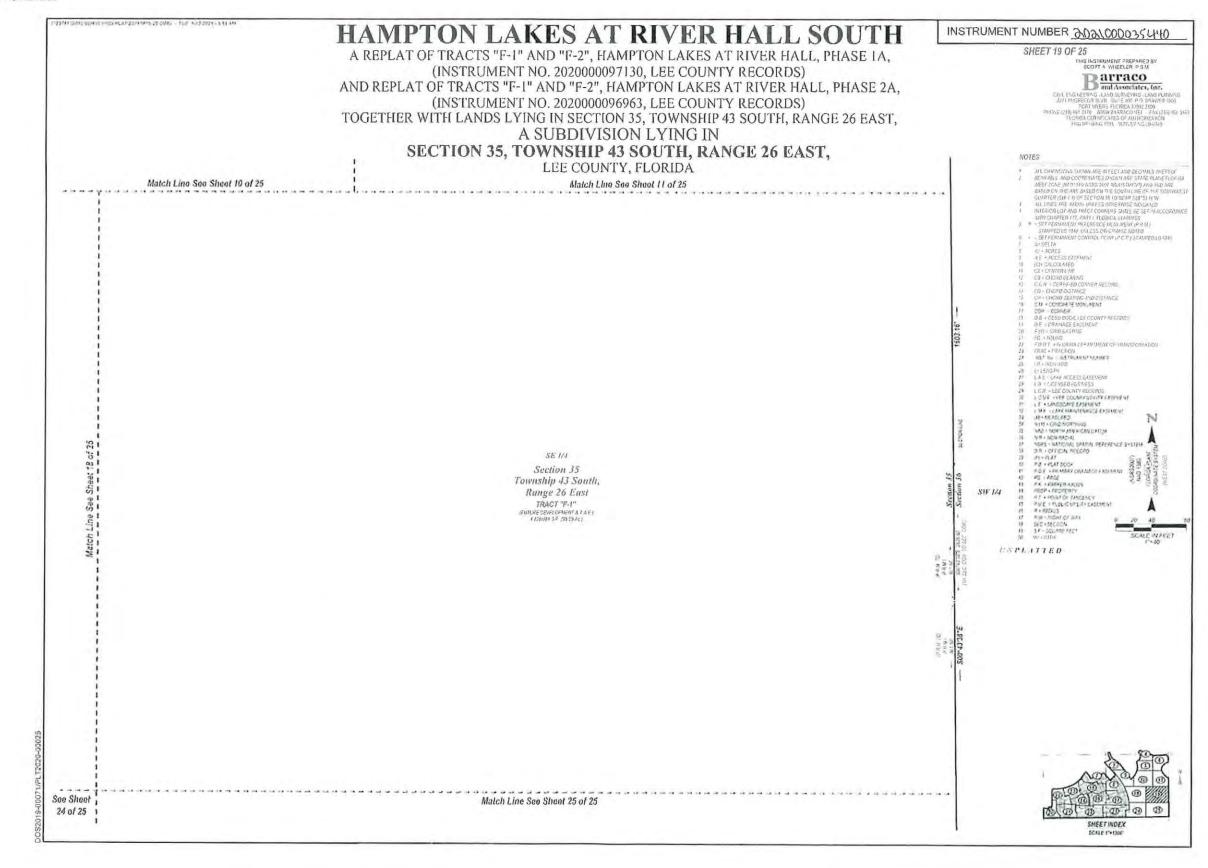


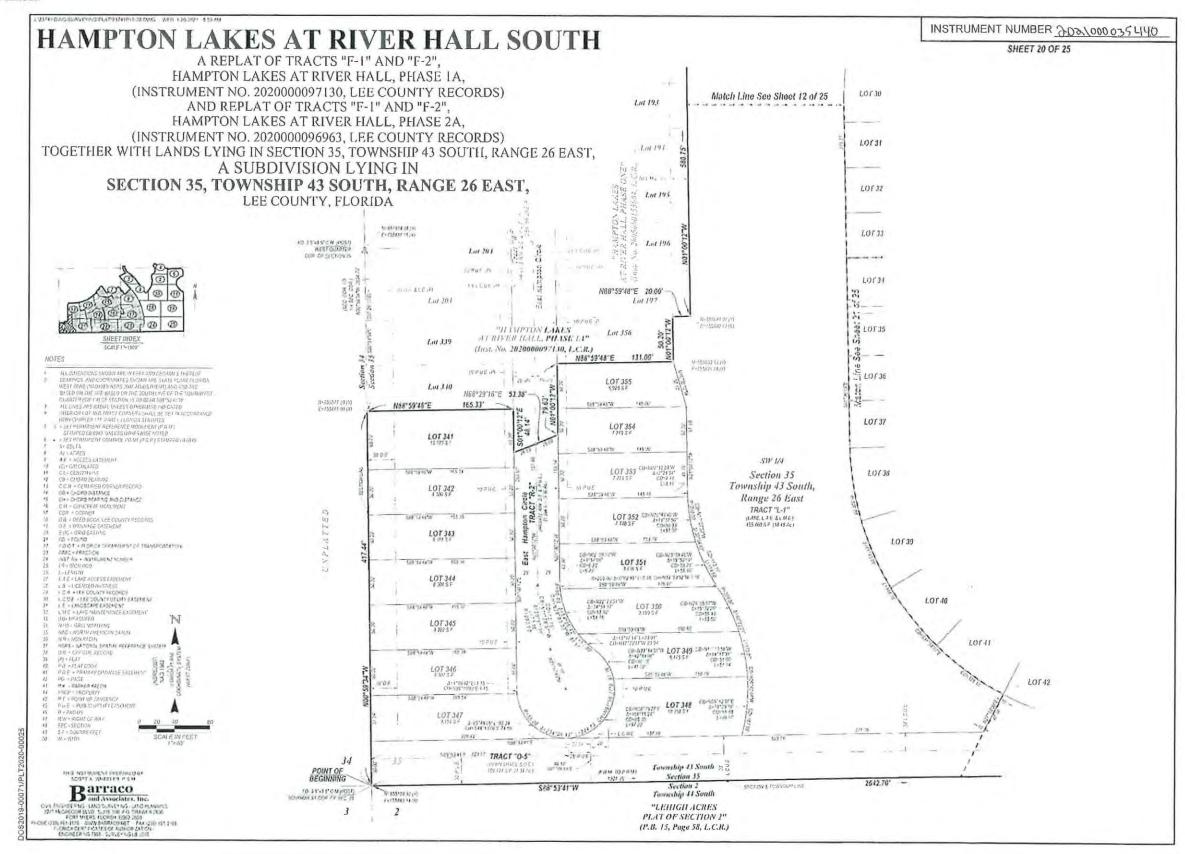
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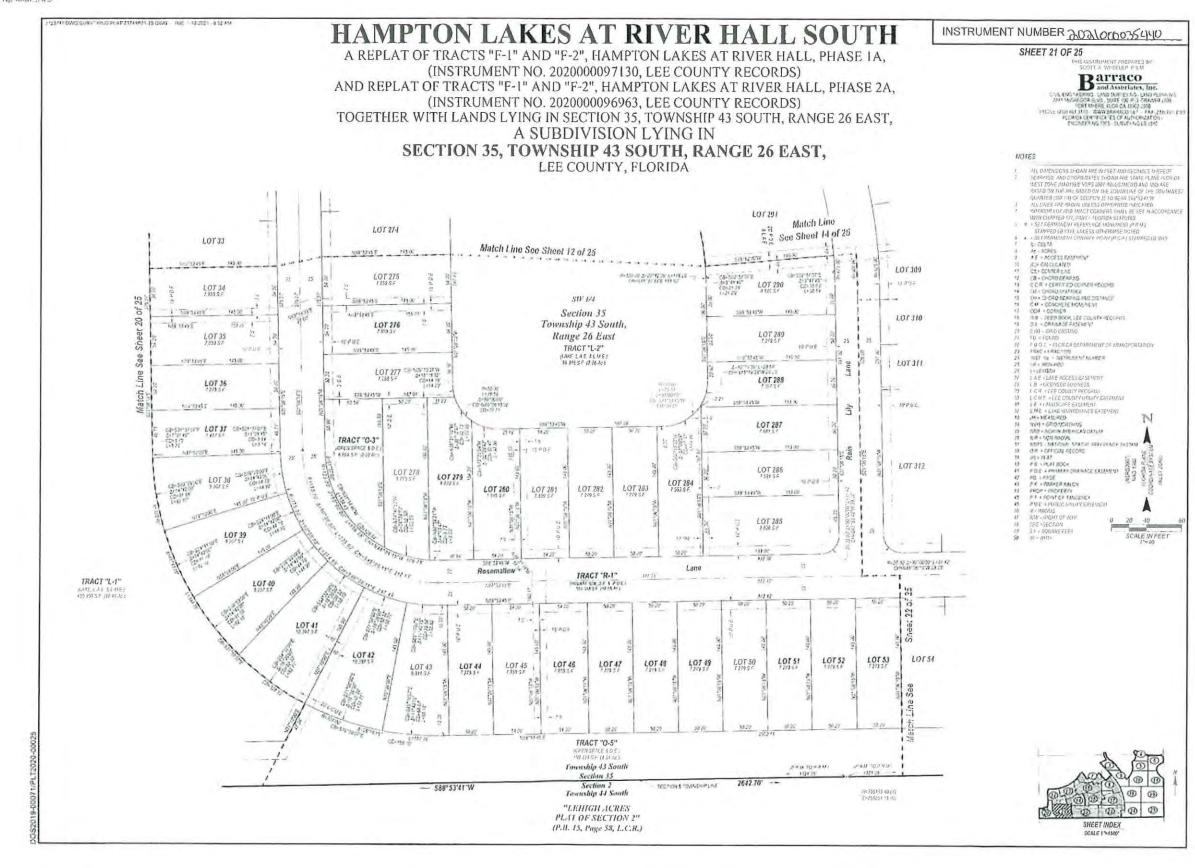


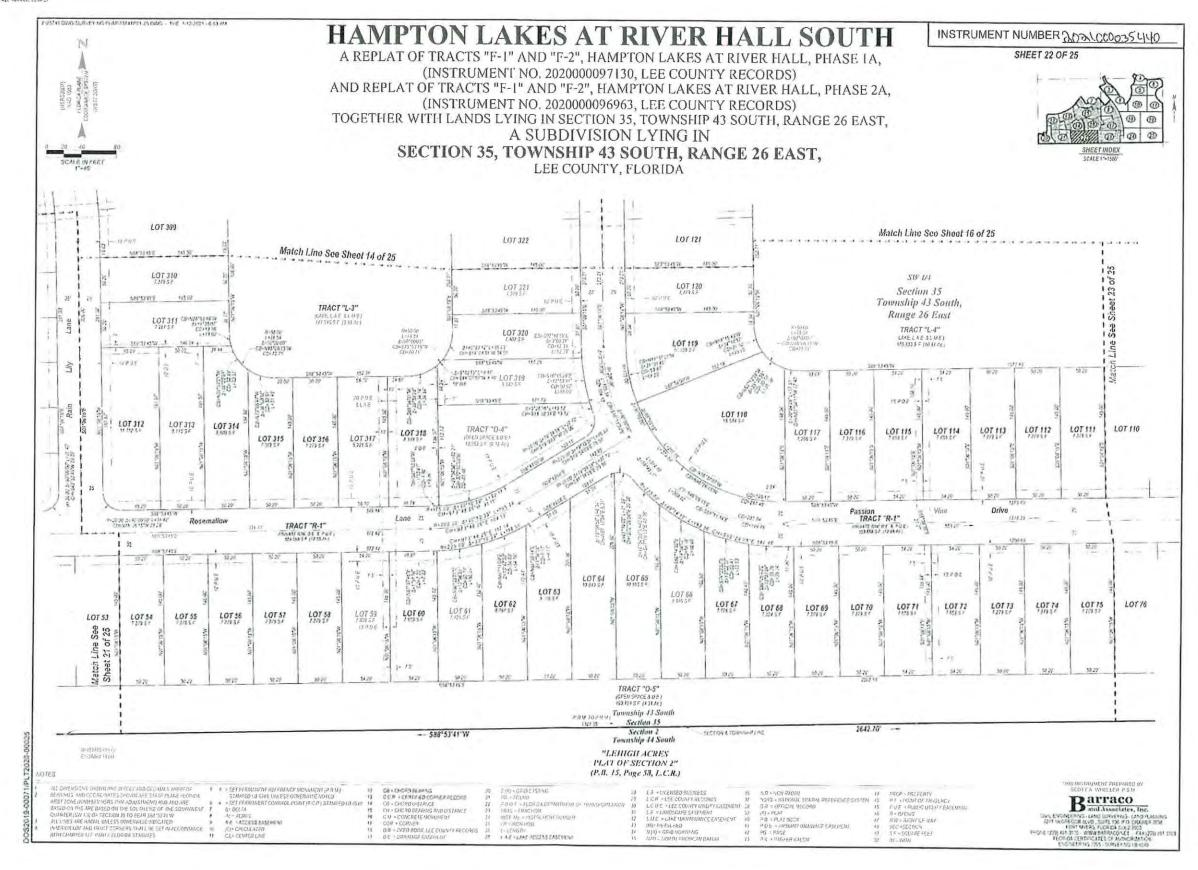


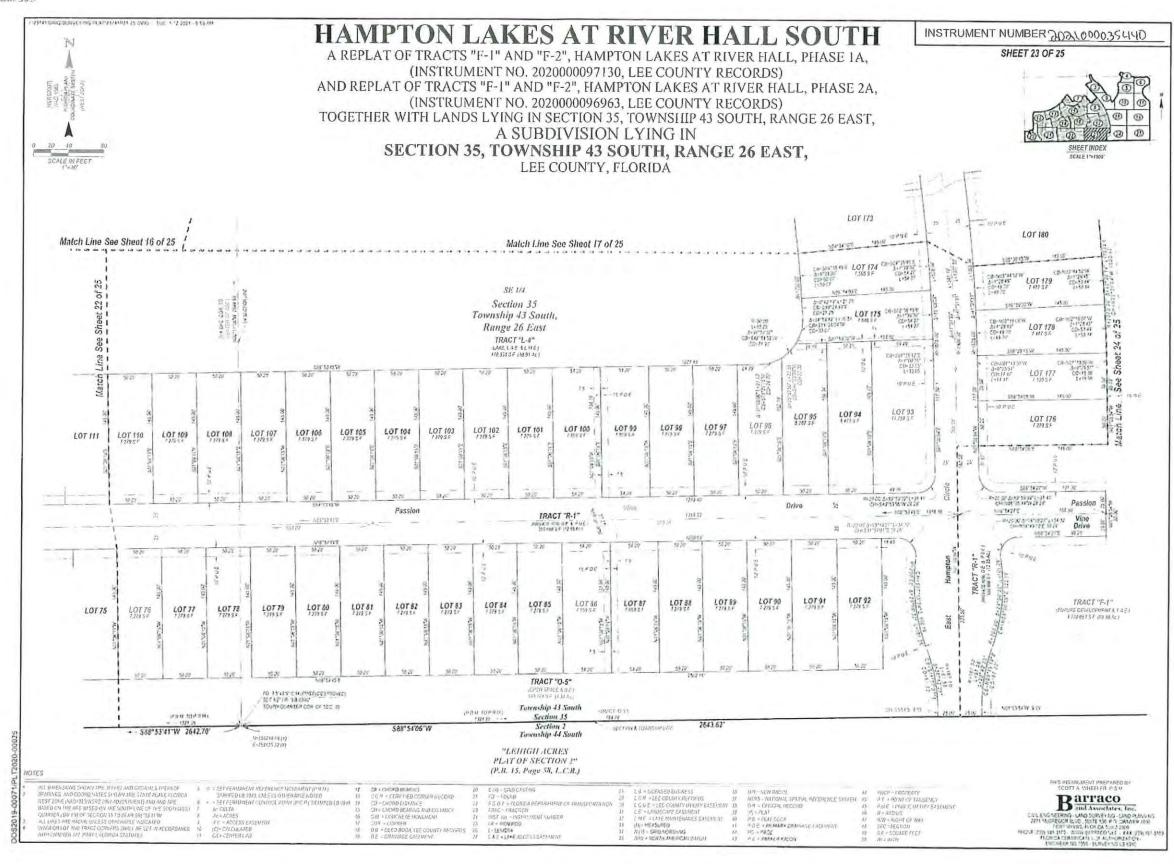


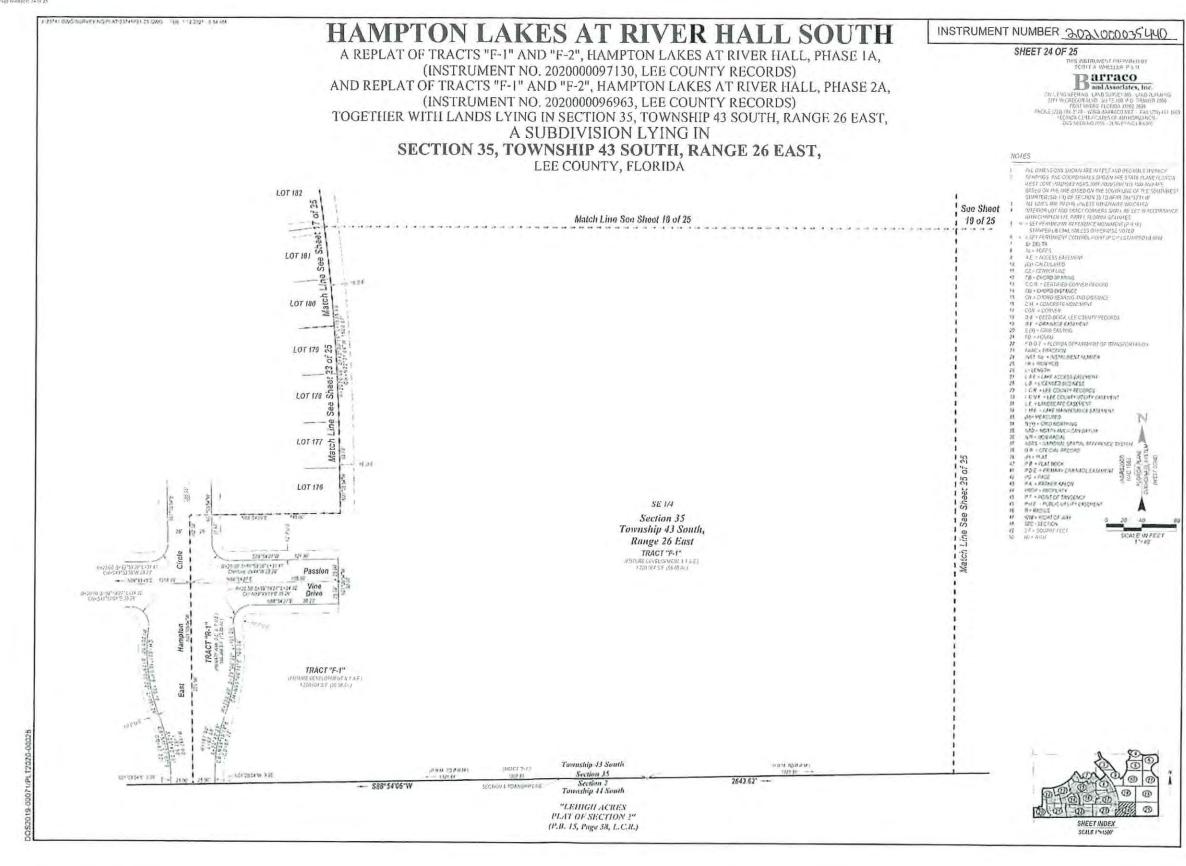




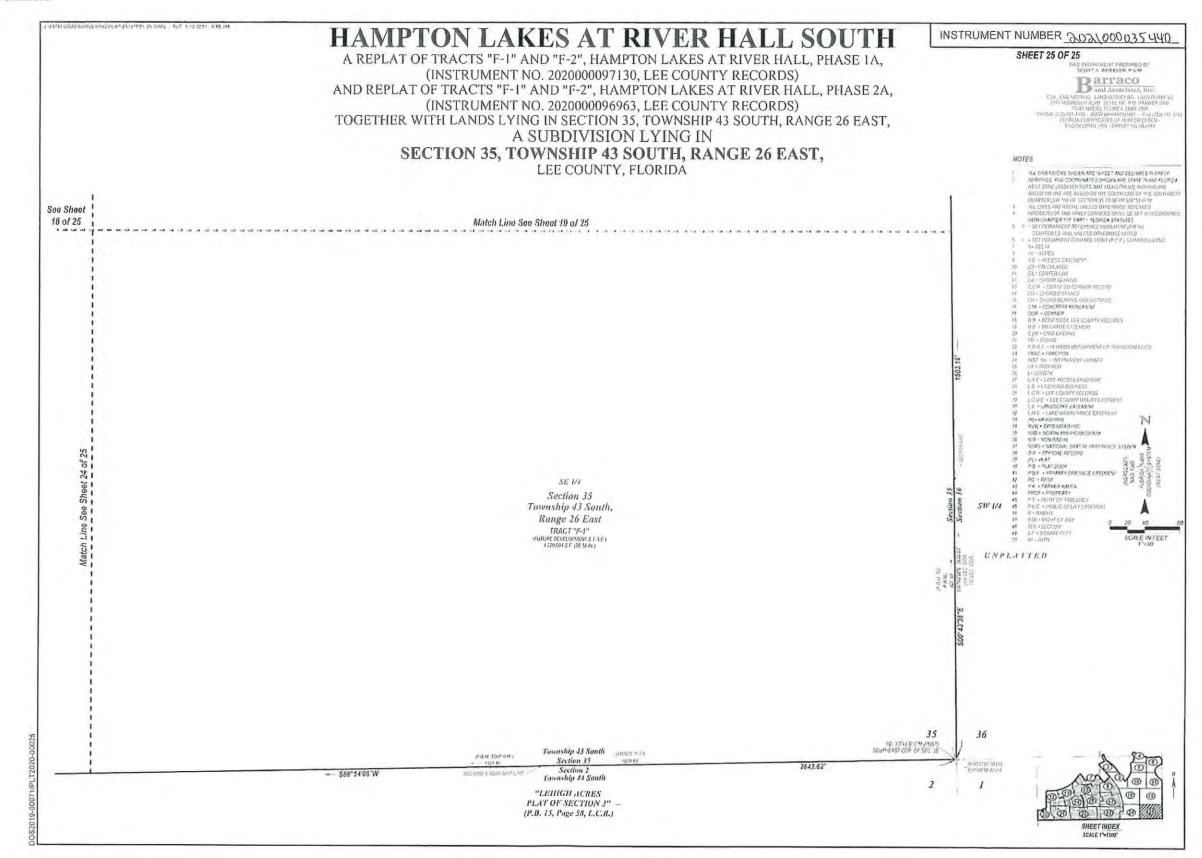




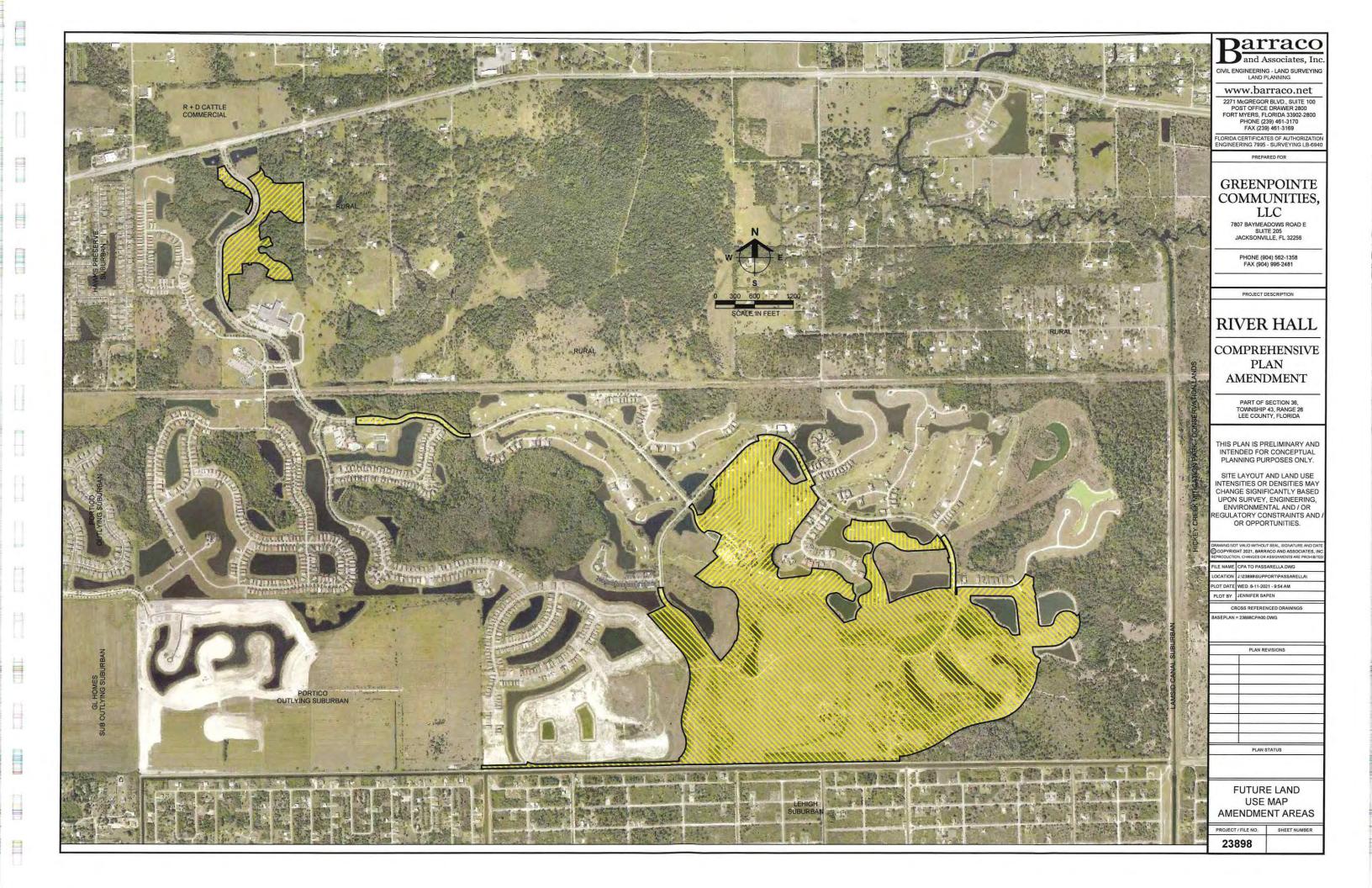


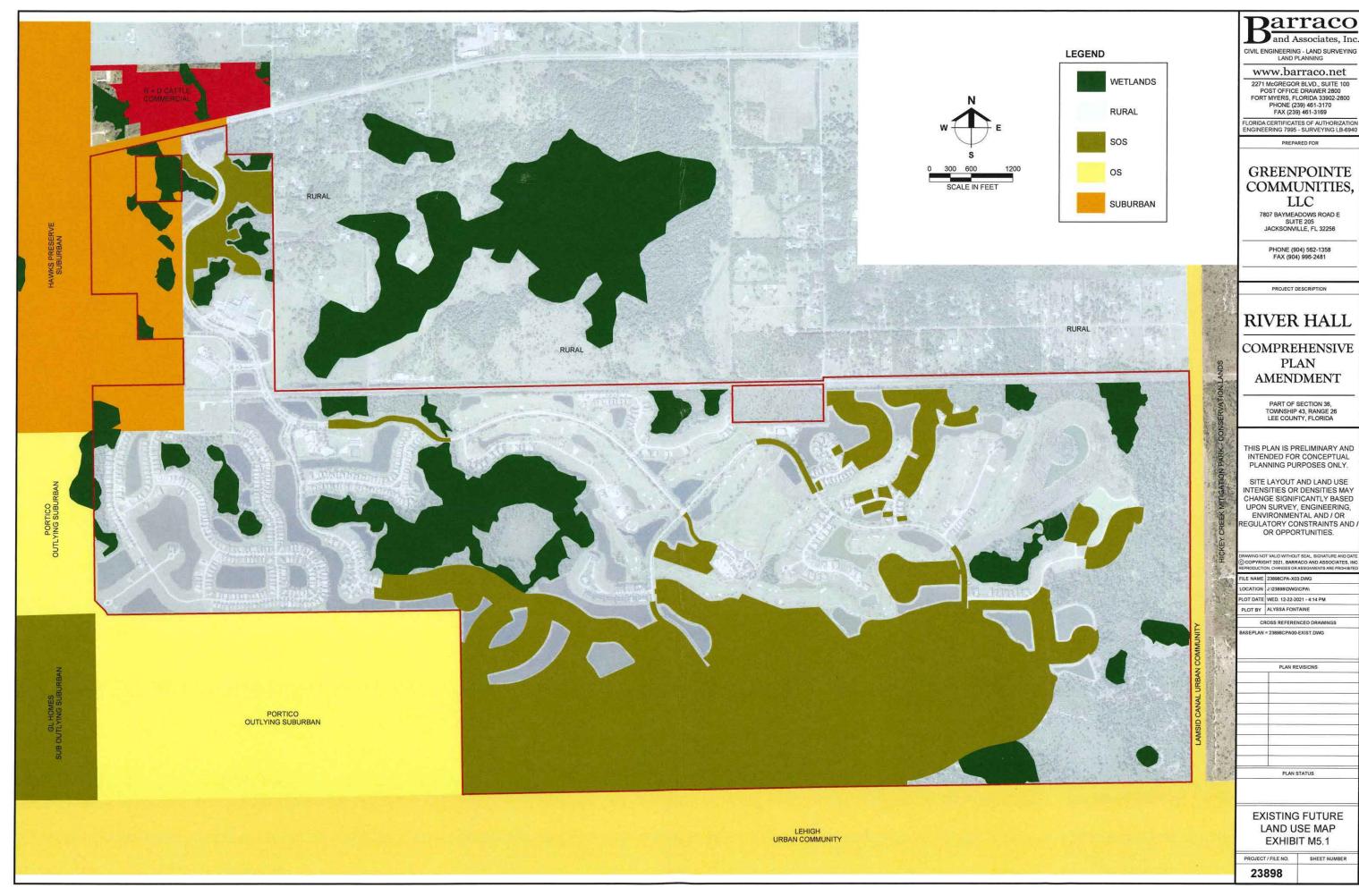


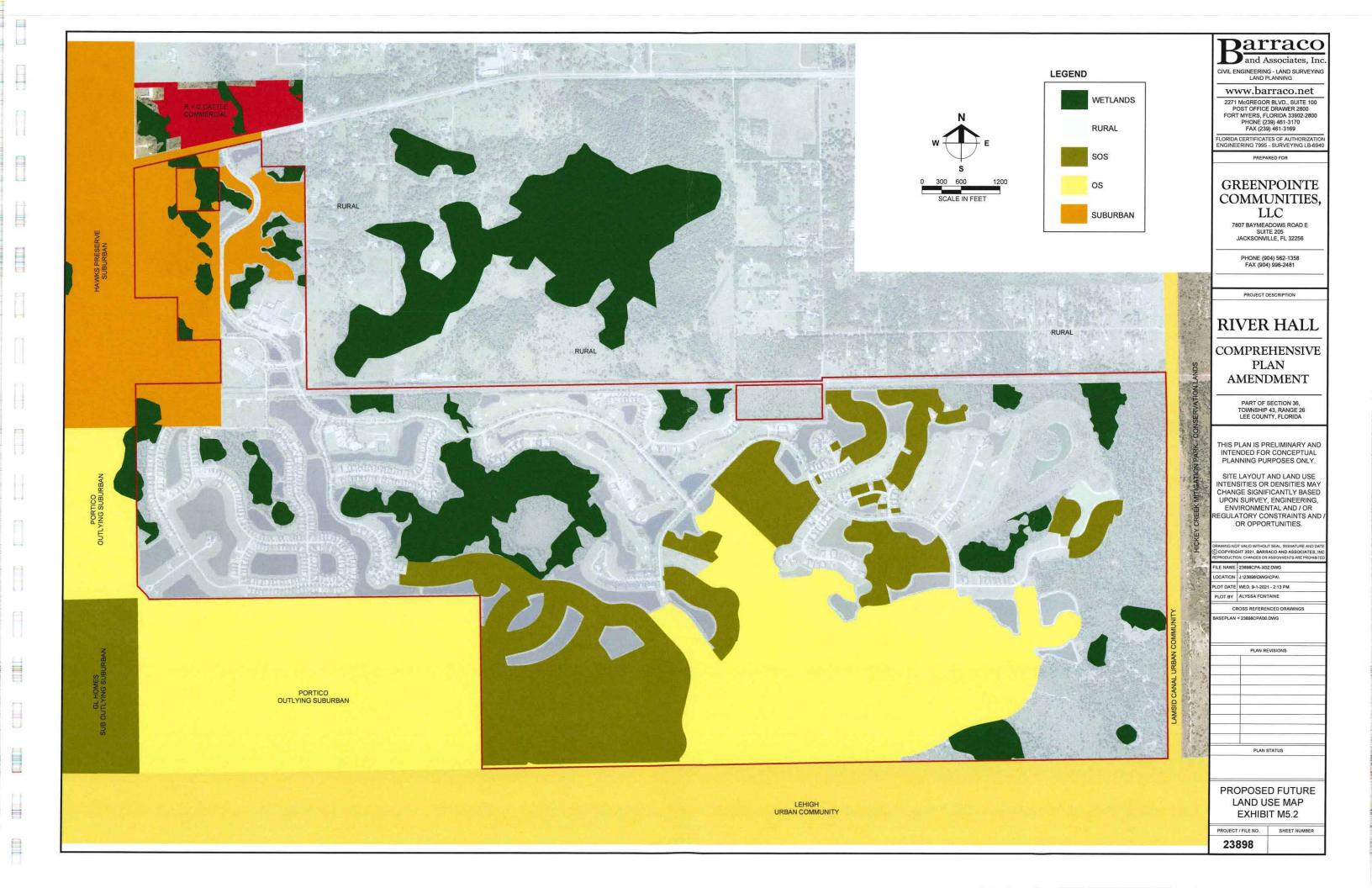
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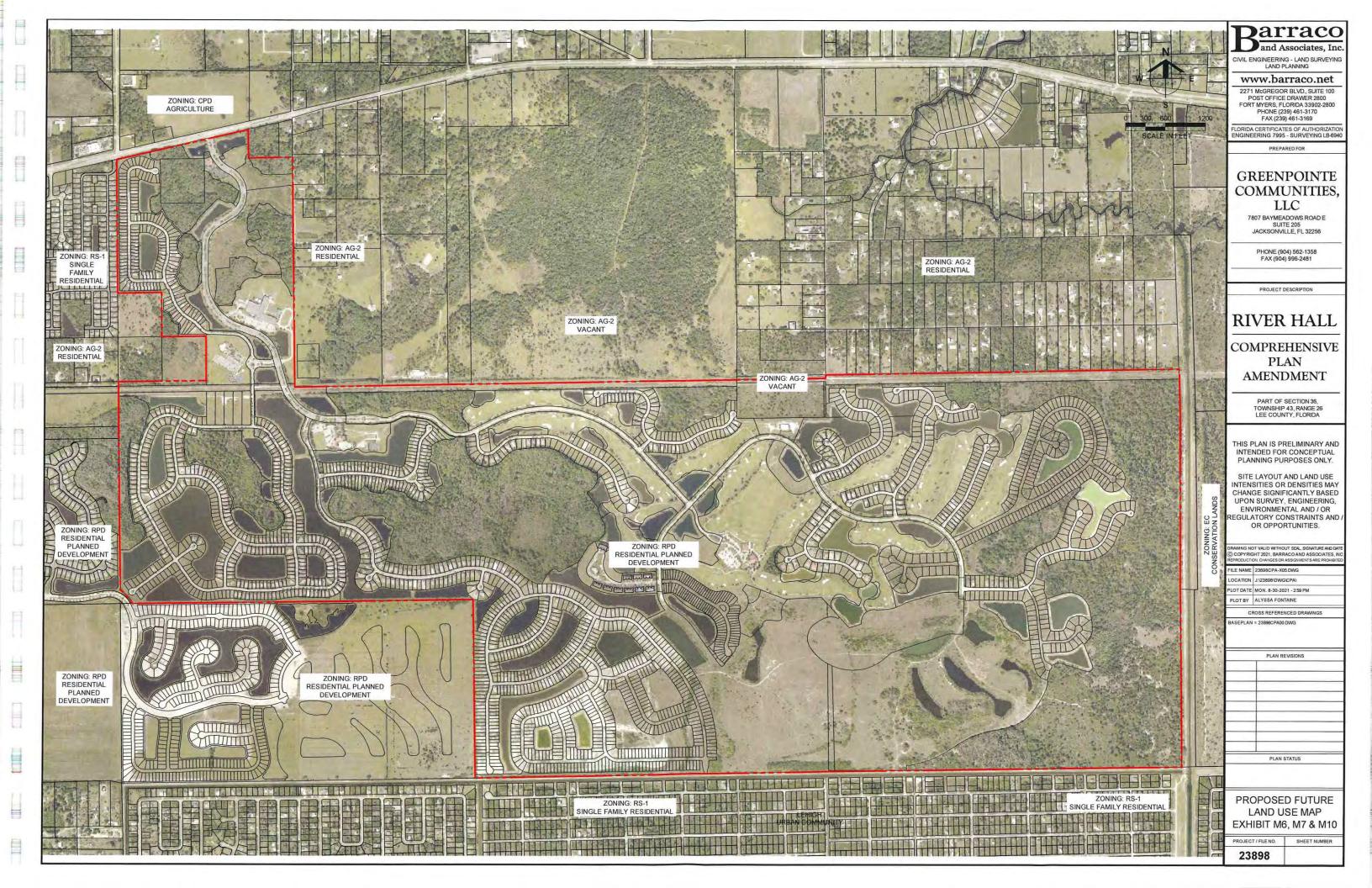


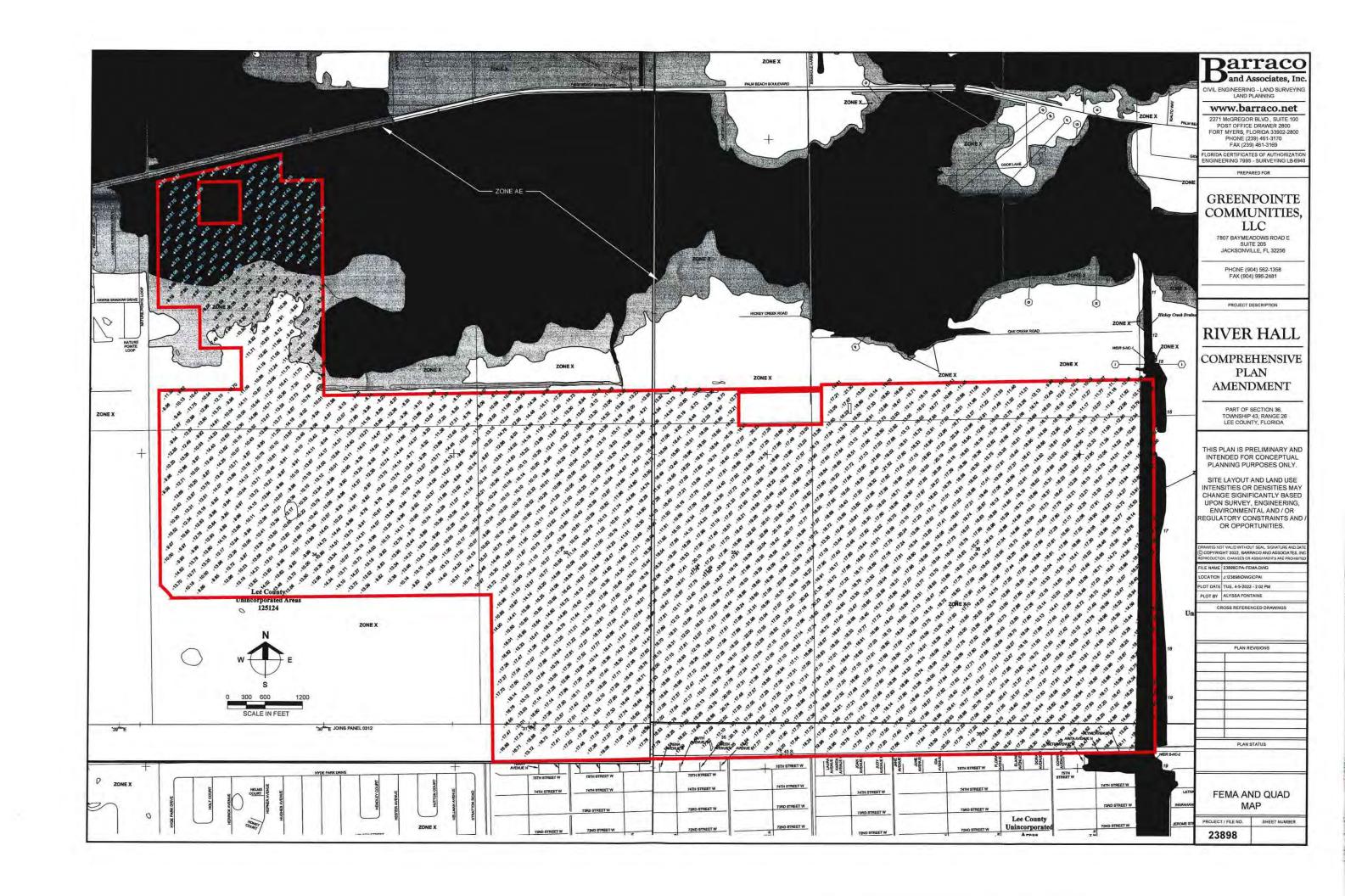
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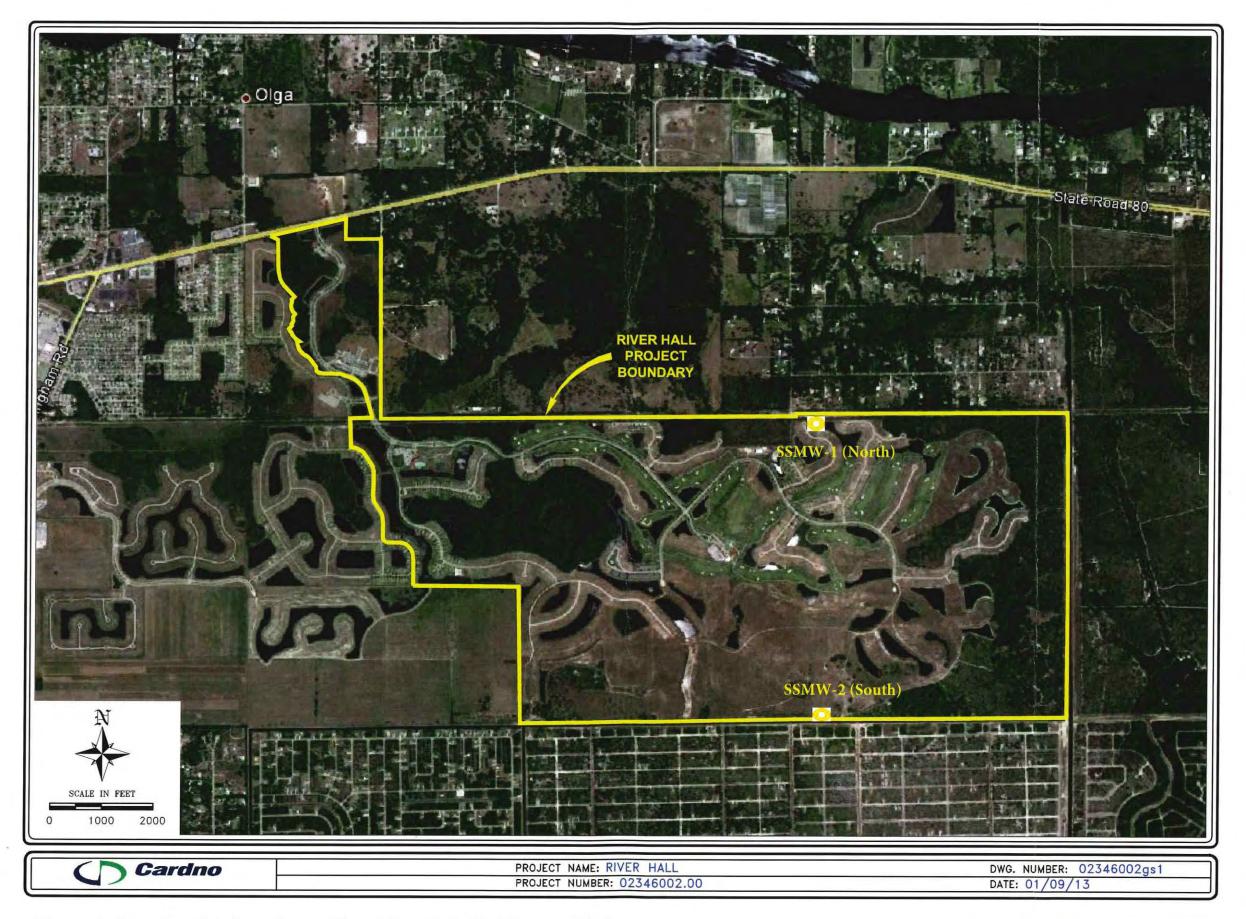


Figure 1. Map Showing Locations of Sandstone Aquifer Monitor Wells.

# Reports and Analysis



# RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

### EXHIBIT M6 & M7

Description of Existing Land Uses & Zoning

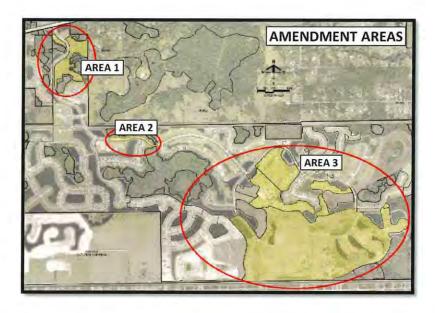
### **Subject Property**

The Subject Property is located within three different areas of the River Hall Project, which is situated south of State Road (SR) 80 (Palm Beach Blvd), approximately ½ a mile east of Buckingham Road and 3.85 miles west of Joel Blvd within an area referred to in the Lee Plan Map 16 as the Fort Myers Shores Planning Community. This area of Lee County is anticipated to see increased change due to proximity to planned commercial expansion located just north of the Community's entrance onto State Road 80 and various other future commercial developments along Palm Beach Blvd (SR 80). Other increased growth factors include proximity to Interstate 75, the availability of public services, and being adjacent to the Sub-Outlying Suburban (SOS), Outlying Suburban (OS), and Suburban FLU categories, all Future Urban and Suburban Areas of Lee County per Objective 1.1 and Map 1 of the Lee Plan.

The Subject Property is broken down into three areas as follows, and shown in the image on the next page, hatched in yellow.

- > Amendment Area 1
  - The northern most portion of land;
- > Amendment Area 2
  - A road right-of-way (ROW) segment;
- > Amendment Area 3
  - The largest and most southern acreage included in this request.

Currently, the Subject Property is within the Rural and Sub-Outlying Suburban Future Land Use (FLU) categories and the RPD/CPD zoning district. The 3 CPA areas (the Subject Property) include sixty-nine (69) parcels of land encompassing 391.85± acres, which consists of cleared and vacant residential & commercial property, platted lots, golf course, amenity areas, road right-of-ways, and an existing sales center.



Amendment Area 1 is located in the commercial portion of the River Hall Project, near the community's lighted entrance onto Palm Beach Blvd. It has a SOS FLU designation and is composed of an older sales center in the northeastern quadrant of the property. The rest of Area 1 remains undeveloped and is currently planned for future commercial/residential uses. The requested change to Suburban FLU for this area, will permit increased density where a logical extension of the current Suburban FLU exists, and where urban services are already available.

**Amendment Area 2** is a small portion of road ROW, more centrally located within the River Hall Project at the gated entrance to the River Hall Country Club. The ROW is currently an outlier of the Sub-Outlying Suburban FLU, completely surrounded by Rural FLU. Allowing Area 2 to transition to Rural FLU as requested will both decrease density and improve the existing FLUM by eliminating an outlier FLU area, creating a cleaner Countywide Map.

Amendment Area 3, the largest of the Subject Property's three locations, is comprised of golf course, amenity areas, platted lots, cleared vacant residential land, and road right-of-way. It abuts the southern boundary and a small portion of the western boundary of the River Hall RPD, and has Rural and Sub-Outlying Suburban (SOS) FLU designations. The proposed CPA request allows majority of the Area 3 acreage, about 76%, to transition from SOS to Outlying Suburban (OS), and 13% will go from Rural FLU to OS. About 9% of Area 3 will go from a Rural FLU to SOS and 2% will go from SOS to a Rural FLU. The proposed CPA Map changes will reconnect isolated Rural FLU areas for a cleaner FLUM, decrease density on ROWs, and increase density in an area that would be a logical extension of the Outlying Suburban FLU due to the availability of existing urban services and proximity to compatible residential development.

# **Surrounding Property**

Being located within the River Hall Project, the Subject Property's specified locations mostly abut land within the River Hall RPD/CPD, designated as Suburban, Sub-Outlying Suburban, Rural, and Wetlands on the FLUM. The perimeter of the River Hall Project also abuts Outlying Suburban to the west, Urban Community to the south, and Rural to the east. Please refer to the tables on the next page, which inventory the Subject Property's surrounding Future Land Use categories, zoning and existing land uses. The Subject Property locations are further described in Exhibit M11 - Lee Plan Analysis, under the subtitle Proposed Amendment.

Amendment Area 1 abuts a small area of Suburban and some Wetlands, but is otherwise surrounded by Rural FLU. However, the onsite Rural land has been developed as a large boulevarded entrance, providing access to three communities within River Hall: Cascades, Hampton Lakes, and River Hall Country Club, and as such no longer retains rural characteristics. Serving the community's needs, River Hall Elementary School exists south of Amendment Area 1, and a future fire station is to the north. If approved as requested, small areas of Rural FLU will remain between the Wetland FLU areas and the proposed Suburban lands. These are upland preserve areas, maintained by a CDD, within conservation easements, and not under ownership control of the applicant. Internally within River Hall, only road right of way with associated water management lakes and preservation areas separate the proposed Suburban FLU from existing Suburban FLU.

Beyond the boundaries of River Hall, intense commercial uses are expected on the north side of SR 80 which is currently vacant but has a FLU designation of Commercial and CPD zoning. The land east of River Hall, at Amendment Area 1, consists of 1-50 acre Agriculturally zoned property within the Rural FLU designation.

**Amendment Area 2** is surrounded by Rural FLU within the River Hall Project. It is currently developed to the south as an amenity area, lake, and residential. Open Space and preserve exist north of Amendment Area 2, and road ROW are east and west.

**Amendment Area 3** abuts land that is being currently developed to the north and west as residential, with open space and conservation easements to the east, within the RPD. To the south, Amendment Area 3 abuts the Urban Community FLU within the Lehigh Acres Planning Community, which has higher densities permitted than proposed by this amendment. To the west, Amendment Area 3 also abuts a portion of Outlying Suburban FLU within the adjacent Portico RPD.

# **Adjacent Land Use and Zoning Tables**

TABLE 1.a – Amendment Area 1					
	Existing Future Land Use	Zoning District	Existing Uses/Notes		
NORTH	Rural	RPD:CPD (RH)	Vacant Commercial, indigenous open space, lake		
SOUTH	Rural	RPD:CPD (RH)	Elementary School, indigenous open space		
EAST	Rural	RPD:CPD (RH) /AG-2 (OFF)	Residential, indigenous open space		
WEST	Suburban, Rural, & Wetlands	RPD:CPD (RH) /AG-2 (OFF)	ROW, indigenous open space, vacant land		

(RH) – River Hall RPD/CPD (OFF) – Offsite

TABLE 1.b - Amendment Area 2					
	Existing Future Land Use	Zoning District	Existing Uses/Notes		
NORTH	Rural	RPD (RH)	Open space		
SOUTH	Rural	RPD (RH)	Amenity site, lake, residential, open space		
EAST	Rural	RPD (RH)	ROW		
WEST	Rural	RPD (RH)	ROW		

(RH) – River Hall RPD/CPD (OFF) – Offsite

TABLE 1.c – Amendment Area 3					
	Existing Future Land Use	Zoning District	Existing Uses/Notes		
NORTH	Rural	RPD (RH)	ROW, residential, lake		
SOUTH	Urban Community	RS:1 (OFF)	Vacant residential, residential		
EAST	Rural, Wetlands	RPD (RH)	Conservation easements, ROW, residential		
WEST	Outlying Suburban, Sub- Outlying Suburban, Rural	RPD (RH) /RPD	Residential, Portico residential development, lake, ROW		

(RH) - River Hall RPD/CPD

(OFF) - Offsite

Within the vicinity of the River Hall Project exists a variety of existing residential uses and development. To the north, between SR 80 and the River Hall Project, is within the Rural Future Land Use (FLU) category and AG-2 zoning district, and consists of vacant land and some scattered single family residential. Also to the north, directly across from

the River Hall Project's entrance on S.R. 80, is an intense Commercial FLU within a CPD zoning district, allowing up to 371,240 sf of commercial, which abuts another Commercial FLU area to the east. The abundant amount of future commercial development promotes compatibility with the proposed Suburban FLU and increased density in Amendment Area 1.

To the south lies the Lehigh Acres Planning Community, with an Urban Community FLU and RS-1 zoning district. Platted Lehigh lots are south of the River Hall Project, separated by a  $\pm 60$  foot wide canal that runs the entire length of the southern boundary line. Most of the platted Lehigh lots near the River Hall Project are vacant, and allow a standard density up to  $6 \, \text{du/ac}$ .

The land to the east is separated from the River Hall Project by a  $\pm 200$  foot wide LAMSID Canal, which has an Urban Community FLU and AG-2 zoning district. East of the Canal is Hickey Creek Mitigation Park, with a Conservation Lands - Upland FLU and EC zoning district.

Land to the west of the River Hall Project is within the Outlying Suburban and Suburban FLU categories and RPD/AG-2/RS-1/RM-2 zoning districts. Two RPDs, Portico and Buckingham 320, are located to the west, designated as Outlying Suburban on the FLU Map, which allows up to 3 du/ac. The Portico RPD is currently under construction, and was recently fully platted with single family lots. Also to the west is AG-2 zoned land with an Outlying Suburban FLU, followed by AG-2, RS-1 and RM-2 zoned land with a Suburban FLU, separated from the amendment areas by Cascades at River Hall, which allows a standard density up to 6 du/ac.



# RIVER HALL RPD

### COMPREHENSIVE PLAN MAP AMENDMENT

### **EXHIBIT M20**

## Justification of Proposed Amendment

Sound planning principals and best management practices are demonstrated throughout the proposed Comprehensive Plan Amendment. The proposed Plan provides clustered development, consistency with the Lee Plan and surrounding land development patterns, and compatibility with surrounding uses, and an abundance of open space and preserve, promoting compact development and preventing costly and destructive urban sprawl in an area with existing adequate public facilities and services.

The following benefits will be provided by the proposed plan amendment and companion Planned Development (PD):

- The proposed amendment locations, near Suburban, Outlying Suburban, and Sub-Outlying Suburban classified lands, represent a logical extension of existing development patterns and densities.
- The proposed amendment locations are served by urban services and will connect
  to centralized water and sewer services; thus, eliminating negative impacts from
  individual wells and septic systems.
- Consistent with the Caloosahatchee Shores Community Plan, which envisions substantial growth, with majority of the of the land designated as Suburban, Outlying Suburban, Rural or Urban Community.
- Promotes/provides clustered development allowing for enhanced common open space, preservation of native habitat, enhanced surface water management, water quality, and efficient utilization of surrounding urban services.
- Allows for the continued provision of a unified water management system for the Subject Property, opposed to unmanaged and untreated runoff.
- Provides a unified development theme for the River Hall Project, which includes perimeter buffering, common open space, shared recreation and amenity areas encouraging cost effective principles and maximizing the use of existing infrastructure.
- Will continue to provide a centralized and controlled access point along State Road 80, which provides access management benefits.
- Is located in an area supported by existing and planned future commercial uses resulting in reduced vehicular miles traveled.

 Proposed amendment is compatible with existing and proposed land use patterns along State Road 80 to the north where existing and future commercial development is located and along Buckingham Road to the east where infrastructure improvements and increased density residential development is occurring.

# **Clustered Development:**

The use of clustered development is promoted by sound planning principles and best management practices to minimize sprawl, promote efficient use of public infrastructure and to reduce development footprints. This results in greater open space and the protection of environmentally sensitive lands.

The proposed amendment promotes contiguous and compact growth and the efficient delivery of public facilities and services, consistent with Lee Plan directives. The proposed plan amendment will provide the required open space and preservation requirements of the LDC under the concurrent zoning application for the River Hall Project. Other benefits provided by the proposed clustered development include reducing costs of unnecessary roadway construction and other infrastructure typically associated with typical sprawl development patterns. Additionally, the proposed amendment locations are in an area where utilities and urban services already exist. This promotes economic and environmental efficiencies in delivering water and sewer services to this area, by allowing increased utility connections, while eliminating negative impacts from individual wells and septic systems.

# Consistency with the Caloosahatchee Shores Community Plan:

The Caloosahatchee Shores Community Plan calls for the protection of "the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments."

The intent of the proposed project is to allocate density where a logical extension of existing development patterns and an efficient use of public infrastructure can occur, promoting new development within an existing residential planned development.

The proposed project will be in the form of a Planned Development allowing up to 489 additional dwelling units within the concurrent RPD zoning application, which will allow for efficient use of existing urban services while providing housing opportunities within the Community, as well as Unincorporated Lee County. The proposed project will also provide buffers, open space, and recreational amenities to further strengthen its compatibility with the surrounding uses.

# Compatibility with Existing Development Patterns and Surrounding Uses:

The River Hall Project is surrounded by planned residential developments, residential, vacant residential, County lands, and canals along the southern and eastern property boundary. The general area is primarily designated Suburban, Outlying Suburban, Sub-Outlying Suburban and Rural. The maximum standard density allowed within those categories range from 6 dwelling units per acre to 1 dwelling unit per acre. As outlined in the community plan, new development should be promoted in planned locations for future residential uses. Consistent with the expressed vision and character of this area the proposed amendment will increase new development in an area already planned for residential development that abuts compatible Future Land Uses on adjacent properties and follows the existing pattern of development in the Caloosahatchee Shores Planning Community.



# **RIVER HALL**

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M<sub>12</sub>

Lee Plan Analysis

## BACKGROUND AND REQUEST

The Subject Property is located in Alva, FL, (Unincorporated Lee County) southeast of the intersection of Buckingham Rd and State Road 80 (See Figure 1.) and consists of  $\pm 391.85$  acres encompassing sixty-nine (69) parcels, further referenced as the Subject Property.

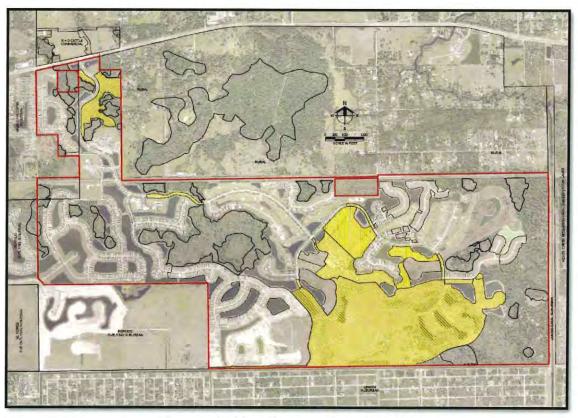


Figure 1. Subject Property Location Map

#### **History of River Hall**

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

Project size: 1,797 acres

All land Rural FLU

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

Project size: 1,978 acres

· All land Rural FLU

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

Project size unchanged at 1,978 acres

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

# **Proposed Amendment**

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 391.85 acres, A.K.A the Subject Property.

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

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

# Amendment Area 2 - At the Country Club Entry Gate - ±3.87 acres

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

# Amendment Area 3 - Southwestern portion of River Hall - ±362.78 acres

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
  - Reducing density (SOS to Rural) through 4 road segments and 14 platted lots in Block K
    - Will reconnect Rural FLU to Rural FLU, eliminating isolated areas for a cleaner FLUM
    - Proposed density decrease of 8 units

 Increasing density from SOS and Rural to OS through portions of the golf course, golf course clubhouse, undeveloped tracts, 43 lots in Block K, and road right of way

Proposed density increase of 368 units

- Increasing density from Rural to SOS through portions of the golf course
  - Proposed density increase of 32 units

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 489 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

The FLU Density Tables below show the maximum units allowed per the current and proposed FLU categories for the River Hall Project and the Subject Property. Please note that the proposed FLU changes only occur on the 391.85 acres (Subject Property) included in this request, defined by Exhibit M8 - Legal Description and Sketch.

# FLU Density Table 1 – River Hall Project

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	71.5	96.7	6 du/ac	429 units	580 units
Outlying Suburban	1	322.3	3 du/ac		967 units
Sub- Outlying 585.6 Suburban		304.2	2 du/ac	1,171 units	608 units
Rural	1,140.3	1,074.2	1 du/ac	1,140 units	1,074 units
Wetlands	181	181	o.5 du/ac	9 units	9 units
TOTAL	1,978.4	1,978.4	4.7	2,749 units	3,238 units

FLU Density Table 2 - Subject Property (391.85 Acres)

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban		25.2	6 du/ac		151 units
Outlying Suburban	-	322.31	3 du/ac	-	967 units
Sub- Outlying Suburban	313.77	32.4	2 du/ac	627 units	64 units
Rural	78.08	11.94	1 du/ac	78 units	12 units
TOTAL	391.85	391.85		705 units	1,194 units

#### LEE PLAN - VISION STATEMENT

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

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 16. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

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

consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 489 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

#### FUTURE LAND USE ELEMENT

As shown in FLU Density Table 2 for the Subject Property above, the ±391.85 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to approximately 78.08 acres of upland area allowing for up to 78 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling unit (du) per acre, which would be applied to approximately 313.77 acres of upland area allowing for up to 627 dwelling units. Thus, the Subject Property's overall maximum dwelling units allowed under the existing FLUM categories totals 705.

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

#### North

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

#### South

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

#### East

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

#### West

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

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

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 489 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Under the proposed Suburban, Outlying Suburban (OS), Sub-Outlying Suburban (SOS), and Rural categories, the maximum number of dwelling units that could be developed on the Subject Property is 1,194 dwelling units, as shown on FLU Density Table 2. Based on the existing FLU designations, the River Hall Project could have up to 2,749 dwelling units, as shown on FLU Density Table 1, but is capped by the approved River Hall RPD to 2,695 dwelling units, per resolution number Z-15-003. The proposed FLU designations would allow up to 3,238 dwelling units within the River Hall Project, as shown on FLU Density Table 1 above. However, the companion rezoning application will cap density to a maximum of 3,184 (2,695 + 489) dwelling units for the River Hall RPD.

## **Growth Management**

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

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

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

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

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

Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.7 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

## **General Development Standards**

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

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre. However, the Subject Property is located within the LCU future water service area, according to Map 6 of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 7 of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

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

#### **Residential Land Uses**

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a subsection of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate

garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, this request will allow for a unique and attractive detached single-family product that will provide "market driven housing" that is undersupplied in the area. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

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

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

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

#### **COMMUNITY PLANNING**

The Subject Property is identified within Lee Plan Map 16 as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested comprehensive plan map amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through "appropriate conditions of approval," will implement protection from inconsistent and incompatible

urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

#### TRANSPORTATION ELEMENT

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

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

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

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map3D and connection with the Pine Island – Hendry Trail per Map 22 of the Lee Plan.

#### **COMMUNITY FACILITIES & SERVICES ELEMENT**

#### **Potable Water**

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated June of 2020. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.

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

#### **Sanitary Sewer**

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 7. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the

property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.

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

## **Surface Water Management**

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

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

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

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

Objective 60.4 outlines the intent to Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

#### PARKS, RECREATION & OPEN SPACE

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

#### **CONSERVATION & COASTAL MANAGEMENT ELEMENT**

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

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

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

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project's density without impacting the project's

existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 489 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

#### HOUSING ELEMENT

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County is required to "work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population," per Objective 135.1 of the Lee Plan. The county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County, according to this Objective. The proposed comprehensive plan amendment and companion rezoning will allow for up to 489 new housing units to help reach Objective 135.1 and is consistent with Policy 135.1.9, which outlines the need to provide "a wide variety of allowable housing densities and types through the planned development process."

## <u>PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS</u> & EFFECT ON POPULATION

Lee Plan Policy 1.7.6 outlines, by reference Lee Plan Map 16 and Table 1(b), the "proposed distribution, extent, and location of generalized land uses through the Plan's horizon." This petition proposes an amendment to Table 1(b) to properly reflect the proposed Future Land Use Map (Lee Plan Map 1) change. Please refer to the attached amended Table 1(b) addressing the approximately 78.08 acres of Rural Future Land Use category area being moved to the Sub-Outlying Suburban (32.4 acres) and Outlying Suburban (45.68) categories and the approximately 313.77 acres of Sub-Outlying Suburban FLU category being moved to Rural (11.94 acres), Outlying Suburban (276.63 acres) and Suburban (25.2 acres).

Lee County's population projections will not be impacted negatively by the proposed map amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau's Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 489 additional units, could accommodate approximately 1,291 additional persons (489 units x 2.64 persons per household).

Lee County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections and the previously stated housing needs from Objective 135.1 into consideration, more than 100,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.



# RIVER HALL RPD

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M<sub>17</sub>

**Existing and Future Conditions Analysis** 

#### **Sanitary Sewer**

The subject property is located within the Lee County Utilities Future Sewer Service Area as shown on Lee Plan Map 7. The Lee County Utilities Potable Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that sanitary sewer lines "are in operation adjacent" to the subject property and that sufficient capacity exits. As such, the subject property will be served by these existing facilities through planned developer funded system enhancements.

The Level of Service (LOS) Standard for sanitary sewer per Lee Plan Policy 95.1.3:

 Current & Projected LOS Standard: 200 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- Sub-Outlying Suburban & Rural
- · Residential land use with access to centralized sewer service connections.
- 705 ERC at 200 GPD = 141,000 GPD

Proposed Future Land Use Category and Land Uses:

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
  - o 1,194 ERC at 200 GPD = 238,800 GPD
  - o TOTAL = 238,800 GPD

Based on the Letter of Availability, dated August 31, 2021, and the data provided above, Lee County Utilities currently has sufficient capacity to treat the increased demand of approximately 97,800 GPD.

The public benefits from the connection of the 489 additional dwelling units, within the River Hall Project, to the existing adjacent sanitary sewer facilities and not septic systems, as septic system discharge can negatively impact surrounding water resources, pursuant to Environmental Protection Agency findings.

#### **Potable Water**

The subject property is also located within the Lee County Utilities (LCU) Future Water Service Area based on Lee Plan Map 6, dated June 2020. The Lee County Utilities Potable

Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that potable water mains "are in operation adjacent" to the subject property. Due to the subject property's location within the Future Water Service Area, LCU is able to serve the future development through their Water Treatment Facilities.

The Level of Service (LOS) Standard for potable water per the 2020 Report and Lee Plan Policy 95.1.3:

 Current & Projected LOS Standard: 250 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- Sub-Outlying Suburban & Rural
- Residential land use with access to potable water service connections.
- 705 ERC at 250 GPD = 176,250 GPD

Proposed Future Land Use Category and Land Uses:

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
  - o 1,194 ERC at 250 GPD = 298,500 GPD
  - o TOTAL = 298,500 GPD

The proposed amendment results in an increased demand of approximately 122,250 GPD. Lee County Utilities (LCU) has sufficient capacity to provide potable water service to the project, as determined by the enclosed LCU Letter of Availabity. Thus, there is no lack of potable water capacity expected from the proposed development. Having the 489 additional dwelling units within the River Hall Project utilize centralized potable water service and water treatment facilities eliminates numerous individual private wells. This benefits the public by helping to plan and control the surrounding water resources within Lee County, by eliminating competing water consumption use from groundwater sources.

Surface Water/Drainage Basins – South Florida Water Management District The subject property is located within the South Florida Water Management's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. There is current surface water management on site and an existing surface water management permit is on file with the South Florida Water Management District. There are no existing wetlands within the acreage included in this request. The modified system, proposed by this request, will meet or exceed the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

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

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

The proposed development will seek and obtain all applicable South Florida Water Management District approvals as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan for surface water management.

Parks, Recreation, and Open Space

Regional Parks and Community Parks are the two non-regulatory standards utilized for measuring the minimum acceptable level of service for parks, recreation, and open space, pursuant to the Lee Plan. The Lee County 2020 Public Facilities and Level of Service and Concurrency Report states there are over 3,500 acres of developed regional and local park lands. Cumulatively, there are over several thousand acres of recreational options to the community, when including the State and Federal recreational areas.

Per Policy 95.1.3 of the Lee Plan, the County's adopted Level of Service for parks – Non-Regulatory Standards of the Capital Improvements Element is as follows:

- Regional Parks: 6 acres per 1,000 total seasonal county population for all of Lee County
- Community Parks: 0.8 acres per 1,000 unincorporated Lee County permanent population

Existing Future Land Use Category and Land Uses:

- RURAL & SUB-OUTLYING SUBURBAN
- Residential land use with parks, amenities, recreation, and required open space approved by zoning resolution Z-15-003

Proposed Future Land Use Category and applicable Land Uses:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL with single-family dwellings
- 489 Dwelling units at 2.34 estimated persons per household (Lee County, Florida) (The Bureau of Economic and Business Research University of Florida; April 1, 2020) = 1,144.3 persons projected
  - o Regional Park at 6 acres per 1,000 residents = 6.87 acres required

# o Community Park at 0.8 acres per 1,000 residents = 0.92 acres required

The proposed map amendment to allow up to 489 additional dwelling units within the acreage included in this request results in an added demand of 6.87 acres of Regional Park land and 0.92 acres of Community Park land.

As reported by the Lee County 2020 Public Facilities Level of Service and Concurrency Report, the existing inventory of regional parks (consisting of local, state and federal lands) in operation totals 7,051 acres. As such, the existing regional park inventory exceeds the adopted LOS standard by 1,723 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Lee County (888,000 [Seasonal] x (6 acres/1,000 population) = 5,328 acres). In addition, according to Lee County's 2020 Public Facilities Level of Service and Concurrency Report, there are currently 723 acres of existing local regional parklands in operation. As such, the existing local regional parklands exceed the adopted LOS standard by 430 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Unincorporated Lee County (367,000 [Unincorporated Population] x (0.8 acres/1,000 population) = 293 acres).

The requested 489 dwelling units will not negatively impact the regional or community parks level of service. The current non-regulatory level of service standard for both regional and community parks far exceed the targeted levels. There is adequate acreage within the existing parks to meet the needs of the proposed maximum 489 dwelling units.

A concurrent rezone application will be filed to seek proper zoning approval for the additional dwelling units. The rezone application will modify the current River Hall RPD's required open space and preserve area to support native habitat as well as areas to provide recreational activities, such as, integrated and shared use trails/greenways, amenity recreational areas for the residents and their guests, if needed.

#### **Public Schools**

The School District of Lee County is split into Choice Zones and Sub Zones. The subject property is located within the East Choice Zone, E2, according to the School District of Lee County's 2020-2021 Student Enrollment Zones Map and enclosed concurrency analysis provided by the School District.

Per Section 2-45 of the LDC, school concurrency "means public school facilities needed to serve new development must be in place or under actual construction within three years after the local government approves a development permit, or its functional equivalent, that results in a generation of students."

Level of service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity, pursuant to Lee Plan Policy 68.1.1. The regulatory LOS standards adopted for Elementary, Middle, High, and Special Purpose Facilities, provided in Policy 95.1.3 Regulatory Standards (5) of the Lee Plan, account for measurable programmatic changes are as follows:

100% of Permanent FISH Capacity as adjusted by the School Board annually.

The 2020 Concurrency Report shows the following for the East Choice Zone Totals:

- · Elementary Schools: 65 seat total available capacity
- Middle Schools: 1,108 seat deficit in available capacity
- · High Schools: 469 seat deficit in available capacity

The deficit in Middle Schools will be addressed in two ways: (1) by adding portable seats (2) by Middle School "MM," scheduled to open in school year 2021-2022, which will add 1,210 seats of permanent capacity. The deficit in High Schools is also being addressed by Gateway High School, scheduled to open this school year (2021), which will create 525 seats followed by an additional 1,475 seats coming in 2021-2022.

Proposed Future Land Use Category:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL
- 489 proposed maximum dwelling units associated with the requested amendment at 0.297 students per household = approximately 146 potential students
- The total number of potential students can be further broken down by grade level:
  - o Elementary at 0.149 x 489 dwelling units = 73 students
  - o Middle School at 0.071 x 489 dwelling units = 35 students
  - o High School at 0.077 x 489 dwelling units = 38 students

The proposed comprehensive plan map amendment would result in 146 additional students within the East Choice Zone, E2. Based on the Concurrency Analysis Report and letter of availability provided by The School District of Lee County included with this submittal, there is capacity currently available at all educational levels within East Choice Zone, E2 to handle the proposed amendment for up to 490 dwelling units.

#### **Solid Waste**

Solid waste services for the property will be handled at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

The 2020 Concurrency Report details the level of service regulatory standards for solid waste disposal are as follows:

- Required Capacity: 7 pounds per day per capita
- Available Capacity: 7.9 pounds per day per capita

Existing Development Potential: 705 maximum dwelling units

705 dwelling units x 2.34 person per household = 1,650 persons 1,650 persons x 7 lbs/day = 11,550 lbs

<u>Proposed Development Potential: 1,194 maximum dwelling units (489 additional)</u> 1,194 dwelling units x 2.34 person per household = 2,794 persons 2,794 persons x 7 lbs/day = 19,558 lbs/day

The 489 additional units account for 8,015 lbs/day

The 2020 Concurrency Report states that all unincorporated areas of Lee County are concurrent with the level of service standard set forth in the Lee Plan for solid waste. Additionally, the report states that at the total system capacity of 1,134,667 tons per year, the Lee County Integrated Waste Management System (IWMS) would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 888,000.

The proposed increase in density will result in an additional 8,015 pounds per day. The Lee County Resources Facility and the Lee-Hendry Regional Landfill has available capacity to accommodate the proposed increase in density. Further evidence of adequate capacity is outlined in letter of availability provided by the Lee County Solid Waste Department for the proposed development included with this submittal.

#### Conclusions

The analysis above confirms that there are sufficient public facilities to support the proposed comprehensive plan amendment, with a potential maximum number of 489 additional dwelling units. The amendment will be adequately supported and will not cause adverse impacts or insufficiencies to the surrounding public facilities; alternatively, it will benefit the public to increase density in an area where public facilities are in place, promoting contiguous and compact growth patterns and preventing urban sprawl.



# RIVER HALL

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M14

## Historic Resources Impact Analysis

The following analysis is provided to list all historic resources, including structures, districts, and/or archeologically sensitive areas and determine if the proposed changes to the Subject Property impact any identified resources.

According to LDC Section 22-3. Definitions, "Historic district" and "Historic resources" are defined as:

- "...a geographically definable area designated pursuant to this chapter possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by association or history. To qualify as a historic district, an area may contain both contributing and noncontributing properties."
- "...any prehistoric or historic district, site, building, structure, object or other real or personal property of historical, architectural or archaeological value. Historic resources may include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government or culture of the county, the state or the United States."

LDC Section 22-3 also defines an "Area of archaeological sensitivity" as:

- "...an area identified in the survey entitled 'An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida' (Piper Archaeological Research, Inc., 1987), as known or being likely to yield information on the history and prehistory of the county based on prehistoric settlement patterns and existing topographical features. Areas of archaeological sensitivity are divided into the following categories:
  - (1) Sensitivity Level 1: Those areas containing known archaeological sites that are considered to be significant or potentially significant historic resources. These areas include sites listed on the National Register of Historic Places and those considered eligible or potentially eligible for listing on the National Register of Historic Places or local historic resource designation.

(2) Sensitivity Level 2: Those areas containing known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for local designation, or areas where there is a high likelihood that unrecorded sites of potential significance are present.

The Florida Master Site File lists the nature and location of any known or recorded historical or archeological sites within the state. A formal inquiry was made with the Florida Department of State, Division of Historic Resources identifying the River Hall Project and requesting any applicable historic districts and/or sites listed on the Florida Master Site File. Mr. Eman Vovsi responded via email dated August 17, 2021, (See attached) confirming that the property lists one resource group recorded for the designated property. Upon further review of the map provided for the specified resource, it is clearly located outside of the subject property. Based on this information, the subject property contains no historic resources and thus, the proposed comprehensive plan map amendment request to amend the FLUM designations of Rural and Sub-outlying Suburban to Rural, Sub-outlying Suburban, Outlying Suburban and Suburban will not have an adverse impact.

As part of this analysis, the following documents received from the Florida Department of State, Division of Historic Resources are attached:

- · Historic Resource Letter
- · Cultural Resource Roster
- · Location Map



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

August 16, 2021

Melissa Dial Planning Administrative Assistant Barraco and Associates, Inc. Civil Engineers ~ Land Surveyors ~ Land Planners 2271 McGregor Boulevard, Suite 100 Fort Myers, FL 33901

In response to your request on August 16, 2021, the Florida Master Site File lists one resource group recorded for a designated property in River Hall Community, Florida.

When interpreting the results of our search, please consider the following information:

- This search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com

Please do not he sitate 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



# RIVER HALL

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M<sub>15</sub>

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

The data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report was utilized for the following overall Public Facilities Impact Analysis.

The Subject Property is located on the south side of State Road 80 (Palm Beach Blvd) approximately 1 mile east of the intersection of Buckingham Road and S.R. 80 within the River Hall Project and the Fort Myers Shores Planning Community. The comprehensive plan map amendment seeks to remove portions of the property from the existing Future Land Use Map (FLUM) designations of Rural and Sub-Outlying Suburban and adopt the Rural, Sub-Outlying Suburban, Outlying Suburban, and Suburban FLUM categories, as shown on the proposed FLUM Exhibit M5 and the following density calculation:

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	1	24.6	6 du/ac		147 units
Outlying Suburban	2	323.5	3 du/ac	+	970 units
Sub- Outlying	326.2	46.1	2 du/ac	652 units	92 units
Rural	79.9	11.9	1 du/ac	80 units	12 units
TOTAL	406.1	406.1		732 units	1,221 units

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

Exhibit M17 (Existing and Future Conditions Analysis), included with this submittal, verifies the proposed plan amendment will not negatively impact the public services and Exhibit M18 contains the Letters of Determination indicating the availability of services from those providers.



# RIVER HALL RPD

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M19

State Policy Plan and Regional Policy Plan

# State Comprehensive Plan

The consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated due to changes in Florida's growth management laws, which ordained a refocus on matters of critical state concern, in terms of Growth Management and Land Use regulation. The State's Comprehensive Plan Goals, Strategies, Action, and Policies that are relevant to the proposed plan amendment are listed below.

#### (4) HOUSING.

- (a) Goal.—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.
- (b) Policies.-
  - 1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
  - 3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
  - 4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

#### (7) WATER RESOURCES

- (a) Goal. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.
- (b)Policies.-
  - Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.

9. Protect aquifers from depletion and contamination through appropriate regulatory

programs and through incentives.

10. Protect surface and groundwater quality and quantity in the state.

- 11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
- Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

## (12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE

(a) Goal. All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

## (14) PROPERTY RIGHTS.

(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

#### (15) LAND USE.

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

#### (b) Policies.—

 Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development,

and fish and wildlife habitats.

#### (17) PUBLIC FACILITIES

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

#### (b) Policies.-

- Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
- 2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
- Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

# <u>Southwest Florida Regional Planning Council Strategic Regional Policy Plan</u> (SRPP)

The following Goals and Strategies of the SRPP are supported or promoted by the proposed Plan amendment.

# **Economic Development Element**

Strategy: Maintain the physical infrastructure to meet growth demands

#### **Livable Communities - Natural Resources**

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

# **Livable Communities - Affordable Housing**

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

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

Created: 8/17/2021



# **Cultural Resource Roster**

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	<b>NR Status</b>
LL01898	RG	SEABOARD AIR LINE RAILROAD GRADE	North Fort Myers	Linear Resource	Not Eligible	





# RIVER HALL

#### COMPREHENSIVE PLAN MAP AMENDMENT

#### EXHIBIT M<sub>15</sub>

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

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FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	-7	24.6	6 du/ac		147 units
Outlying Suburban	-	323.5	3 du/ac	4	970 units
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Rural	79.9	11.9	1 du/ac	80 units	12 units
TOTAL	406.1	406.1	-	732 units	1,221 units

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

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# RIVER HALL RPD

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1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.

- 3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
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#### (b) Policies. -

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# **Livable Communities - Affordable Housing**

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

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

# Letters of Availability



#### BOARD OF COUNTY COMMISSIONERS

Kevin Ruane District One

Cecil L Pendergrass

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 July 16, 2021

Gary Susdorf Cardno

5670 Zip Drive

Fort Myers, FL 33905

RE: Reuse Water Availability

**River Hall** 

Dear Mr. Susdorf:

The subject project is located within Lee County Utilities Future Service Area as depicted on Map 7 of the Lee County Comprehensive Land Use Plan. Effluent reuse lines are not in operation in this area. Lee County does not have the capability of providing service at this time.

Via E-Mail

This letter should not be construed as a commitment to serve, but only as to the availability of service. Further, this letter of availability of reuse water service is to be utilized for permitting with the SFWMD only.

Sincerely,

Nathan Beals, PMP

**Utilities Planning Manager** 

(239) 533-8157

LEE COUNTY UTILITIES





### THE SCHOOL DISTRICT OF LEE COUNTY

**Donna Ellis** 

Planning Specialist 2855 Colonial Boulevard, Fort Myers, FL 33966 | **0:** 239.335.1494

August 31, 2021

Melissa Dial Barraco and Associates, Inc. 2271 McGregor Boulevard, Suite 100 Fort Myers, FL 33901

RE: River Hall RPD

Dear Ms. Dial:

This letter is in response to your request for Letter of Availability and Concurrency dated August 16, 2021 for the River Hall RPD density Change in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for 490 single family homes. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 146 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Sincerely,

Donna Ellis, Planning Specialist

#### LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

NAME/CASE NUMBER

River Hall CPA

OWNER/AGENT

Barraco

ITEM DESCRIPTION

RPD increase to show impacts in East CSA, sub area E2

LOCATION

3500 River Hall Parkway Alva, FL

ACRES

misc

**CURRENT FLU** 

Sub-Outlying Suburban

**CURRENT ZONING** 

RPD

PROPOSED DWELLING UNITS BY

TYPE

Single Family	Multi Family	Mobile Home
490	0	0

STUDENT GENERATION

Elementary School Middle School High School

Student Generation Rates				
SF	MF	мн	Projected Students	
0.149	0.058		73.01	
0.071	0.028		34.79	
0.077	0.03		37.73	

Source: Lee County School District, September 7, 2018 letter

CSA SCHOOL NAME 2023/2
East CSA, Elementary
East CSA, Middle
East CSA, High

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
14,234	14,026	208	73	135	99%	
7,293	6,912	381	35	346	95%	
9,536	8,492	1,044	38	1006	89%	

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

Prepared by:

Donna Ellis, Planning Specialist

<sup>(2)</sup> 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)

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

# F.M.S.F.D.



Ft. Myers Shores Fire Protection and Rescue Service District
Fire Prevention Division
12345 Palm Beach Blvd S.E. Ft. Myers Fl. 33905
Phone (239) 694-2833
Fax (239) 694-3355

September 15, 2021

Melissa Dial Barraco and Associates, Inc. 2271 McGregor Blvd. Fort Myers, Fl. 33901

Ms. Dial,

The Fort Myers Shores Fire Protection & Rescue Service District has received your request of availability for the River Hall community located in Alva, Florida within the Fort Myers Shores Fire Protection & Rescue Service District.

The Fort Myers Shores Fire Protection & Rescue Service District provides fire, rescue, emergency medical response, public education, fire prevention, and other needs for the community. It is understood that there is an comprehensive plan amendment to the future land use map designations with a change in density of 490 single family units. This change does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall. Therefore, we do not object to the proposed land use designation change.

At this time response will continue from Station 1 located at 12345 Palm Beach Blvd. Fort Myers, Fl. 33905 but in a couple of years will be serviced from our planned new Station 2 located at the entrance of River Hall located at 2404 River Hall Pkwy. Alva, Fl. 33920. If you have any questions or concerns, please contact the Fire Prevention Division at (239) 694-2833 Ext. 3

Respectfully,

Deputy Chief – Fire Marshal

Fort Myers Shores Fire Protection

& Rescue Service District

# Carmine Marceno Sheriff



State of Florida County of Lee

August 24, 2021

Melissa Dial Barraco and Associates, Inc. 2271 McGregor Blvd. Fort Myers, Florida 33901

Ms. Dial,

The Lee County Sheriff's Office has reviewed your Letter of Availability request for the River Hall community, 3500 River Hall Parkway in Alva, Florida.

The Comprehensive Plan Amendment request would change the project's Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.9 acres; Rural to Sub-Outlying Suburban on 46.1 acres; Sub-Outlying Suburban to Outlying Suburban on 289.7 acres; Rural to Outlying Suburban on 33.8 acres; and Sub-Outlying Suburban to Suburban on 24.6 acres.

This request does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we do not object to proposed land use designation changes that would result in increased density of 490 single family units.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Mark Shelly

Cubr.

Commander, Patrol Bureau





#### BOARD OF COUNTY COMMISSIONERS

John E. Manning District One

Cecil L Pendergrass

Raymond Sandelli District Three

Brian Hamman

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm Wesch County Altorney

Donna Marie Collins County Chief Hearing Examiner August 31, 2021

Melissa Dial Barraco and Associates, Inc. 2271 McGregor Blvd, Suite 100 Fort Myers, FL 33901

RE: Potable Water and Wastewater Availability

River Hall

STRAP #s 36-43-26-03-0000K.0010 thru 0570, 36-43-26-03-00A07.00CE, 36-43-26-00-00001.0000, 35-43-26-L3-080F1.0000, 36-43-26-L4-U3239.5209, 35-43-26-L4-080O5.00CE, 35-43-26-L4-080R1.00CE, 35-43-26-03-00F01.0000, 35-43-26-L2-0900G.0000, 27-43-26-00-00003.0100, 35-43-26-02-0000A.00CE, 27-43-26-00-00003.0110, 27-43-26-00-00003.0120, 27-43-26-00-00003.0020

Via E-Mail

Dear Ms. Dial:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 490 Single Family units with an estimated flow demand of approximately 122,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.



River Hall - Letter.Docx August 31, 2021 Page 2

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

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary M. Cours

Mary McCormic Technician Senior

239-533-8532

UTILITIES ENGINEERING



3401 Metro Parkway Fort Myers, FL 33901 Phone: (239) 533-0340

Kevin Ruane

Cecil L. Pendergrass

Ray Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais Gounty Manager

Richard Wesch County Attorney

Donna Marie Collins County Hearing Examiner August 25, 2020

Melissa Dial Barraco and Associates, INC.

RE: Request for Letter of Availability River Hall

Ms. Dial,

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment to the Future Land Use Map. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- · Closest fixed-route corridor is the route 100 along Palm Beach Blvd going westbound
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because project area is not adjacent to the bus route.

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

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

Sincerely,

### Jorge J Puente

Jorge J Puente, Transit Service Planner Lee County Transit



#### **Board of County Commissioners**

Kevin Ruane District One

September 17, 2021

Cecil L Pendergrass District Two

Barraco and Associates

Ray Sandelli District Three Attn: Ms. Dial, Planning Administrative Assistant

Brian Hamman

2271 McGregor Boulevard Fort Myers, FL 33901

District Four Frank Mann

RE: Request for Letter of Availability: River Hall – 3500 River Hall Parkway, Alva, FL

District Five Roger Desjarlais County Manager

Dear Ms. Dial:

Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing Examiner

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 490 residential units for the River Hall Community in Alva, FL through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Justin Lighthall

Justin Lighthall Manager, Public Utilities Lee County Solid Waste Department



#### **Board of County Commissioners**

Kevin Ruane District One

Cecil L Pendergrass District Two

Ray Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing Examiner January 28, 2022

Dawn Russell Barraco and Associates, Inc. 2271 McGregor Boulevard, Suite 100 Fort Myers, FL 33901

Re: Letter of Service Availability - River Hall added units

Ms. Russell,

I am in receipt of your letter requesting a Letter of Service Availability for property in the River Hall community. This property consists of 71 STRAP numbers located south of the existing area under development.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The locations currently available to respond to the area are not projected to be able to meet existing service standards, as required in County Ordinance 08-16. However, the following remedies have been identified:

- Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02)
- 2. Construction of the proposed southerly access point from 75th St. West.

It is our opinion that the service availability for the proposed development of this property will be adequate contingent on the remedies above. Should the plans change, especially the future land use or a change in the emergency access points, a new analysis of this impact would be required.

Singerely,

Benjamin Abes

Director, Public Safety

# **Environmental Reports and Maps**

### RIVER HALL CPA AREAS ENVIRONMENTAL ASSESSMENT

October 2021

Prepared For:

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Prepared By:

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## TABLE OF CONTENTS

	Page
Introduction	1
Land Uses and Vegetation Associations	1
Soils	3
Jurisdictional Wetlands	3
Listed Species	3
Summary	6
References	7

# LIST OF FIGURES

		Pag
Figure 1.	Project Location Map	2

## LIST OF TABLES

		Page
Table 1.	SFWMD OSW Acreage by FLUCFCS Code	3
Table 2.	Listed Wildlife Species That Could Potentially Occur Within the Project	3
Table 3.	Listed Plant Species That Could Potentially Occur Within the Project	4
Table 4.	Listed Wildlife Species Observed	6

### LIST OF EXHIBITS

		Page
Exhibit 1.	Aerial with Boundaries	E1-1
Exhibit 2.	FLUCFCS and OSW Map	E2-1
Exhibit 3.	Aerial with FLUCFCS and OSW Map	E3-1
Exhibit 4.	Existing Land Use and Cover Summary Table and FLUCFCS Descriptions	E4-1
Exhibit 5.	Soils Map	E5-1
Exhibit 6.	Soils Summary Table and Descriptions	E6-1
Exhibit 7.	Quad Sheet	E7-1
Exhibit 8.	Documented Occurrences of Listed Species	E8-1
Exhibit 9.	Aerial with FLUCFCS, Survey Transects, and Listed Species Locations Map	E9-1

#### INTRODUCTION

An environmental assessment was conducted on the River Hall Comprehensive Plan Amendment (CPA) Areas (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as threatened, endangered, or species of special concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys for the presence of listed species on the Project. This report summarizes the results of the environmental assessment.

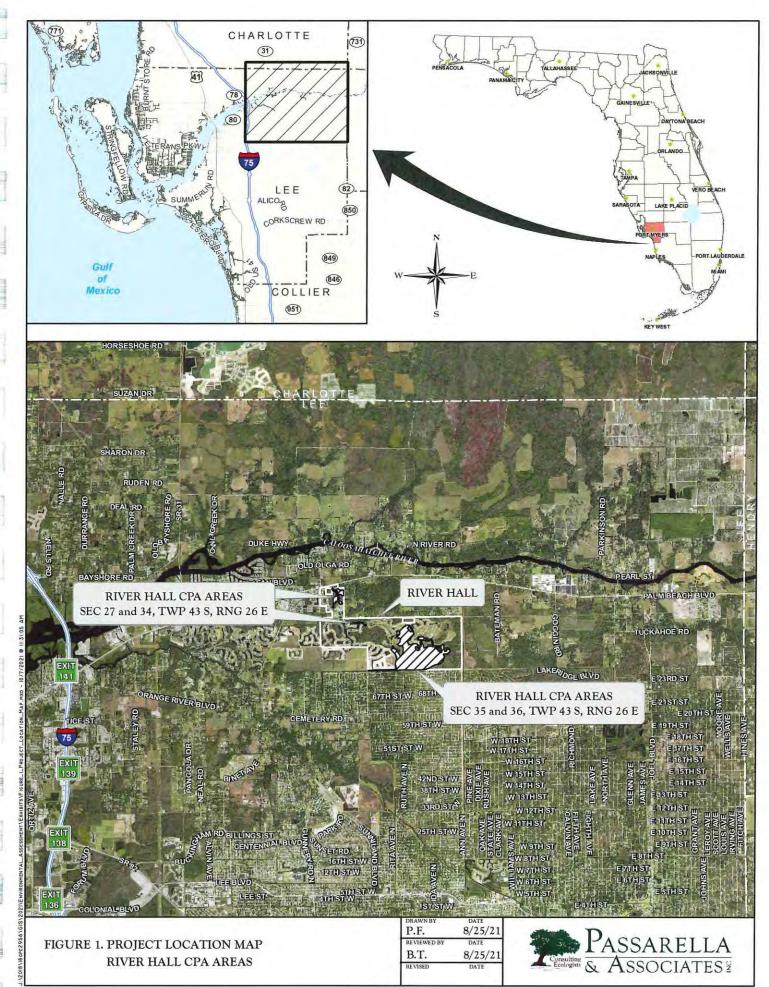
The Project totals 406.16± acres and is located in Sections 27, 34, 35, and 36; Township 43 South; Range 26 East; Lee County (Figure 1). More specifically, the subject property includes areas within the existing River Hall development, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west (Exhibit 1).

The Project area consists primarily of disturbed land and golf course.

#### LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by Passarella & Associates, Inc. (PAI) in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Exhibit 2). An aerial photograph of the property with FLUCFCS overlay is provided as Exhibit 3.

A total of nine vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres, or 71.6 percent of the site. No rare or unique uplands were identified within the Project site. The remaining vegetative associations included golf course support facilities, golf course, community recreational facilities, open land, pine, lakes, road, and water pumping station. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Exhibit 4.



#### SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit 5. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Exhibit 6.

#### JURISDICTIONAL WETLANDS

There are no wetlands on the Project site. The SFWMD jurisdictional "other surface waters" (OSW) by FLUCFCS code are summarized in Table 1. South Florida Water Management (SFWMD) jurisdictional OSW constitute a total of 26.97± acres, or approximately 6.6 percent of the Project site, and are comprised of man-made lakes.

Table 1. SFWMD OSW Acreage by FLUCFCS Code

FLUCFCS Code	Description	Acreage
	OSW	
524	Man-Made Lake	26.97
	OSW Total	26.97

A U.S. Geological Survey quadrangle map is provided as Exhibit 7.

#### LISTED SPECIES

Wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2021). Plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code (LDC), Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

Table 2. Listed Wildlife Species That Could Potentially Occur Within the Project

Comment Name	C-:4'C-N	Designated Status		<b>Potential Habitats</b>	
Common Name	Scientific Name			(FLUCFCS Code)	
	Reptiles				
American alligator	Alligator mississippiensis	FT(S/A)	FT(S/A)	524	
Eastern indigo snake	Drymarchon corais couperi	FT	FT	190, 4159, 740	
Gopher tortoise	Gopherus polyphemus	ST	*	190, 4159, 740	

Table 2. (Continued)

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)			
Birds							
Everglade snail kite	Rostrhamus sociabilis plumbeus	FE	FE	524			
Florida burrowing owl	Athene cunicularia floridana	ST	-	182, 190, 740			
Florida sandhill crane	Grus canadensis pratensis	ST		182, 190, 740			
Little blue heron	Egretta caerulea	ST	7-0	524			
Red-cockaded woodpecker	Picoides borealis	FE	FE	4159			
Roseate spoonbill	Ajaia ajaja	ST		524			
Southeastern American kestrel	Falco sparverius paulus	ST		4159			
Tri-colored heron	Egretta tricolor	ST		524			
Wood stork	Mycteria americana	FT	FT	524			
	Mammals						
Big cypress fox squirrel	Sciurus niger avicennia	ST		4159			
Florida black bear	Ursus americanus floridanus	**		4159			
Florida bonneted bat	Eumops floridanus	FE	FE	4159, 524			

FWCC - Florida Fish and Wildlife Conservation Commission

USFWS - U.S. Fish and Wildlife Service

FE - Federally Endangered

FT - Federally Threatened

FT(S/A) - Federally Threatened due to similarity of appearance

ST - State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

Table 3. Listed Plant Species That Could Potentially Occur Within the Project

Common Name	Calande N	Designated Status		<b>Potential Location</b>
	Scientific Name	FDACS USF	USFWS	(FLUCFCS Code)
Cardinal airplant	Tillandsia fasciculata	Е	-	4159
Giant wild pine	Tillandsia utriculata	Е	3.00	4159
Twisted airplant	Tillandsia flexuosa	T	100	4159
Butterfly orchid	Encyclia tampensis	CE		4159
Beautiful pawpaw	Deeringothamnus pulchellus	Е	Е	4159

FDACS - Florida Department of Agriculture and Consumer Services

USFWS - U.S. Fish and Wildlife Service

CE - Commercially Exploited

E - Endangered

T - Threatened

<sup>\*\*</sup>No longer listed by the FWCC; however, certain protection measures still apply.

#### American Alligator (Alligator mississippiensis)

The American alligator could potentially occur within the lakes on the site.

#### Eastern Indigo Snake (Drymarchon corais couperi)

The Eastern indigo snake could potentially occur within the pine habitat, open land, and disturbed land within the site.

#### Gopher Tortoise (Gopherus polyphemus)

Potential habitat for the gopher tortoise on the Project site includes the pine, open land, and disturbed land.

#### Everglade Snail Kite (Rostrhamus sociabilis plumbeus)

Potential foraging habitat for the Everglade snail kite includes the lakes on the Project site.

#### Florida Burrowing Owl (Athene cunicularia floridana)

Potential Florida burrowing owl habitat exists within the disturbed land, open land, and golf course on the Project site.

#### Florida Sandhill Crane (Grus canadensis pratensis)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's disturbed land, open land, and golf course. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

#### Little Blue Heron (Egretta caerulea) and Tri-Colored Heron (Egretta tricolor)

Potential foraging habitat for state-listed wading birds within the Project site includes the lakes.

#### Red-Cockaded Woodpecker (Picoides borealis)

Potential habitat for the red-cockaded woodpecker on the Project site includes the pine habitats.

#### Roseate Spoonbill (Ajaia ajaja)

Potential habitat for the roseate spoonbill on the Project site includes the lakes.

#### Southeastern American Kestrel (Falco sparverius paulus)

Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the pine habitat. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine (*Pinus clausa*) scrub areas of North and Central Florida (Rodgers *et al.* 1996).

#### Wood Stork (Mycteria americana)

Potential wood stork foraging habitat within the Project site includes the lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fish or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

#### Big Cypress Fox Squirrel (Sciurus niger avicennia)

Potential nesting and foraging habitat on the Project site for the Big Cypress fox squirrel includes the pine habitat. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

#### Florida Black Bear (Ursus americanus floridanus)

Potential habitat for the Florida black bear includes the pine habitats on the Project site.

#### Florida Bonneted Bat (Eumops floridanus)

Florida bonneted bats could potentially roost within the pine habitats on the Project site, and/or forage over the lakes. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

A Lee County protected species survey was conducted on the Project site on August 24 and 25, 2021. A total of 57 gopher tortoise burrows, three little blue herons, and two Florida sandhill cranes were observed on the Project site during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the FWCC.

No Lee County protected plant species were observed on the property during the protected species survey.

A summary of the listed wildlife species documented within the Project are provided in Table 4. The locations of the observed listed species are depicted in Exhibit 9.

Table 4. Listed Wildlife Species Observed

Common Name	Scientific Name	<b>Designated Status</b>		<b>Observed Location</b>	
		FWCC	USFWS	(FLUCFCS Code)	
Gopher tortoise (burrows)	Gopherus polyphemus	ST	*	740	
Florida sandhill crane	Grus canadensis pratensis	ST	-	182	
Little blue heron	Egretta caerulea	ST	1-12-11	182, 524	

FWCC - Florida Fish and Wildlife Conservation Commission

USFWS - U.S. Fish and Wildlife Service

FT - Federally Threatened

ST - State Threatened

\*The gopher tortoise is currently listed as a candidate species by the USFWS.

#### SUMMARY

A total of nine vegetative and land use cover types (i.e., FLUCFCS codes) were identified within the Project site. No rare and unique uplands exist on the Project site. Additionally, no SFWMD jurisdictional wetlands occur on-site. SFWMD jurisdictional OSW (i.e., man-made lakes) constitute a total of 26.97± acres, or 6.6 percent of the Project site.

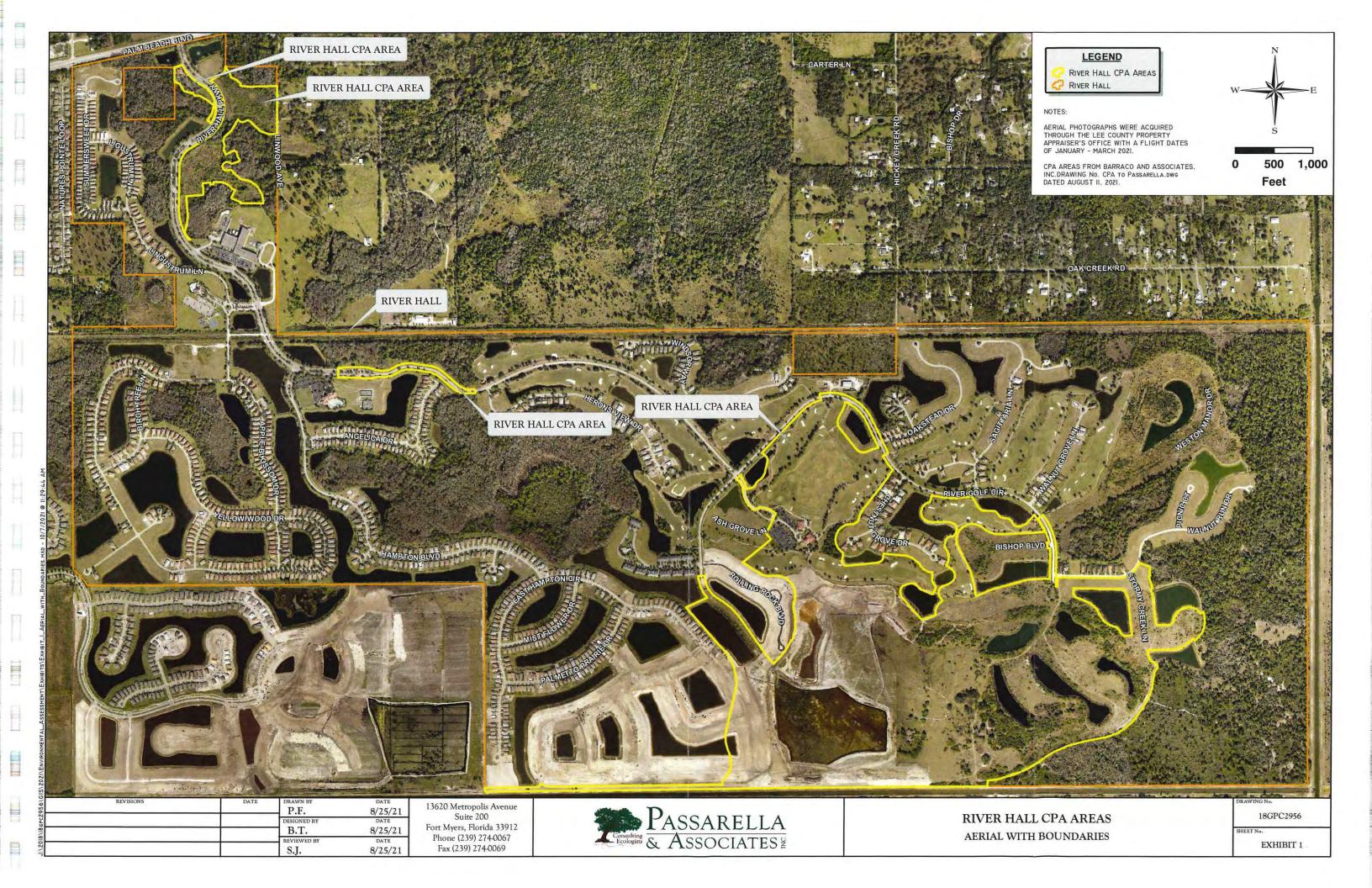
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No Lee County protected plant species were observed on the property during the protected species survey.

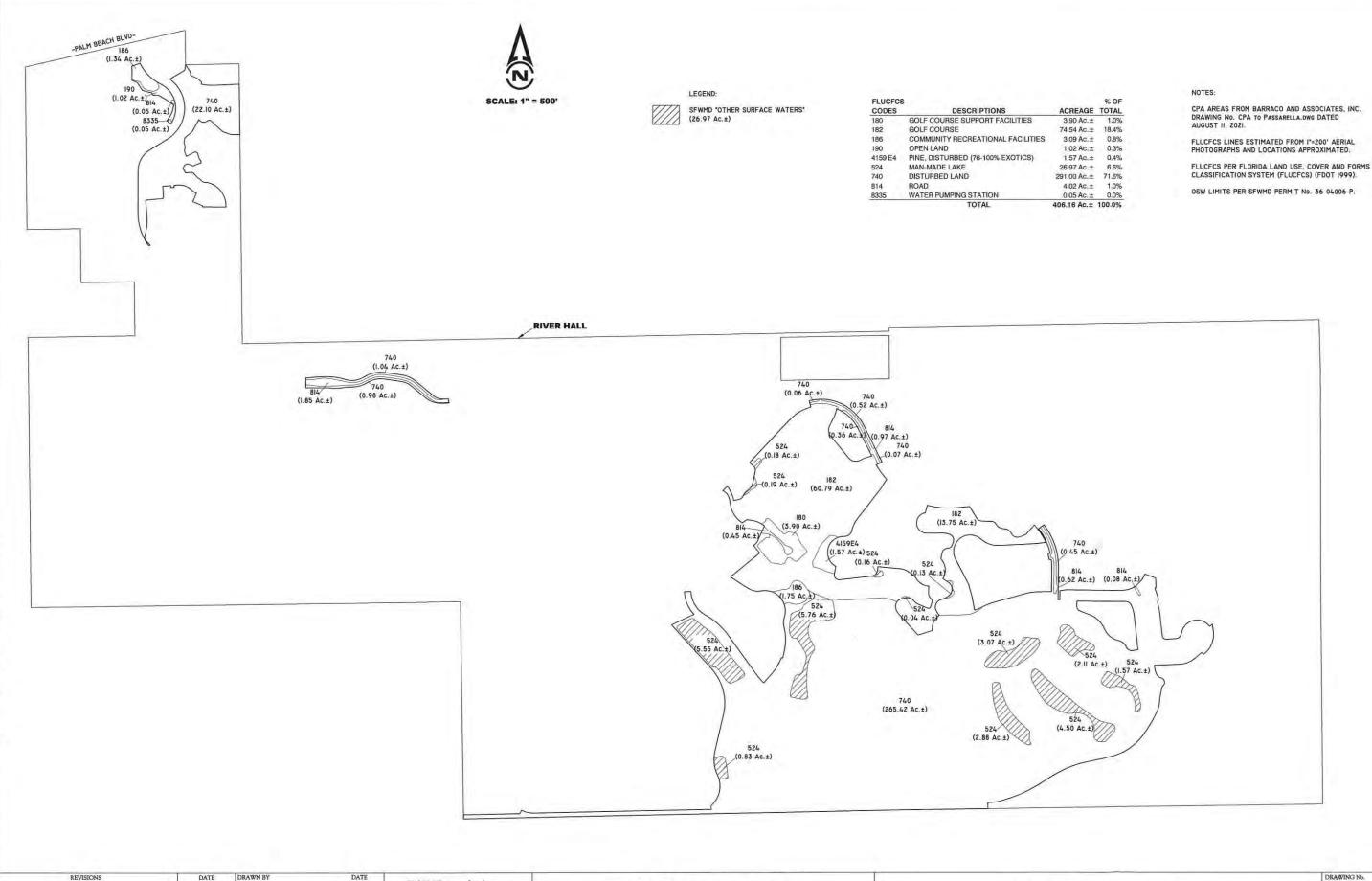
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# EXHIBIT 1 AERIAL WITH BOUNDARIES



# EXHIBIT 2 FLUCFCS AND OSW MAP



13620 Metropolis Avenue Suite 200

P.F.

DESIGNED BY

C.C.

REVIEWED BY

S.J.

8/27/21

DATE

8/27/21

8/27/21

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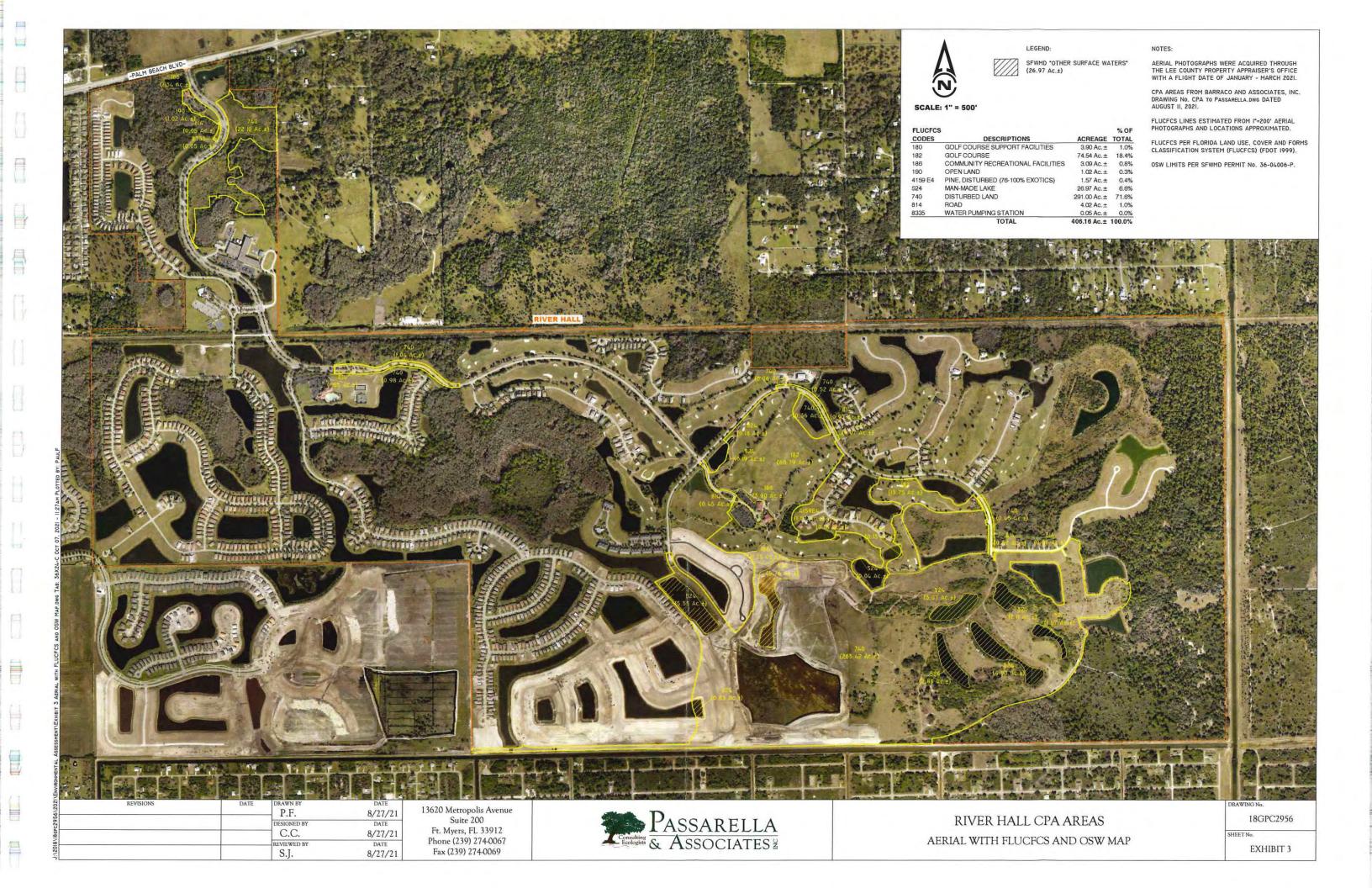
RIVER HALL CPA AREAS FLUCFCS AND OSW MAP

DRAWING No. 18GPC2956

SHEET No.

**EXHIBIT 2** 

# EXHIBIT 3 AERIAL WITH FLUCFCS AND OSW MAP



### **EXHIBIT 4**

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

# RIVER HALL CPA AREAS EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

#### October 2021

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the Project site, and a description of each of the FLUCFCS classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
180	Golf Course Support Facilities	3.90	1.0
182	Golf Course	74.54	18.4
186	Community Recreational Facilities	3.09	0.8
190	Open Land	1.02	0.3
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	0.4
524	Man-Made Lake	26.97	6.6
740	Disturbed Land	291.00	71.6
814	Road	4.02	1.0
8335	Water Pumping Station	0.05	0.0
	Total	406.16	100.0

#### Golf Course Support Facilities (FLUCFCS Code 180)

This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

#### Golf Course (FLUCFCS Code 182)

This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

#### Community Recreational Facilities (FLUCFCS Code 186)

This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (Sabal palmetto). The sub-canopy contains Southern magnolia (Magnolia grandiflora), myrsine (Myrsine cubana), star jasmine (Jasminum multiflorum), cocoplum (Chrysobalanus icaco), pitchapple (Clusia rosea), and wax myrtle (Morella cerifera). The ground cover included St. Augustine grass (Stenotaphrum secundatum), Eastern gama grass (Tripsacum dactyloides), and wiregrass (Aristida stricta).

#### Open Land (FLUCFCS Code 190)

This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

#### Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)

This land use occupies  $1.57\pm$  acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper (*Schinus terebinthifolia*). The sub-canopy contains Brazilian pepper, scattered saw palmetto (*Serenoa repens*), shortleaf wild coffee (*Psychotria tenuifolia*), cabbage palm, and muscadine grapevine (*Vitis rotundifolia*). The ground cover included shortleaf wild coffee, Virginia creeper (*Parthenocissus quinquefolia*), caesarweed (*Urena lobata*), cabbage palm, and cassia (*Senna pendula* var. *glabrata*).

#### Man-Made Lake (FLUCFCS Code 524)

This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

#### Disturbed Land (FLUCFCS Code 740)

This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (Baccharis halimifolia), Brazilian pepper, slash pine, earleaf acacia (Acacia auriculiformis), cabbage palm, poison ivy (Toxicodendron radicans), myrsine, hog plum (Prunus umbellata), red cedar (Juniperus virginiana), Carolina willow, winged sumac (Rhus copallinum), and wax myrtle. The ground cover included common ragweed (Ambrosia artemisiifolia), bushy bluestem (Andropogon glomeratus), caesarweed, knotroot foxtail (Setaria parviflora), false buttonweed (Spermacoce verticillata), primrose willow (Ludwigia octovalvis), Guinea grass (Panicum maximum), limpograss (Hemarthria altissima), thalia lovegrass (Eragrostis atrovirens), St. Augustine grass, cogon grass (Imperata cylindrica), torpedograss, and beggar-ticks (Bidens alba).

#### Road (FLUCFCS Code 814)

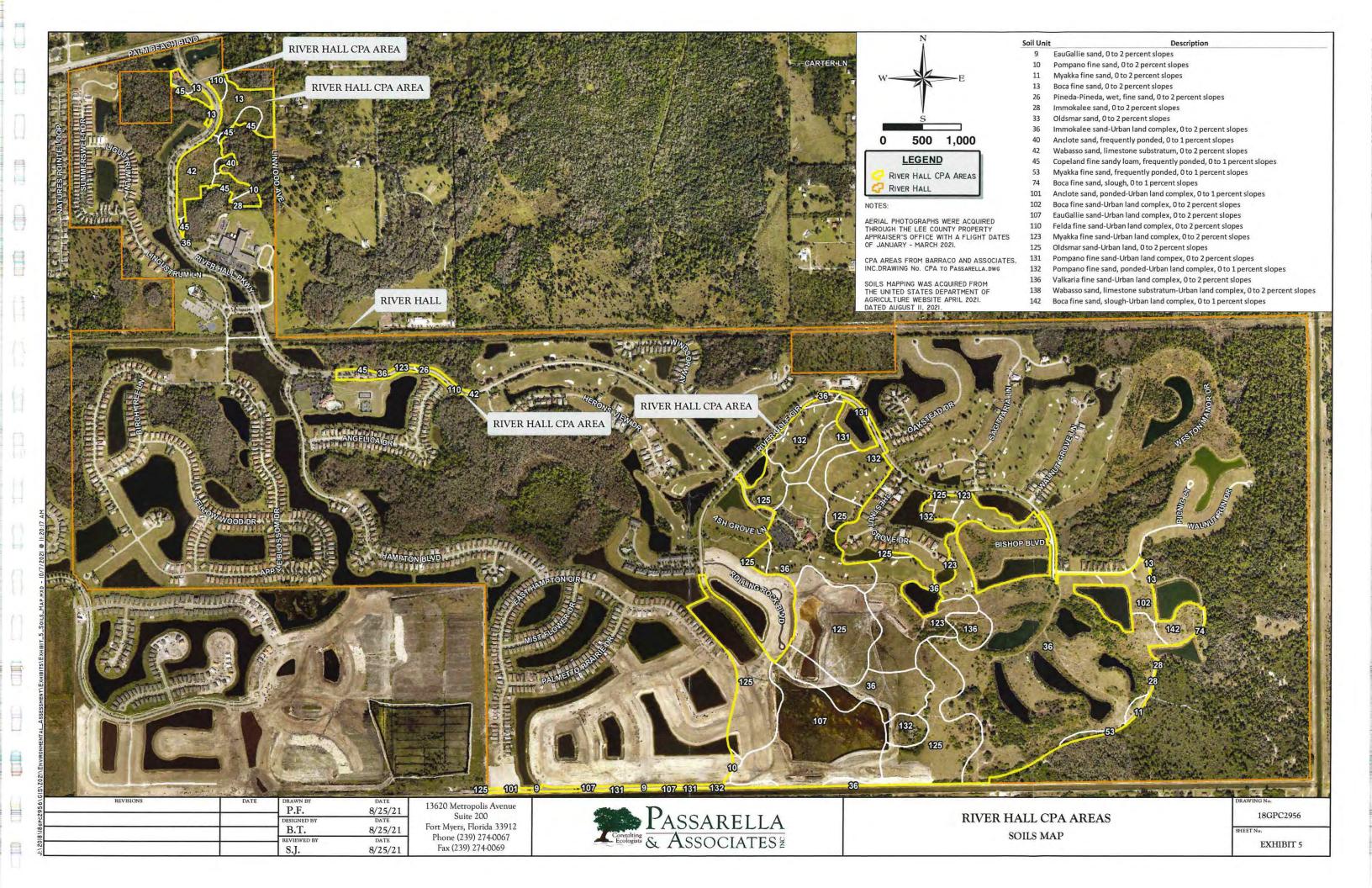
This land use occupies  $4.02\pm$  acres or 1.0 percent of the property and consists of a paved road through the property.

#### Water Pumping Station (FLUCFCS 8335)

This land use occupies  $0.05\pm$  acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.

**EXHIBIT 5** 

SOILS MAP



# EXHIBIT 6 SOILS SUMMARY TABLE AND DESCRIPTIONS

### RIVER HALL CPA AREAS SOILS SUMMARY TABLE AND DESCRIPTIONS

#### October 2021

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description	
9	EauGallie sand, 0 to 2 percent slopes	
10	Pompano fine sand, 0 to 2 percent slopes	
11	Myakka fine sand, 0 to 2 percent slopes	
13	Boca fine sand, 0 to 2 percent slopes	
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	
28	Immokalee sand, 0 to 2 percent slopes	
33	Oldsmar sand, 0 to 2 percent slopes	
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	
40	Anclote sand, frequently ponded, 0 to 1 percent slopes	
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes	
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes	
53	Myakka fine sand, frequently ponded, 0 to 1 percent slopes	
74	Boca fine sand, slough, 0 to 1 percent slopes	
101	Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes	
102	Boca fine sand-Urban land complex, 0 to 2 percent slopes	
107	EauGallie sand-Urban land complex, 0 to 2 percent slopes	
110	Felda fine sand- Urban land complex, 0 to 2 percent slopes	
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes	
125	Oldsmar sand-Urban land, 0 to 2 percent slopes	
131	Pompano fine sand-Urban land complex, 0 to 2 percent slopes	
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	
136	Valkaria fine sand-Urban land complex, 0 to 2 percent slopes	
138	Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes	
142	Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes	

#### 9 – EauGallie sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months.

#### 10 - Pompano fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine

sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

11 – Myakka fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

13 - Boca fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

26 - Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is about 1 inch thick and composed of black fine sand. The subsurface layer is very pale brown fine sand and about 4 inches thick. The upper portion of the subsoil is brownish yellow fine sand and about 8 inches thick. The next 10 inches is strong brown fine sand. The following 6 inches is a yellowish-brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower portion of the subsoil is approximately 18 inches thick and light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

28 – Immokalee Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the

water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

#### 33 - Oldsmar Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

#### 36 – Immokalee Sand – Urban Land Complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry season.

#### 40 – Anclote Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

#### 42 – Wabasso sand, limestone substratum, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

45 - Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months.

53 – Myakka fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are smooth to concave and are less than 1 percent. Typically, the surface layer is black fine sand about 5 inches thick. The subsurface layer is fine sand about 26 inches thick. The upper 4 inches is light gray, and the lower 22 inches is light brownish gray. The subsoil is fine sand about 17 inches thick. The upper 6 inches is dark brown with grayish brown streaks, and the sand grains are well coated with organic matter. The lower 11 inches is very brown with many well coated sand grains. Below this, extending to a depth of 80 inches or more is brown fine sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months. The water table is 10 to 40 inches below the surface for about 3 to 6 months

74 – Boca fine sand, slough, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

101 – Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions and flatwoods. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 8 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

102 - Boca fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured

limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

#### 107 – EauGallie sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months.

#### 110 - Felda fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad, nearly level sloughs and flatwoods. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 4 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, the soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days.

#### 123 – Myakka fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

#### 125 – Oldsmar sand-Urban land, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

#### 131 - Pompano fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a

depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

132 – Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are concave and less than 1 percent. Typically, the surface layer is about 12 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

136 – Valkaria fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs and flatwoods. Slopes are smooth to concave with 0 to 2 percent slopes. Typically, the surface layer is about 5 inches thick of dark grayish brown fine sand. The subsurface layer is 10 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for about 6 months then recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

138 – Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes

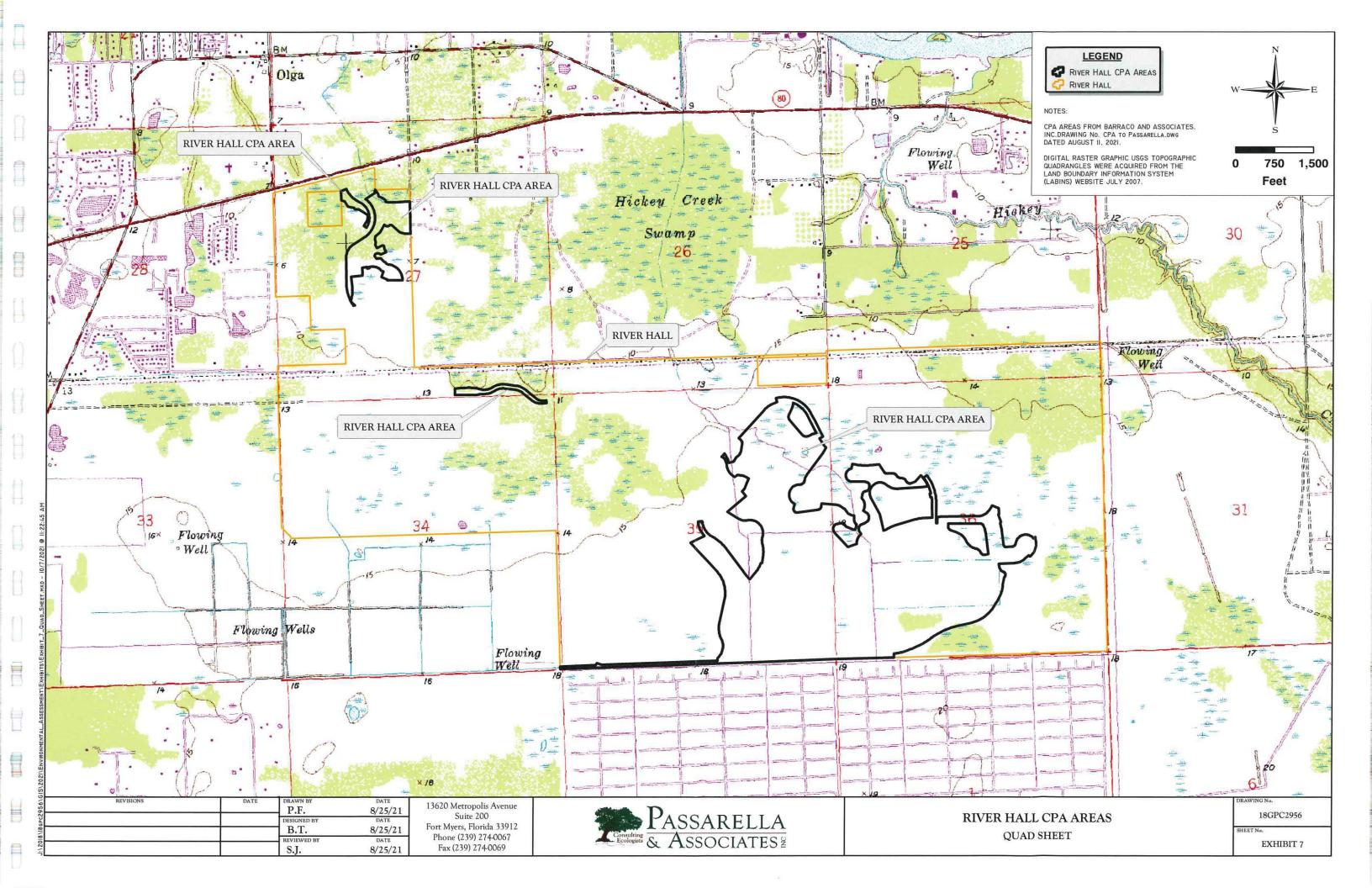
This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

142 – Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes

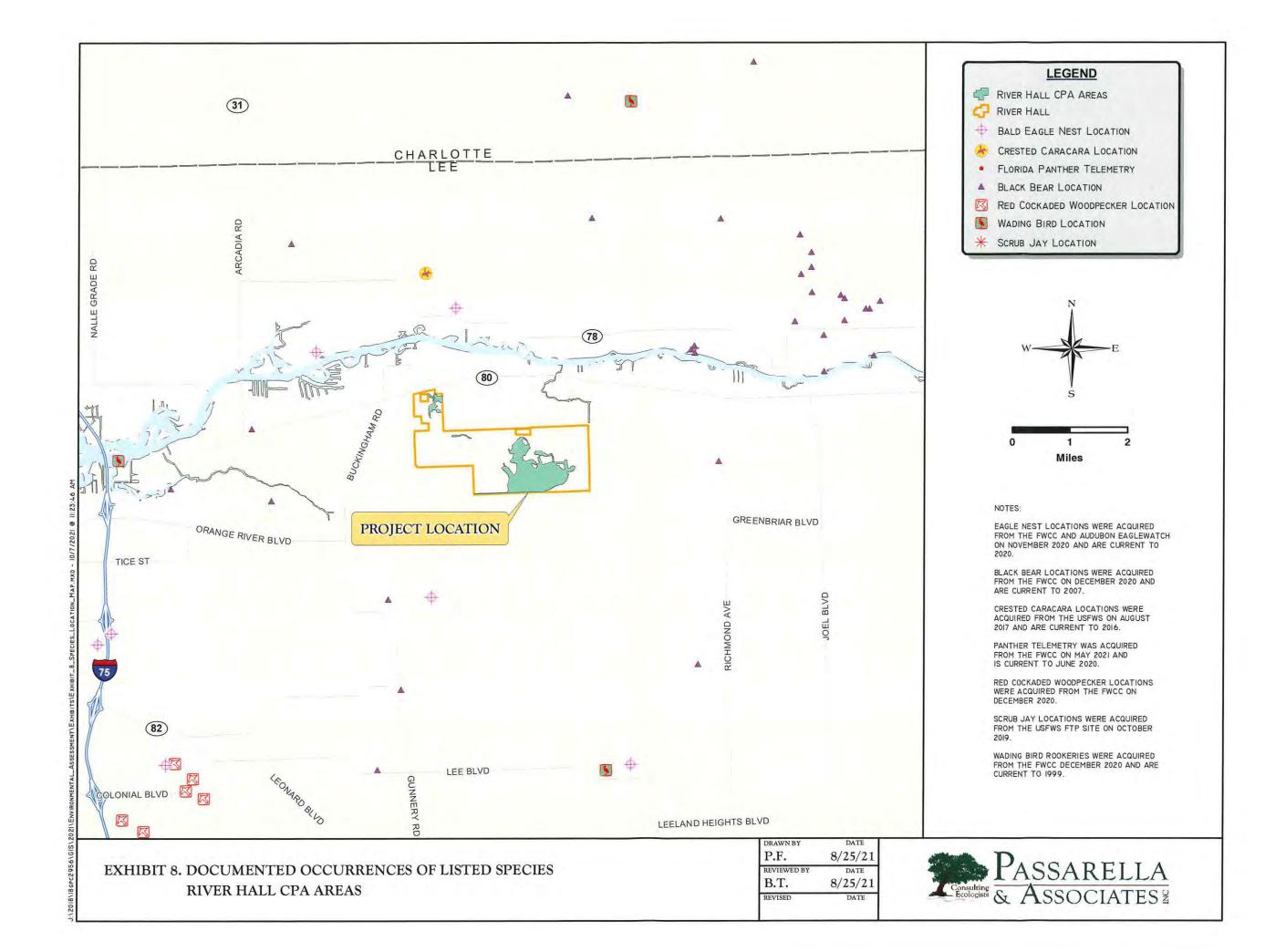
This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

EXHIBIT 7

QUAD SHEET



# EXHIBIT 8 DOCUMENTED OCCURRENCES OF LISTED SPECIES



## **EXHIBIT 9**

## AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

GT-31

GT-37 GT-36

GT-37 GT-36

GT-38

GT-38

GT-40

GT-40

GT-27

GT-24

GT-26

GT-27

GT-27

GT-27

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GT-41

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GT-42

GT-43

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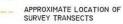


INSET 2

LEGEN



SFWMD \*OTHER SURFACE WATERS\* (26.97 Ac.±)



O BO-1 BURROWING OWL BURROW

O GT-1 GOPHER TORTOISE BURROW (TYP.)

O LBHE LITTLE BLUE HERON

O SACR SANDHILL CRANE

NOTE

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING NO. CPA TO PASSARELLA.DWG DATED AUGUST II, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200" AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.



SCALE: 1" = 500"

CODES	DESCRIPTIONS	ACREAGE	TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac. +	1.0%
182	GOLF COURSE	74.54 Ac. ±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac. ±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac. ±	0.4%
524	MAN-MADE LAKE	26.97 Ac. ±	6.6%
740	DISTURBED LAND	291.00 Ac. ±	71.6%
814	ROAD	4.02 Ac. ±	1.0%
8335	WATER PUMPING STATION	0.05 Ac. ±	0.0%
	TOTAL	406.16 Ac.±	100.0%



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RIVER HALL CPA AREAS
AERIAL WITH FLUCFCS, SURVEY TRANSECTS,
AND LISTED SPECIES LOCATIONS MAP

18GPC2956

HEET No.

**EXHIBIT 9** 

### RIVER HALL CPA AREAS LEE COUNTY PROTECTED SPECIES SURVEY

#### October 2021

Prepared For:

Greenpointe Communities 2401 River Hall Parkway Alva, Florida 33920 (239) 274-0321

Prepared By:

Passarella & Associates, Inc. 13620 Metropolis Avenue, Suite 200 Fort Myers, Florida 33912 (239) 274-0067

## TABLE OF CONTENTS

		Page
1.0	Introduction	1
2.0	Land Uses and Vegetation Associations	1
3.0	Methodology and Discussion	4
4.0	Survey Results	6
5.0	Abundance of Protected Species Observed	6
6.0	Management Activities	
7.0	References	9

## LIST OF FIGURES

		Page
Figure 1.	Project Location Map	2

## LIST OF TABLES

	Pag
Table 1.	Existing Land Use and Cover Summary
Table 2.	Potential Lee County Protected Species by Habitat Type
Table 3.	Summary of Habitat Coverage5
Table 4.	Lee County Protected Species Abundance Calculations
Table 5.	Lee County Protected Species Survey Summary

## LIST OF APPENDICES

		Page
Appendix A.	Aerial with FLUCFCS and OSW Map	.A-1
Appendix B.	Aerial with FLUCFCS, Survey Transects, and Protected Species Locations Map	.B-1

#### 1.0 INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey on River Hall CPA Areas (Project) on August 24 and 25, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 406.16± acres and is located in Section 35, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the Project site is located within River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

The following information details the land uses, survey methodology, and survey results.

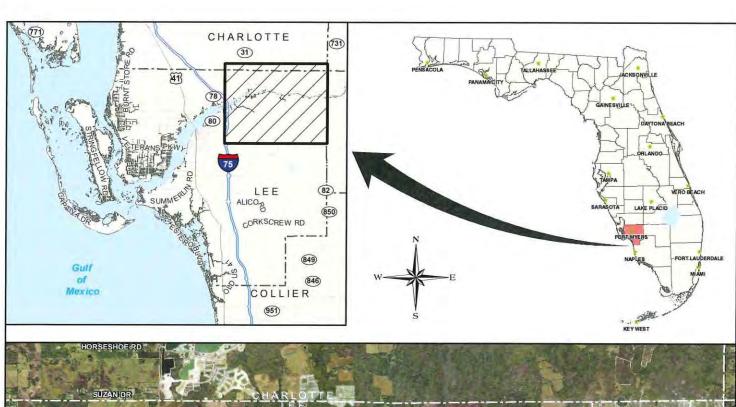
#### 2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (Schinus terebinthifolia)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A.

A total of nine vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres or 71.6 percent of the site. Table 1 provides a breakdown of the FLUCFCS codes by acreage, followed by a brief description of each of the classifications.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
180	Golf Course Support Facilities	3.90	1.0
182	Golf Course	74.54	18.4
186	Community Recreational Facilities	3.09	0.8
190	Open Land	1.02	0.3
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	0.4
520	Man-Made Lake	26.97	6.6
740	Disturbed Land	291.00	71.6



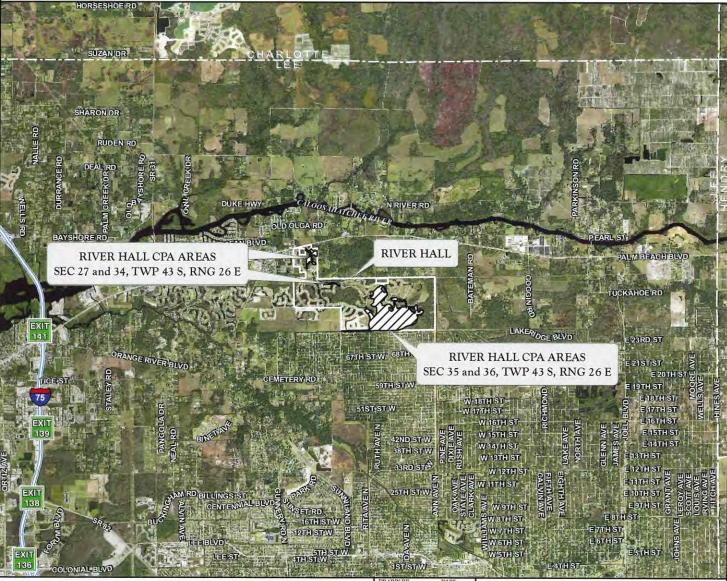


FIGURE 1. PROJECT LOCATION MAP RIVER HALL CPA AREAS

P.F.	8/25/21			
REVIEWED BY	DATE			
B.T.	8/25/21			
REVISED	DATE			



Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total	
814	Road	4.02	1.0	
8335	Water Pumping Station	0.05	0.0	
	Total	406.16	100.0	

#### Golf Course Support Facilities (FLUCFCS Code 180)

This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

#### Golf Course (FLUCFCS Code 182)

This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

#### Community Recreational Facilities (FLUCFCS Code 186)

This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (Sabal palmetto). The sub-canopy contains Southern magnolia (Magnolia grandiflora), myrsine (Myrsine cubana), star jasmine (Jasminum multiflorum), cocoplum (Chrysobalanus icaco), pitchapple (Clusia rosea), and wax myrtle (Morella cerifera). The ground cover included St. Augustine grass (Stenotaphrum secundatum), Eastern gama grass (Tripsacum dactyloides), and wiregrass (Aristida stricta).

#### Open Land (FLUCFCS Code 190)

This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

#### Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)

This land use occupies 1.57± acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper. The sub-canopy contains Brazilian pepper, scattered saw palmetto (Serenoa repens), shortleaf wild coffee (Psychotria tenuifolia), cabbage palm, and muscadine grapevine (Vitis rotundifolia). The ground cover included shortleaf wild coffee, Virginia creeper (Parthenocissus quinquefolia), caesarweed (Urena lobata), cabbage palm, and cassia (Senna pendula var. glabrata).

#### Man-Made Lake (FLUCFCS Code 524)

This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

#### Disturbed Land (FLUCFCS Code 740)

This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (Baccharis

halimifolia), Brazilian pepper, slash pine, earleaf acacia (Acacia auriculiformis), cabbage palm, poison ivy (Toxicodendron radicans), myrsine, hog plum (Prunus umbellata), red cedar (Juniperus virginiana), Carolina willow, winged sumac (Rhus copallinum), and wax myrtle. The ground cover included common ragweed (Ambrosia artemisiifolia), bushy bluestem (Andropogon glomeratus), caesarweed, knotroot foxtail (Setaria parviflora), false buttonweed (Spermacoce verticillata), primrose willow (Ludwigia octovalvis), Guinea grass (Panicum maximum), limpograss (Hemarthria altissima), thalia lovegrass (Eragrostis atrovirens), St. Augustine grass, cogon grass (Imperata cylindrica), torpedograss, and beggar-ticks (Bidens alba).

#### Road (FLUCFCS Code 814)

This land use occupies 4.02± acres or 1.0 percent of the property and consists of a paved road through the property.

#### Water Pumping Station (FLUCFCS 8335)

This land use occupies  $0.05\pm$  acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.

#### 3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association and land cover type.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species		
0.100		Florida burrowing owl (Athene cunicularia floridana)		
180*	Golf Course Support Facilities	Gopher tortoise (Gopherus polyphemus)		
	Support Facilities	Florida sandhill crane (Grus canadensis pratensis)		
		Florida burrowing owl (Athene cunicularia floridana)		
182*	Golf Course	Gopher tortoise (Gopherus polyphemus)		
		Florida sandhill crane (Grus canadensis pratensis)		
Community		Florida burrowing owl (Athene cunicularia floridana)		
186*	Recreational	Gopher tortoise (Gopherus polyphemus)		
	Facilities	Florida sandhill crane (Grus canadensis pratensis)		
		Eastern indigo snake (Drymarchon corais couperi)		
		Gopher tortoise (Gopherus polyphemus)		
	Pine, Disturbed	Gopher frog (Lithobates capito)		
4159 E4	(76-100% Exotics)	Red-cockaded woodpecker (Picoides borealis)		
	(70-100% Exotics)	Florida panther (Puma concolor coryi)		
		Southeastern American kestrel (Falco sparverius paulus)		
		Florida scrub jay (Aphelocoma coerulescens)		

Table 2. (Continued)

FLUCFCS Code Description Potential Protected Species		
4150 E4 P' P' 1 1		Audobon's crested caracara (Polyborus plancus audubonii)
4159 E4	Pine, Disturbed (76-100% Exotics)	Big Cypress fox squirrel (Sciurus niger avicennia)
(Continued)	(70-100% EXOLICS)	Florida black bear (Ursus americanus floridanus)
		American alligator (Alligator mississippiensis)
		Everglade snail kite (Rostrhamus sociabilis plumbeus)
		Limpkin (Aramus guarauna)
	Man-Made Lake	Little blue heron (Egretta caerulea)
524*		Reddish egret (Egretta rufescens)
		Roseate spoonbill ( <i>Ajaia ajaja</i> )
		Snowy egret (Egretta thula)
		Tri-colored heron (Egretta tricolor)
		Everglades mink (Mustela vison evergladensis)
		Eastern indigo snake (Drymarchon corais couperi)
		Gopher tortoise (Gopherus polyphemus)
740*	Disturbed Land	Crested caracara (Caracara cheriway)
740.	Disturbed Land	Florida burrowing owl (Athene cunicularia floridana)
		Florida sandhill crane (Grus canadensis pratensis)
		Southeastern American kestrel (Falco sparverius paulus)

<sup>\*</sup>Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the protected species survey on August 24 and 25, 2021. Weather conditions during the survey period included temperatures in the low 70s to low 90s, cloud cover ranging from 0 to 60 percent, and zero to five mile per hour winds. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with the FLUCFCS overlay and approximate locations of walked transects is provided as Appendix B.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Average Visibility (Feet)*	Percent Coverage	Transect Length (Feet)	
180	Golf Course Support Facilities	3.90	50	80	1,359	
182	Golf Course	74.54	100	90	14,611	
186	Community Recreational Facilities	3.09	50	80	1,076	
190	Open	1.02	60	85	315	
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	20	80	1,367	
524	Man-Made Lake	26.97	75	90	7,049	

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Average Visibility (Feet)*	Percent Coverage	Transect Length (Feet)
740	Disturbed Land	291.00	50	80	101,408
814	Road	4.02	40	90	1,970
8335	Water Pumping Station	0.05	20	95	52

<sup>\*</sup>Average visibility to each side of transect

#### 4.0 SURVEY RESULTS

A total of 57 gopher tortoise (Gopherus polyphemus) burrows, three little blue herons (Egretta caerulea), and two Florida sandhill cranes (Grus canadensis pratensis) were observed on the Project during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC) (2021). The locations of the gopher tortoise burrows, little blue herons, and Florida sandhill cranes observed are depicted on Appendix B. No Lee County protected plant species were documented on-site.

#### 5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density =  $\{n (C)/[L (W1+W2)]\}$  (43,560 ft<sup>2</sup>/ac)

Where n = number of individuals observed or active plus inactive

gopher tortoise burrows

L = length of transect

W1= distance of visibility to the right of transect W2= distance of visibility to the left of transect

C = gopher tortoise conversion factor (0.5)\*

<sup>\*</sup>Used for gopher tortoise calculation only

#### Gopher Tortoise (Burrow)

#### FLUCFCS Code 740

- =  $\{57 \text{ GT } (0.5)/[101,408 \text{ ft } (50 \text{ ft} + 50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$
- =  $\{28.5 \text{ GT/}10,140,800 \text{ ft}^2\}$   $(43,560 \text{ ft}^2/\text{ac})$
- =  $\{2.8 \times 10^{-6} \text{ GT/ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- = 0.12 Gopher Tortoise burrows / acre

### Florida Sandhill Crane (SACR)

#### FLUCFCS Code 182

- =  $\{2 \text{ SACR } / [14,611 \text{ ft } (100 \text{ ft} + 100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$
- =  $\{2 \text{ SACR}/2,922,200 \text{ ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- =  $\{6.0 \times 10^{-7} \text{ GT/ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- = 0.03 Florida sandhill cranes / acre

#### Little Blue Heron (LBHE)

#### FLUCFCS Code 182

- =  $\{1 \text{ LBHE}/[14,611 \text{ ft} (100 \text{ ft} + 100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$
- =  $\{1 \text{ LBHE/2,922,200 ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- =  $\{3.0 \times 10^{-7} \text{ GT/ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- = 0.01 Little blue heron / acre

#### FLUCFCS Code 524

- =  $\{2 \text{ LBHE} / [7,049 \text{ ft } (75 \text{ ft} + 75 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$
- =  $\{2 \text{ LBHE/1,057,350 ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- =  $\{1.8 \times 10^{-6} \text{ GT/ft}^2\}$  (43,560 ft<sup>2</sup>/ac)
- = 0.08 Little blue heron / acre

## Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
	Reptil	es			
American alligator (Alligator mississippiensis)	524	90		X	
Eastern indigo snake	4159 E4	80		X	
(Drymarchon corais couperi)	740	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
	Reptiles (Co	ntinued)			
	180	80		X	
Gopher tortoise (burrows)	182	90		X	
(Gopherus polyphemus)	186	80		X	
(Gopher as polyphemas)	4159 E4	80		X	
	740	80	X		0.12
Gopher frog (Lithobates capito)	4159 E4	80		X	
	Birds				
Crested caracara	4159 Ė4	80		X	
(Caracara cheriway)	740	80		X	
Everglade snail kite (Rostrhamus sociabilis plumbeus)	524	90		X	
	180	80		X	
Florida burrowing owl (burrows)	182	90		X	
(Athene cunicularia floridana)	186	80		X	
	740	80		X	
	180	80		X	
Florida sandhill crane	182	90	X		0.03
(Grus canadensis pratensis)	186	80		X	
	740	80		X	
Florida scrub jay (Aphelocoma coerulescens)	4159 E4	80		X	
Limpkin ( <i>Aramus guarauna</i> )	524	90		X	
Little blue heron	182	90	X		0.01
(Egretta caerulea)	524	90	X		0.08
Reddish egret (Egretta rufescens)	524	90		X	
Red-cockaded woodpecker (Picoides borealis)	4159 E4	80		X	
Roseate spoonbill ( <i>Ajaia ajaja</i> )	524	90		X	
Southeastern American kestrel	4159 E4	80		X	
(Falco sparverius paulus)	740	80		X	
Snowy egret (Egretta thula)	524	90		X	
Tri-colored heron (Egretta tricolor)	524	90		X	

Table 5. (Continued)

<b>Protected Species</b>	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
	Mamm	als			
Everglades mink (Mustela vison evergladensis)	524	85		X	
Florida panther (Puma concolor coryi)	4159 E4	80		X	
Florida black bear (Ursus americanus floridanus)	4159 E4	80		X	
Big Cypress fox squirrel (Sciurus niger avicennia)	4159 E4	80		X	

#### 6.0 MANAGEMENT ACTIVITIES

A detailed management plan will be prepared for the protected species observed and submitted to the County as part of the development order review process. FWCC Gopher Tortoise Incidental Take Permit (ITP) No. LEE-58 was issued for the overall River Hall project on September 6, 2000. Prior to initiating construction activities on the Project, the applicant will relocate gopher tortoises to the designated on-site preserve in accordance with the ITP. The details of ITP No. LEE-58 and gopher tortoise relocation activities will be incorporated into the protected species management plan, accordingly.

#### 7.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

## APPENDIX A AERIAL WITH FLUCFCS AND OSW MAP



#### APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS



## RIVER HALL PARCEL J LEE COUNTY PROTECTED SPECIES SURVEY

October 2021

Prepared For:

Greenpointe Communities 2401 River Hall Parkway Alva, Florida 33920 (239) 274-0321

Prepared By:

Passarella & Associates, Inc. 13620 Metropolis Avenue, Suite 200 Fort Myers, Florida 33912 (239) 274-0067

## TABLE OF CONTENTS

	Page
Introduction	1
Land Uses and Vegetation Associations	1
Methodology and Discussion	3
Survey Results	4
Abundance of Protected Species Observed	5
Management Activities	7
References	7

## LIST OF FIGURES

		Page
Figure 1.	Project Location Map	2

## LIST OF TABLES

	Page
Table 1.	Existing Land Use and Cover Summary
Table 2.	Potential Lee County Protected Species by Habitat Type
Table 3.	Summary of Habitat Coverage
Table 4.	Lee County Protected Species Abundance Calculations
Table 5.	Lee County Protected Species Survey Summary6

## LIST OF APPENDICES

		Page
Appendix A.	Aerial with FLUCFCS Map	A-1
Appendix B.	Aerial with FLUCFCS, Survey Transects, and Listed Species Locations	B-1

#### INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey (PSS) at River Hall Parcel J (Project) on May 19, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 48.72± acres and is located in Section 25 and 36, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the site is located in the northeast portion of River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

#### LAND USES AND VEGETATION ASSOCIATIONS

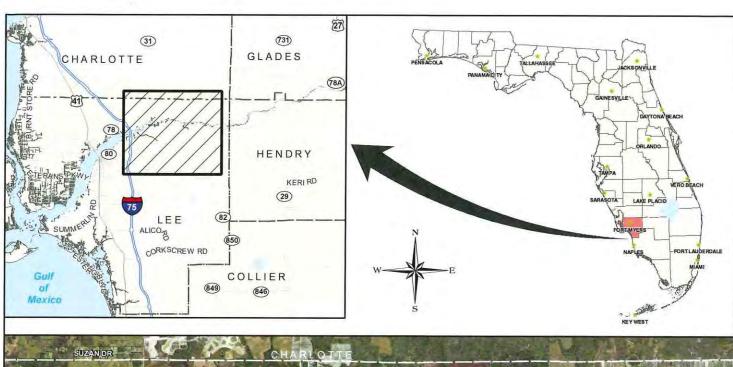
The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on May 19, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing the FLUCFCS Level III (Florida Department of Transportation 1999). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A. Three land uses (i.e., FLUCFCS Codes) were identified within the Project area. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, while a description of each of the classifications follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
514	Ditch	0.14	0.3
520	Lake	5.23	10.7
740	Disturbed Land	43.35	89.0
	Total	48.72	100.0

#### Ditch (FLUCFCS Code 514)

This land use occupies 0.14± acre or 0.3 percent of the property. The canopy is open. The subcanopy is comprised of scattered willow (Salix caroliniana), wax myrtle (Morella cerifera), and Brazilian pepper (Schinus terebinthifolia) along the edges. The ground cover is comprised of spikerush (Eleocharis cellulosa), lovegrass (Eragrostis sp.), torpedograss (Panicum repens), yellow-eyed grass (Xyris sp.), broomsedge (Andropogon virginicus), cattail (Typha sp.), and cogongrass (Imperata cylindrica) around the edges.



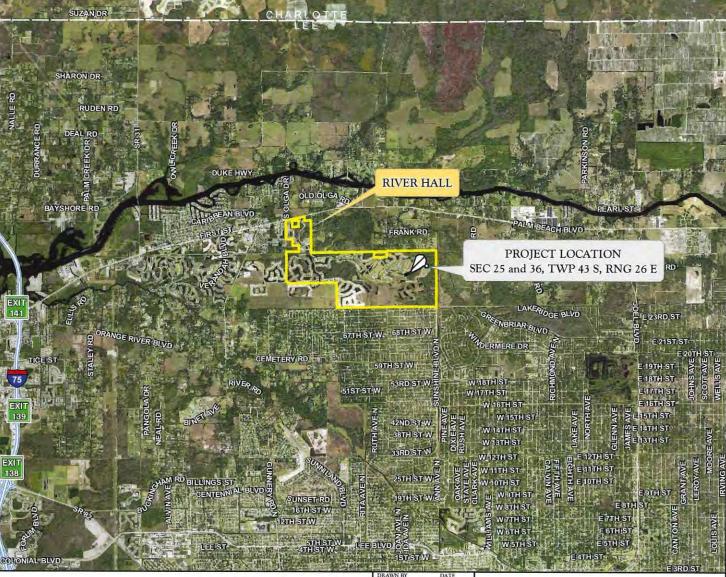


FIGURE 1. PROJECT LOCATION MAP RIVER HALL - PARCEL J

DRAWN BY	DATE
P.F.	5/17/21
REVIEWED BY	DATE
C.R.	5/17/21
REVISED	DATE



#### Lake (FLUCFCS Code 520)

This land use occupies 5.23± acres or 10.7 percent of the property. The canopy is open. The subcanopy is comprised of scattered willow, wax myrtle, and widely scattered Brazilian pepper along the edges. The ground cover is comprised of spikerush, lovegrass, torpedograss, purple mecardonia (*Mecardonia acuminata*), yellow-eyed grass, cattail, and broomsedge around the edge of the lake.

#### Disturbed Land (FLUCFCS Code 740)

This land use occupies 43.35± acres or 89.0 percent of the property. The canopy is open. The sub-canopy consists of scattered wax myrtle, Brazilian pepper, saltbush (*Baccharis halimifolia*), willow, lead tree (*Leucaena leucocephala*), and widely scattered slash pine (*Pinus elliottii*) and saw palmetto (*Serenoa repens*). The ground cover is comprised largely of cogongrass.

#### METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations according to the LDC.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
		American alligator (Alligator mississippiensis)
		Least tern (Sterna antillarum)
		Limpkin (Aramus guarauna)
		Little blue heron (Egretta caerulea)
514	Ditch	Reddish egret (Egretta rufescens)
314	Ditten	Roseate spoonbill (Ajaia ajaja)
		Snowy egret (Egretta thula)
		Tri-colored heron (Egretta tricolor)
		Wood stork (Mycteria americana)
		Everglades mink (Mustela vison evergladensis)
		American alligator (Alligator mississippiensis)
		Least tern (Sterna antillarum)
		Limpkin (Aramus guarauna)
		Little blue heron (Egretta caerulea)
520	Lake	Reddish egret (Egretta rufescens)
		Roseate spoonbill (Ajaia ajaja)
		Snail kite (Rostrhamus sociabilis)
		Snowy egret (Egretta thula)
		Tri-colored heron (Egretta tricolor)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
520	Lake	Wood stork (Mycteria americana)
(Continued)		Everglades mink (Mustela vison evergladensis)
		Eastern indigo snake (Drymarchon corais couperi)
	Disturbed Land	Gopher tortoise (Gopherus polyphemus)
740*		Crested caracara (Caracara cheriway)
740	Disturbed Land	Florida burrowing owl (Athene cunicularia floridana)
		Florida sandhill crane (Grus canadensis pratensis)
		Southeastern American kestrel (Falco sparverius paulus)

<sup>\*</sup>Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the PSS on May 19, 2021. Weather conditions during the survey period included temperatures in the low to mid-80s, 70 to 80 percent cloud cover, and 10 to 15 mph winds. The survey was conducted between 9:00 a.m. and 4:00 p.m. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
514	Ditch	0.14	122	20	80
520	Lake	5.23	2,050	50	90
740	Disturbed Land	43.35	37,767	20	80

<sup>\*</sup>Average visibility to each side of transect

#### SURVEY RESULTS

One gopher tortoise (*Gopherus polyphemus*) burrow and one little blue heron (*Egretta caerulea*) were observed on the Project site during the May 19, 2021 PSS. The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (2018). The locations of the gopher tortoise burrow and little blue heron are depicted on Appendix B. No Lee County protected plant species were documented on-site.

#### ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the PSS findings.

#### Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density =  $\{n (C)/[L (W_1+W_2)]\}$  (43,560 ft<sup>2</sup>/ac)

Where n = number of individuals observed or active plus inactive gopher tortoise burrows

L = length of transect

 $W_1$  = distance of visibility to the right of transect  $W_2$  = distance of visibility to the left of transect

C = gopher tortoise conversion factor (0.5)\*

#### Gopher Tortoise (GT)

FLUCFCS Code 740

- ={1 GT burrow (0.5)/[(37,767)(20 ft + 20 ft)]}  $(43,560 \text{ ft}^2/\text{ac})$
- =(0.5/1,510,680)(43560)
- $= (3.3 \times 10^{-6})(43,560)$
- = 0.01 Gopher tortoise (burrow) / acre

#### Little Blue Heron (LBHE)

FLUCFCS Code 520

- =  $\{1 \text{ LBHE/}[2,050 \text{ ft } (20 \text{ ft} + 20 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$
- =(1/82,000)(43,560)
- $= (4.88 \times 10^{-6})(43560)$
- = 0.53 Little blue herons / acre

<sup>\*</sup>Used for gopher tortoise calculation only

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
	Reptile				
American alligator	514	80		X	
(Alligator mississippiensis)	520	90		X	
Eastern indigo snake (Drymarchon corais couperi)	740	80		Х	
Gopher tortoise (burrows) (Gopherus polyphemus)	740	80	X		0.01
	Birds				
Crested caracara (Caracara cheriway)	740	80		Х	
Florida burrowing owl (burrows) (Athene cunicularia floridana)	740	80		х	
Florida sandhill crane (Grus canadensis pratensis)	740	80		Х	
Least tern	514	80		X	
(Sterna antillarum)	520	90		X	
Limpkin	514	80		X	
(Aramus guarauna)	520	90		X	
Little blue heron	514	80		X	
(Egretta caerulea)	520	90	X		0.53
Reddish egret	514	80		X	
(Egretta rufescens)	520	90		X	
Roseate spoonbill	514	80		X	
(Ajaia ajaja)	520	90		X	
Snail kite (Rostrhamus sociabilis)	520	90		Х	
Snowy egret	514	80		X	
(Egretta thula)	520	90		X	
Southeastern American Kestrel (Falco sparverius paulus)	740	80		X	
Tri-colored heron	514	80		X	
(Egretta tricolor)	520	90		X	
Wood stork	514	80		X	
(Mycteria americana)	520	90		X	
	Mamma				
Everglades mink	514	80		X	
(Mustela vison evergladensis)	520	90	11.	X	

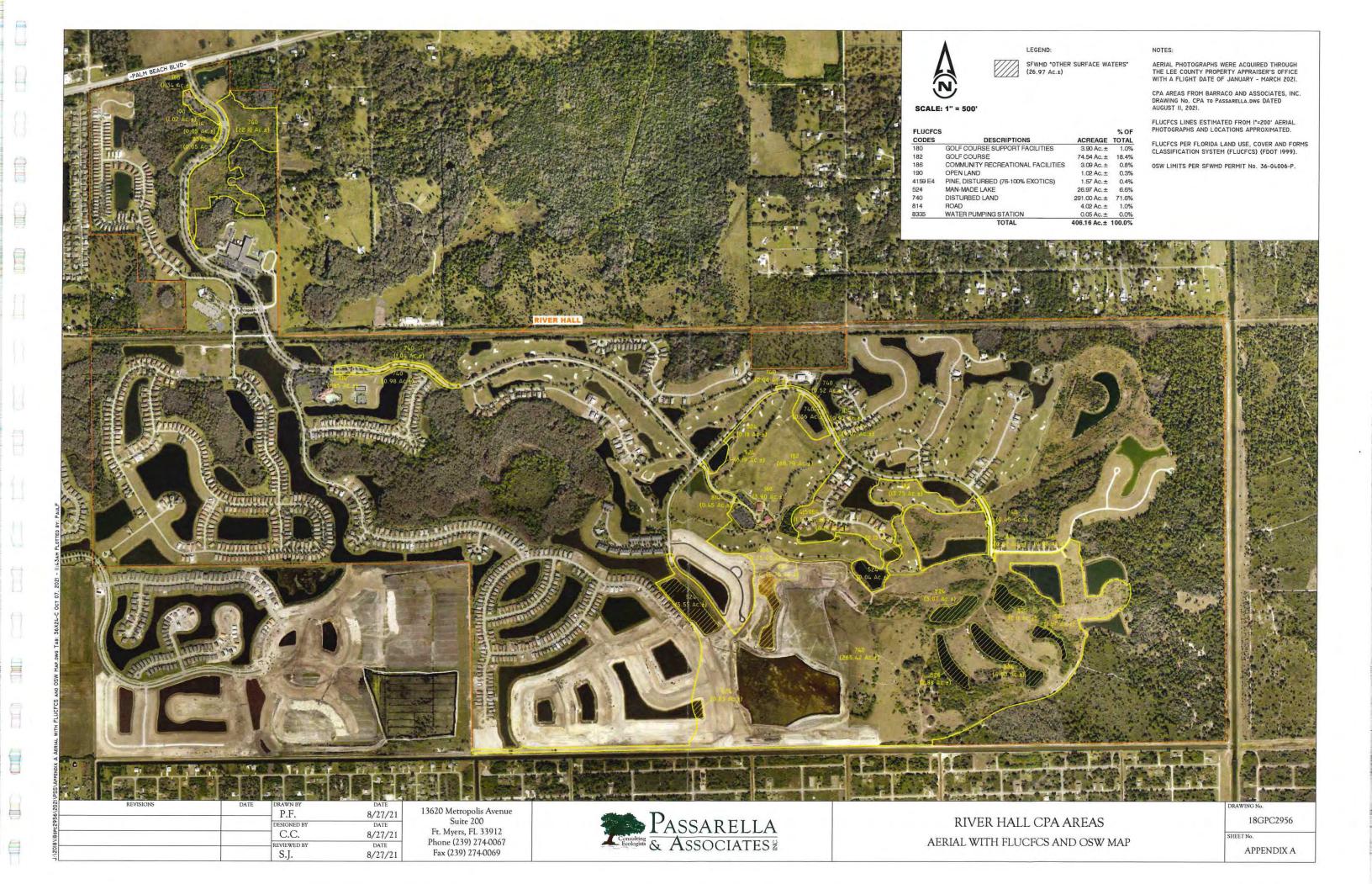
#### MANAGEMENT ACTIVITIES

Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project, as applicable. The protected species management plan will outline protection measures for the protected species documented on the Project site.

#### REFERENCES

- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2018. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

## APPENDIX A AERIAL WITH FLUCFCS MAP



#### APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP

GT-30
GT-31
GT-32
GT-33
GT-34
GT-39
GT-35
GT-40
GT-23
GT-24
GT-26
GT-26
GT-27
GT-26
GT-27
GT-27
GT-28
GT-47
GT-43
GT-43
GT-48
GT-47
GT-43
GT-48
GT-49
GT-52





INSET 2 SCALE: 1" = 150'

LEGEND:



SFWMD \*OTHER SURFACE WATERS\* (26.97 Ac.±)



O BO-1 BURROWING OWL BURROW

O GT-1 GOPHER TORTOISE BURROW (TYP.)

O LBHE LITTLE BLUE HERON

O SACR SANDHILL CRANE

NOTES

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST II, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200" AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.



SCALE: 1" = 500'

<b>FLUCFCS</b>			% OF
CODES	DESCRIPTIONS	ACREAGE	TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac. ±	1.0%
182	GOLF COURSE	74.54 Ac. ±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac. ±	0.8%
190	OPEN LAND	1.02 Ac. ±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac. ±	0.4%
524	MAN-MADE LAKE	26.97 Ac. ±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac. ±	1.0%
8335	WATER PUMPING STATION	0.05 Ac. ±	0.0%
	TOTAL	406.16 Ac.±	100.0%



H

13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069



RIVER HALL CPA AREAS
AERIAL WITH FLUCFCS, SURVEY TRANSECTS,
AND PROTECTED SPECIES LOCATIONS MAP

18GPC2956

SHEET No.

APPENDIX B

# Traffic Report and Maps

# RIVER HALL COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY January 17, 2022

**Prepared By:** David Plummer & Associates

**Prepared For:** GreenPointe Communities, LLC

**Date Prepared:** August 27, 2021 January 17, 2022 - Revised

**DPA Job #:** 20512

### RIVER HALL COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

#### Introduction

River Hall, hereafter referred to as the Project, is an existing mixed-use development located in east Lee County, Florida. The Project site is located on SR 80, approximately three-fourths of a mile east of Buckingham Road at River Hall Parkway (Exhibit 1).

The existing FLUM and zoning for the River Hall community allows 2,695 residential dwelling units (and supporting amenities), 30,000 square feet of retail, and 15,000 square feet of office.

The applicant is requesting a comprehensive plan amendment (CPA) to allow a maximum residential density of 3,184 residential units. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application.

#### **Revised Traffic Study**

The original traffic study dated August 27, 2021 was submitted to Lee County as part of the comprehensive plan amendment application. The traffic study has been revised in response to discussions with Lee County development review staff. Revisions to the study are limited to Exhibits 7 and 8 which have been updated for consistency with FDOT traffic data; the revisions do not affect the results of the original analysis.

#### **Executive Summary**

The results of this CPA transportation assessment are as follows.

- The Long Range 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated "without" and "with" the proposed CPA.
  - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
  - Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
  - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.



- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.
- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.

#### Transportation Methodology

The traffic study has been prepared in accordance with requirements included in the Lee County Application for a Comprehensive Plan Amendment, Appendix A.

#### Study Area

As required by Section III, Part B of Lee County's <u>Application for a Comprehensive Plan Amendment</u>, the traffic impacts of the proposed CPA are analyzed for major roadways within a three-mile radius of the subject property, as shown in Exhibit 2.

#### **Existing Road Network**

The existing roadway network in the vicinity of the Project is depicted in Exhibit 2. There are several major roadways in the vicinity of the Project including the following.

- Buckingham Road County-maintained, two-lane arterial roadway.
- Cemetery Road County-maintained, two-lane collector roadway.
- North River Road County-maintained, two-lane arterial roadway.
- Olga Road County-maintained, two-lane collector roadway.
- Orange River Boulevard County maintained, two-lane arterial roadway.
- SR 80 State maintained, arterial roadway. Four-lane roadway east of SR 31.

#### **Planned Roadway Improvements**

The Lee County MPO 2045 LRTP consists of two highway transportation plans: 1) the 2045 Highway Needs Plan; and 2) the 2045 Highway Cost Feasible Plan, Appendix B. The two highway plans are the subject of this CPA traffic analysis and described below.

#### 2045 Highway Needs Plan

The MPO 2045 LRTP Highway Needs Plan identifies improvements that are considered to be



the future roadway "needs" to support the anticipated county-wide demands. The adopted <u>2045</u> <u>LRTP Highway Needs Plan</u> roadway improvements in the study area include the following.

- Buckingham Road from Orange River Boulevard to SR 80 2 to 4 Lanes
- SR 80 from SR 31 to Buckingham Road 4 to 6 Lanes

#### 2045 Highway Cost Feasible Plan

The MPO <u>2045 LRTP Highway Cost Feasible Plan</u> identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues. The adopted <u>2045 LRTP Highway Cost Feasible Plan</u> roadway improvements in the study area included the following.

Buckingham Road from Orange River Boulevard to SR 80 − 2 to 4 Lanes

#### **Scheduled Roadway Improvements**

The scheduled road improvements in Lee County are shown on Lee County's Capital Improvement Program and FDOT's Five-Year Work Program. No roadway capacity improvements are currently scheduled for construction within the study area.

#### **CPA Land Use Parameters**

The proposed CPA increases the maximum allowable development of River Hall to a total of 3,184 residential units. Accessory/ancillary uses (amenities located behind community gated entrances) are not considered for this transportation assessment and are conservatively assumed to have no effect on the Project's net new external trip generation (no intrazonal capture). For purposes of this traffic assessment, the River Hall development parameters are summarized as follows.

River Hall Development Parameters							
Land Use	Constructed/Occupied	Without CPA	With CPA	Net Change			
Residential Units	950	2,695	3,184	+489			
Office (sq. ft.)	0	15,000	15,000	No change			
Retail (sq. ft.)	0	30,000	30,000	No change			

#### Travel Model

The Lee County Metropolitan Planning Organization (MPO) travel model is relied on for a CPA traffic analysis. The MPO 2045 traffic analysis zone (TAZ) structure was modified to reflect the River Hall community in the travel model as 4 separate TAZs as summarized in the following.



River Hall TAZ Development Parameters						
TAZ / Land Use	Without CPA	With CPA	Net Change			
TAZ #4500 (School)	1,500 students	1,500 students	No change			
TAZ #4501 (Town Center)	Office: 15,000 sq. ft. Retail: 30,000 sq. ft.	Office: 15,000 sq. ft. Retail: 30,000 sq. ft.	No change			
TAZ #4502 (Approved Residential)	2,695 SF units	2,695 SF units	No change			
TAZ #4502 (Proposed Residential)	0 SF units	489 SF units	+ 489 SF units			

Buildout of River Hall is assumed to occur within a five-year period (2026). For traffic analysis purposes, the River Hall development parameters were converted to socioeconomic data for the TAZs representing the River Hall community in the travel model, Appendix C.

Adjustments to the MPO 2045 road structure were made to reflect a secondary entrance connecting River Hall and Lehigh Acres. This planned entrance will allow Lehigh school traffic to directly access the River Hall Elementary School.

#### Level of Service Standards

Roadway level of service (LOS) standards generally vary depending on the jurisdiction. The Florida DOT LOS targets will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. The applicable roadway LOS targets/standards are as follows.

- State Roads in Urbanized Areas LOS D
- State Roads outside Urbanized Areas LOS C
- Lee County Roads LOS E

#### Long Range - 20-Year Horizon (Year 2045) Analysis

The 2045 D1RPM (FSUTMS) travel model was used to run comparative travel model assignments both "without" and "with" the proposed CPA under the adopted Lee County MPO 2045 Cost Feasible Plan. For these assignments, the future year 2045 Cost Feasible road network and the MPO's 2045 socioeconomic data projections were used.

#### Year 2045 Traffic Conditions Without CPA

The study area included roadway segments within a three-mile radius of the Project. Exhibit 3 provides the results of the year 2045 travel model assignment for "without" the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.



Based on the travel model, River Hall (not including the school) generates 22,276 annual average daily traffic (AADT) without the CPA. As shown in Exhibit 3, the following segments are projected to be deficient in year 2045 without the proposed CPA.

Deficient Roadway Segments - 2045 Needs, Without CPA								
Roadway	From	То	Needed # of Lanes	Adopted # of Lanes (1)	Consistent With Needs Plan?			
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No			
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	4	2	No			
Orange River Blvd.	Staley Rd.	Buckingham Rd.	4	2	No			
SR 80	SR 31	Buckingham Rd.	6	6	Yes			

Footnote:

Without the proposed CPA, three of the deficient roadway segments shown above are not consistent with the adopted Lee County MPO 2045 LRTP Needs Plan. The remaining deficient roadway is identified in the Needs Plan (please refer to Appendix B).

#### Year 2045 Traffic Conditions With CPA

The study area included roadway segments within a three-mile radius of the Project. Exhibit 4 provides the results of the year 2045 travel model assignment for the analysis "with" the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.

Based on the travel model, River Hall (not including the school) generates 26,274 annual average daily traffic (AADT) with the CPA. As shown in Exhibit 4, the following segments were projected to be deficient in year 2045 with the proposed CPA.

	Deficient Roady	vay Segments - 2045 Needs,	With CPA			
Roadway	From	То	Needed # of Lanes	Adopted # of Lanes (1)	Consistent With Needs Plan?	
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No	
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	4	2	No	
Orange River Blvd.	Staley Rd.	Buckingham Rd.	4	2	No	
SR 80	SR 31	Buckingham Rd.	6	6	Yes	

Footnote:

<sup>(1)</sup> As reflected in the Lee County 2045 LRTP Needs Plan.

<sup>(1)</sup> As reflected in the Lee County 2045 LRTP Needs Plan.

#### **Summary Comparison of Year 2045 Traffic Conditions**

A comparison of the roadway segment "needs" without and with the CPA, along with the MPO needs and financially feasible lanes, is provided in Exhibits 5 and 6 and summarized below.

2045 Roadway Needs Comparison										
Roadway	From	То	Existing	MPO Cost Feasible	MPO Needs	Needs Without CPA	Needs With CPA	Difference With CPA		
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	4	4	0		
	Orange River Blvd.	SR 80	2	4	4	4	4	0		
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	4	4	0		
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	2	0		
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	2	0		
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	2	0		
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	4	4	0		
SR 80	SR 31	Buckingham Rd	4	4	6	6	6	0		
	Buckingham Rd	River Hall Pkwy.	4	4	4	4	4	0		
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	4	0		
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	4	0		
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	4	0		

The complete FSUTMS-Cube travel model run for all CPA scenarios are available for download from: ftp://ftpfm.dplummer.com/Public/20512 RiverHall CPA.

Based on the long range 20-year horizon comparative model analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road, Cemetery Road, Orange River Boulevard, and SR 80 have been identified without the proposed CPA in the study area.
- The deficient roadway segments and the corresponding needed improvements have already been identified in the Lee County MPO 2045 LRTP for the following.
  - o SR 80 from SR 31 to Buckingham Road.
  - o The Needs Plan does not address the remaining road segments that are deficient as a result of current traffic projections without the CPA.
- The roadway improvements needed to correct the deficient roadways for "without" and "with" the CPA are identical. Therefore, the proposed CPA does not warrant any additional updates to the Needs Plan.

#### Year 2045 Recommendations

To address the anticipated 2045 needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Needs Plan in the next LRTP plan update effort.

- Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
- Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
- Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.



The proposed CPA does not warrant any additional updates to the Needs Plan.

#### Short Range Five-Year CIP (Year 2026) Analysis

The traffic projections for the short-term analysis are based on growth trend analysis and ITE trip generation estimates rather than relying on the travel model.

Growth trends were established from historical AADT data from FDOT's Florida Traffic Online Web Application (2020 data), Appendix D. Future background traffic was estimated by applying growth rates derived from the trend analysis to the existing peak hour directional volumes reported by Lee County (2020 Concurrency Report) and FDOT (District 1 LOS Report), Appendix D.

The select zone assignments from the 2045 model runs are the basis for Project trip distribution.

#### Year 2026 Traffic Conditions Without CPA

The trip generation estimate for the approved development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), <u>Trip Generation</u>, 10<sup>th</sup> Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 1,745 residential units) approved under the current zoning. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development without the CPA is summarized below and documented in Appendix E.

	Without C		er Hall Generati	on Summ	ary		
	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Net New External	450	1,002	1,452	1,106	717	1,823	17,253

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes without the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development without the CPA.

Exhibit 7 provides the results of the year 2026 analysis "without" the proposed CPA. As shown in Exhibit 7, the following segments are projected to be deficient in year 2026 without the proposed CPA.



Deficient Roadway Segments - 2026 Needs, Without CPA								
Roadway	From	То	Needed # of Lanes	E+C # of Lanes	Consistent With E+C?			
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No			
SR 80	SR 31	Buckingham Rd.	6	4	No			

Footnote:

#### Year 2026 Traffic Conditions With CPA

The trip generation estimate for the proposed development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), <u>Trip Generation</u>, 10<sup>th</sup> Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 2,234 residential units) allowed with the CPA. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development with the CPA is summarized below and documented in Appendix E.

	With CP	DIE POR	er Hall Seneration	n Summai	ry		
	AM	Peak Ho	our	PM	Peak Ho	ur	Daily
	In	Out	Total	In	Out	Total	Total
Net New External	537	1,262	1,799	1,373	873	2,246	20,936

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes with the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development with the CPA.

Exhibit 8 provides the results of the year 2026 analysis "with" the proposed CPA. As shown in Exhibit 8, the following segments are projected to be deficient in year 2026 without the proposed CPA.

	Deficient Roady	way Segments - 2026 Needs, W	Vithout CPA		
Roadway	From	То	Needed # of Lanes	E+C # of Lanes	Consistent With E+C?
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No
SR 80	SR 31	Buckingham Rd.	6	4	No

Footnote:



<sup>(1)</sup> As reflected in the MPO E+C road network.

<sup>(1)</sup> As reflected in the MPO E+C road network.

#### **Summary Comparison of Year 2026 Traffic Conditions**

A comparison of the roadway segment "needs" without and with the CPA, along with the existing and E+C number of lanes, is provided in Exhibits 9 and 10 and summarized below.

		2026 Roadway Needs	Comparison				
Roadway	From	То	Existing	E+C	Needs Without CPA	Needs With CPA	Difference With CPA
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	2	0
	Orange River Blvd.	SR 80	2	2	4	4	0
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	2	0
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	0
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	0
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	2	0
SR 80	SR 31	Buckingham Rd	4	4	6	6	0
	Buckingham Rd	River Hall Pkwy.	4	4	4	4	0
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	0
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	0

Based on the short-term (year 2026) comparative analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road and SR 80 have been identified without the proposed CPA in the study area. The improvements needed to address these deficiencies are not identified in Lee County's CIP for FDOT's five-year work program.
- The roadway improvements needed to correct the deficient roadways for "without" and "with" the CPA are identical. Therefore, no additional changes to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA.

#### Year 2026 Recommendations

To address the anticipated short-term needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Cost Feasible Plan and/or prioritized for programming.

- Widen Buckingham Road to 4 lanes from Orange River Boulevard to SR 80.
- Widen SR 80 to 6 lanes from SR 31 to Buckingham Road.

No revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA.

#### **Traffic Mitigation**

The payment of road impact fees represents the full mitigation requirements to accommodate the proposed CPA. The CPA will also generate ad valorem taxes, gas taxes, and other revenues that

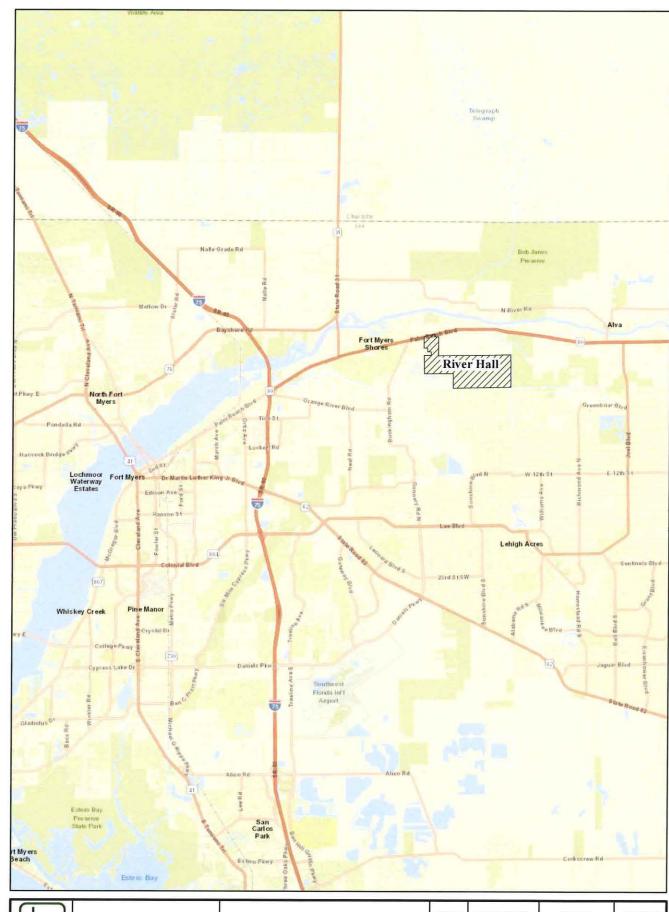


may be used to further assist with the funding of the Lee County MPO LRTP improvements needed without and with the CPA.

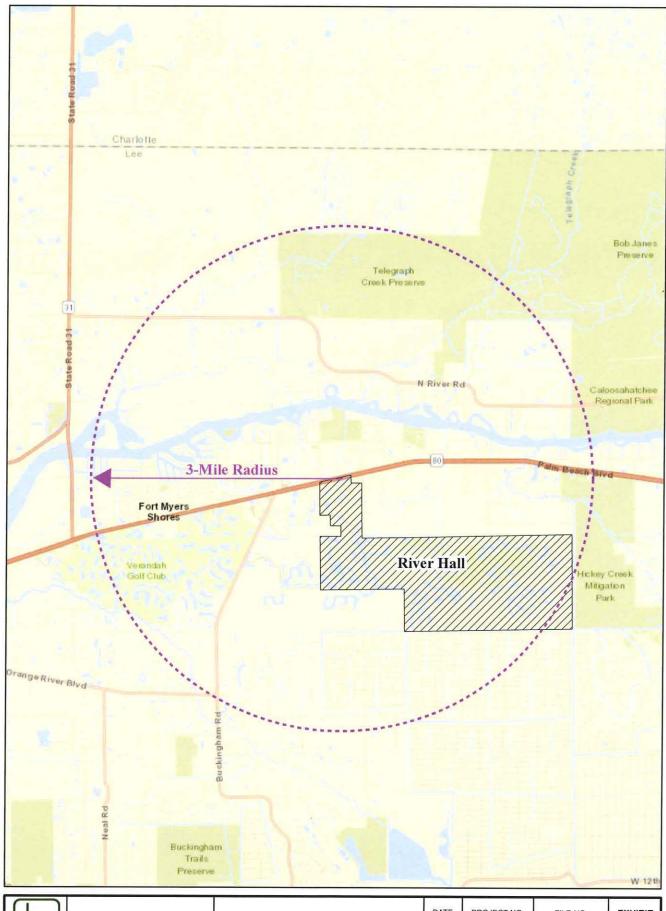
#### Conclusions

The results of this CPA transportation assessment are as follows.

- The Long Range 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated "without" and "with" the proposed CPA.
  - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
  - o Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
  - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.
- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.
- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.



dpa	RIVER HALL CPA	DDO IECT I OCATION	DATE	PROJECT NO.	FILE NO.	EXHIBIT
apa	RIVER HALL CFA	PROJECT LOCATION	08/21	20512	01/0821	1



dpa	RIVER HALL CPA	STUDY AREA	DATE	PROJECT NO.	FILE NO.	EXHIBIT
	RIVERHALLCIA	STUDYAREA	08/21	20512	01/0821	2

RIVER HALL COMPREHENSIVE PLAN AMENDMENT LONG RANGE 20-YEAR HORIZON (2045) - WITHOUT CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

							State/					2045		%	Two-way			Direc	tional		Direc	tional Serv	ice Volum	es <sup>(6)</sup>		ı	OS	2045		Direction	al Service 1	Volumes <sup>(6)</sup>		j	Additional
ROADWAY	FROM	то	DII	RPM Node No	umbers B.	# of Lanes <sup>(1)</sup>	County Roadway	Cost Feasible LOS Facility Type	LOS Std. (2)	FDOT Station <sup>(3)</sup>	2045 AADT <sup>(4)</sup>	Project AADT <sup>(4</sup>	Pro	ject tion K Factor <sup>(5</sup>	Peak Hour Volume	Dir1	Dir2	Peak I Dirl	Ir. Vol. Dir2	LOSA	LOSB	LOSC	LOSD	LOSE	LOS Std.	Dirl	//C Dir2	LOS Dirl Di	ir2 1	Lane L	nes Lar	3 4	L N	Lanes Needed	Lanes Needed
			-									22276												-						,mus	nen Din	ies cui		recueu	riccoca
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417		2	1.0	LC_ClassIArterial_2L	E	126011	27649	2204	9.	9% 0.090	2,488	0.53	4 0.466	1,329	1,159	0	140	800	860	860	860	1.5	5 1.35	FF		860	1,960 2	,940 3,	,940	4 1	Add 2L
	Orange River Blvd,	SR 80	26567	26607		- 4	1.C	LC_ClassIArterial_4L	E	124656	28875	4892	22.	.0% 0.095	2,743	0.53	8 0.462	1,476	1,267	0	250	1,840	1,960	1,960	1,960	0.7	5 0.6	CC		860	,960 2	.940 3.	940	4 1	Add 0 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703		2	LC	LC_Collector_2LU	E	124656	15397	612	2.	7% 0.095	1,463	0.53	8 0.462	787	676	0	0	310	660	740	740	1.0	6 0.9	FF		740	1,520 2	,280 3,	,040	4 1	Add 2L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100		2	LC	LC_ClassIArterial_2L	E	124650	12710	13	0.	1% 0.095	1,207	0.53	8 0.462	649	558	0	140	800	860	860	860	0.7	5 0.65	CC		860	,960 2	,940 3,	940	2 /	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426		2	Lt'	LC_Class[Arterial_2L	E	124650	10925	7	0.	0.095	1,038	0.53	8 0.462	558	480	0	140	800	860	860	860	0.6	5 0.56	S C C		860	1,960 2	,940 3,	940	2 1	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626		2	LC	LC_Collector_2LU	E	126011	4350	560	2.	5% 0.090	392	0.53	0.466	209	183	0	0	310	660	740	740	0,2	8 0.25	CC		740	,520 2	,280 3,	,040	2 /	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412		2	LC	LC_Collector_2LU	E	124202	18736	453	2.	0.095	1,780	0.53	8 0.462	958	822	0	0	310	660	740	740	1.2	9 1.1	FF	(2) 1 I	740	,520 2	,280 3,	,040	4 A	Add 21
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olg	26393	26607		4	FDOT	UA_S2WAC1_2W_4L_D_WL_WR	D	120085	44560	11669	52.	4% 0.090	4,010	0.53	0.463	2,153	1,857	0	0	2,006	2,100	2,100	2,100	1.03	3 0.88	FC		970	2,100 3	,171 4,	242	6 A	Add 2L
	CR 80A/Buckingham Rd/Old O	River Hall Pkwy.	26783	89956		4	FDOT	DA_UFH_2W_4L_D_WL_WR	D	120012	44822	17670	79.	3% 0.090	4,034	0.53	7 0,463	2,166	1,868	0	1,800	2,600	3,280	3,730	3,280	0.6	6 0.5	CC	2019	1,260	3,280 4	,920 7,	380	4 A	Add 0L
	River Hall Pkwy.	W. of Werner Drive	89956	26949		4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29842	3276	14.	7% 0.090	2,686	0.53	0.463	1,442	1,244	0	1,800	2,600	3,280	3,730	3,280	0.4	4 0.38	BP		1,260	3,280 4	,920 7.	380	4 /	Add OL
	W. of Werner Drive	Hickey Creek Rd.	27174	26290		4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	28367	2549	11.	4% 0.090	2,553	0.53	0.463	1,371	1,182	0	1,530	2,210	2,820	3,220	2,210	0.63	2 0.53	BP		861	2,210 3	,320 4,	980	4 1	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356	- 11	4	IDOT	RDA_UFIL_2W_4L_D_WL_0R	C	120006	28075	2498	11.	2% 0.090	2,527	0.53	0,463	1,357	1,170	0	1,530	2,210	2,820	3,220	2,210	0.6	0.53	BP		861	2,210 3	.320 4.	980	4 1	Add OL

#### FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). PDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).
(3) FDOT count station from FDOT Traffic Online.
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.
(5) Adjustment factors per FDOT Traffic Online.
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

RIVER HALL COMPREHENSIVE PLAN AMENDMENT LONG RANGE 20-YEAR HORIZON (2045) - WITH CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

							State/					2045	%		Two-way			Directi	onal		Direct	ional Serv	ice Volum	35(6)		LOS	20	045	Direct	ional Serv	ice Volume	es <sup>(6)</sup>		Additional
ROADWAY	FROM	то	DIR	PM Node Nur B <sub>1</sub> A <sub>2</sub>	mbers B <sub>2</sub>	# of Lanes	County Roadway	Cost Feasible LOS Facility Type	LOS Std. <sup>(2)</sup>	FDOT Station <sup>(3)</sup>	2045 AADT <sup>(4)</sup>	Project AADT (4)	Project Distribution	K Factor <sup>(5)</sup>	Peak Hour Volume	D Fac	Dir2	Peak Hr Dirl	Vol. Dir2	LOS A	LOS B	LOSC	LOSD	LOSE	LOS Std.	V/C Dirl D	ir2 Dir1	OS Dir2	1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Lanes Needed
												26274											-		- 4141									7.00000
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417		2	LU	LC_ClassIArterial_2L	E	126011	27510	2448	9.3%	0.090	2,476	0.534	0,466	1,322	1,154	0	140	800	860	860	860	1.54	1.34 F	F	860	1.960	2,940	3,940	4	Add 2L
	Orange River Blvd.	SR 80	26567	26607		4	LC	LC ClassIArterial 4L	Е.	124656	28968	5441	20.7%	0.095	2,752	0.538	0.462	1,481	1,271	. 0	250	1,840	1,960	1.960	1,960	0.76	0.65 C	C	860	1.960	2.940	3.940	4	Add 0 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703	1	2	LC	LC_Collector_2LU	15	124656	15262	590	2.2%	0.095	1,450	0.538	0.462	780	670	0	0	310	660	740	740	1.05	0.91 F	E	740	1.520	2.280	3.040	4	Add 2 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100		2	LC	LC ClassIArterial 2L	E	124650	12699	13	0.0%	0.095	1,206	0.538	0.462	649	557	- 0	140	800	860	860	860	0.75	0.65 C	C	860	1.960	2.940	3.940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426		2	TC.	LC ClassIAmerial 2L	E	124650	10926	7	0.0%	0.095	1,038	0.538	0.462	558	480	0	140	800	860	860	860	0.65	0.56 C	C	860	1.960	2.940	3.940	2	Add 0L
Olga Rd.	SR 80 W	SR 80 E	26607	26026		2	1.0	LC Collector 21.11	E	126011	4362	619	2.4%	0.090	393	0.534	0.466	210	183	0	0	310	660	740	740	0.28	0.25 C	C	740	1.520	2.280	3.040	2	Add 0L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412		2	1.0	LC Collector 2LU	E	124202	18763	528	2.0%	0.095	1,782	0.538	0.462	959	823	0	0	310	660	740	740	1.30	1.11 F	F	740	1.520	2.280	3.040	4	Add 2L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Old	26393	26607	1	4	FDOT	UA_S2WACT_2W_4L_D_WL_WR	D	120085	46028	13516	51.4%	0.090	4,143	0.537	0.463	2,225	1,918	0	0	2,006	2,100	2.100	2,100	1.06	0.91 F	C	970	2.100	3,171	4.242	6	Add 2 L
	CR 80A/Buckingham Rd/Old	Ol River Hall Pkwy.	26783	89956		4	FDOT	UA LIFH 2W 4L D WL WR	D	-120012	47066	20213	76.9%	0.090	4,236	0.537	0.463	2,275	1,961	0	1.800	2,600	3,280	3,730	3,280	0.69	0.60 C	C	1.260	3.280	4.920	7.380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949		4	IDOI	UA UFIL 2W 4L D WL WR	D	120012	29985	3653	13.9%	0.090	2,699	0.537	0.463	1.449	1,250	0	1,800	2,600	3,280	3,730	3,280	0.44	0.38 B	B	1.260	3.280	4.920	7.380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290		4	FDOT	RDA_UFII_2W_4L_D_WL_0R	C	120012	28351	2811	10.7%	0.090	2,552	0.537	0.463	1,370	1,182	0	1,530	2,210	2,820	3,220	2,210	0.62	0.53 B	В	861	2.210	3.320	4.980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356		4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	28056	2755	10.5%	0.090	2,525	0.537	0.463	1,356	1.169	0	1,530	2,210	2,820	3,220	2,210		0.53 B	В	861	2,210	3,320	4,980	4	Add OL

#### FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).
(3) FDOT count station from FDOT Traffic Online.
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.
(5) Adjustment factors per FDOT Traffic Online.
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

#### RIVER HALL COMPREHENSIVE PLAN AMENDMENT LONG RANGE 20-YEAR HORIZON (2045) - NEEDS COMPARISON

						Num	ber of Lanes			
				Adopted 204	45 MPO LRTP			CPA Analysi	S	
					Cost	Without	CPA (Current)	2	With CPA (Prop	osed)
ROADWAY	FROM	ТО	Existing <sup>(1)</sup>	Needs Plan <sup>(2)</sup>	Feasible Plan <sup>(3)</sup>	Needs <sup>(4)</sup>	Consistent w/ MPO Needs <sup>(5)</sup>	Needs <sup>(6)</sup>		Consistent w/ Without CPA <sup>(8)</sup>
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	4	No	4	No	Yes
	Orange River Blvd.	SR 80	2	4	4	4	Yes	4	Yes	Yes
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	4	No	4	No	Yes
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	Yes	2	Yes	Yes
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	Yes	2	Yes	Yes
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	Yes	2	Yes	Yes
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	4	No	4	No	Yes
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga Rd.	4	6	4	6	Yes	6	Yes	Yes
	CR 80A/Buckingham Rd/Old Olga Rd.	River Hall Pkwy.	4	4	4	4	Yes	4	Yes	Yes
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	Yes	4	Yes	Yes
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	Yes	4	Yes	Yes
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	Yes	4	Yes	Yes

#### FOOTNOTES:

- (1) Existing 2021 conditions.
- (2) Adopted MPO 2045 LRTP Highway Needs Plan.
- (3) Adopted MPO 2045 LRTP Highway Cost Feasible Plan.
- (4) CPA Traffic Analysis Needed number of lanes without the CPA.
- (5) Comparison between (4) and (2) Are the needed improvements without the CPA the same or less than those adopted by the MPO?
- (6) CPA Traffic Analysis Needed number of lanes with the CPA.
- (7) Comparison between (6) and (2) Are the needed improvements with the CPA the same or less than those adopted by the MPO?
- (8) Comparison between (6) and (4) Are the needed improvements with the CPA the same or less than those needed without the CPA?



dpa

RIVER HALL CPA

LONG RANGE 20-YEAR HORIZON YEAR 2045 ANALYSIS ROADWAY NEEDS COMPARISON

DATE	PROJECT NO.	FILE NO.	EXHIBIT
08/21	20512	01/0821	6

#### EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

						St	ate/							Existing			Fu	ture 2026 Background	2045	% Project	Puture 2026 Total		Dir	ectional Se	ervice Volt	umes <sup>(1)</sup>			Direc	ctional Ser	rvice Volum	mes <sup>(11)</sup>		Additional
ROADWAY	FROM	то	A,	D1RPM Node Number B <sub>1</sub> A <sub>2</sub>	B <sub>2</sub> Lane	of Cour		E+C LOS Facility Type	LOS Std. <sup>(2)</sup>	FDOT Station (2)	2020 AADT	K Facto	or D	Directional Factor Peak Hr. Vol.	Annua Grow	l Gro h % <sup>(5)</sup> Fac	owth Di	rectional ak Hr. Vol. <sup>(7)</sup>	Project AADT (f)	Project Directional Distribution Peak Hr. Vo	Directional  Peak Hr. Vol. (10)	LOS A	LOS B	LOS	LOST	o Los i	LOS E Std.	V/C LOS	1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Lanes Needed
		And the second s																	22276	- 1	100													
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2641	2 26417	2	1.0	LU	ClassIArwrial_2L	E 1	120011			ė.		423	1.9%	1.13	479	2204	9.9%	109 588		0 14	0 80	00 8	60 8	860 860	0.68 C	860	1,960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	2650	7 26607		1.0	1.0	ClassIArterial_21.	F.	124656			-	-	538	2.4%	1.17	628	4892	22.0%	243 871		0 14	0 80	X) 8	60 86	.60 860	1.01 F	860	1,960	0 2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2641	7 26703	- 2	117	LC	Collector 2LU	E	124656	-		4	-	242	2.49	1.17	283	612	2.7%	30 313	-	0	0 3	10 6	60 7	40 74	0.42 D	740	1.520	2,280	3,040	2	Add OL
Cemetery Rd. North River Rd.	SR 31	Franklin Lock Rd.	2579	6 26100	- 3	10	LE	ClassIArterial 2L	8	124650	- 8		4	-	156	8.857	1.62	252	13	0.1%	1 253		0 14	0 80	00 8	60 8	60 86	0.29 C	860	1.960	2.940	3.940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	2730	19 27426	2	1.0		ClassIArterial 2L	E	124650		-	-		156	N.NG	1.62	252	7	0.0%	0 252		0 14	0 80	00 8	60 8	60 86/	0.29 C	860	1.960	2.940	3,940	2	Add 01
Olga Rd.	SR 80 W	SR 80 E	2660	26626	1.2	1.0	1.0	Collector 21.11	F.	126011			-	-	82	1.9%	1.13	93	560	2.5%	28 121		0	0 31	10 6	60 7	40 740	0.16 C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2626	3 26112	2	1.0	LC	Collector 200	E	124202			4		427	5.00	1.35	576	453	2.0%	22 598		0	0 31	0 6	60 7	40 740	0.81 D	740	1,520	2.280	3,040	2	Add 0.1.
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olg	2639	3 26607	4	FDC	T MA	S2WAC1_2W_4L_D_WL_WR	D	120085	30.50	0.0	9	0.537	764	1.0%	1.570	1,870	11669	52.4%	579 2,449		0	0 2.00	06 2.10	00 2.1	00 2,100	1.17 F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olg		2678	3 89856	1 4	- FDC		THE 2W AL D WE WR	D	120012	29,60x	0.0	9	0.537	402	1.69	4.10	1,537	17670	79.3%	877 2,414	-	0 1,80	0 2,60	00 3.2	80 3,7	30 3,280	0.74 C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W, of Werner Drive	8995	6 26949	- 4	FDC		UFH 2W 4L D WL WR	D	120012	29,000	0.0	9	0.537	402	1.6%	1.10	1,537	3276	14.7%	163 1,700		0 1.80	0 2.60	0 3.2	80 3.7	30 3,286	0.52 B	1.260	3,280	4.920	7.380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	2717	4 26390	- 4	FDC	T RD	A UFIL 2W 4L D WL OR	C	120012	29,000	0.0	9	0.537	402	1.6%	1.10	1,537	2549	11.4%	127 1,664		0 1.53	0 2.21	10 2.8	20 3.2	20 2.216	0.75 C	861	2.210	3,320	4.980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	2720	0 -27350	1.4	FDC	T RD	A_UFH_2W_4L_D_WL_0R	T	120008	24,000	0.09	5	0.537	224	2.00	1.12	1,371	2498	11.2%	124 1,495		0 1.53	0 2.21	0 2.8	20 3.2	20 2.217	0.68 B	861	2.210	3,320	4,980	4	Add DL

#### FOOTNOTES:

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- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
  (2) Lee County roadway LOS standard used for county roadways (LOS E), FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
  (3) FDOT count station from FDOT Traffic Online.
  (4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
  (5) Linear growth rate, Growth rate developed from FDOT Traffic Online (2020 data).
  (6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
  (7) Year 2026 directional volume equals estigating directional volume multiplied by prowth factor.
  (8) Distribution based on 2045 model run select zone assignment (TAZs 44501, 44502, and 44503).
  (9) Project directional peak hour volume equals strong for the peak hour trip generation estimate (peak direction).
  (10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
  (11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

#### EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

							State	1							Existing			Future 2026 Back	ground	2045	% Project	Future 2026 Total	al		Directi	ional Serv	ice Volum	es <sup>(1))</sup>			Dire	ectional Ser	rvice Volum	nes <sup>(11)</sup>		Additional
ROADWAY	FROM	то	A,	RPM Node N B <sub>t</sub> A	umbers B <sub>2</sub>	# of Lanes	County	E+C LOS Facility Type	LOS Std. <sup>6</sup>	FDO Station		AADT	K Factor		Directional Peak Hr. Vol.	Annua Growt	100			Project AADT (9)	Project Directional Distribution Peak Hr. V	Directional ol. (9) Peak Hr. Vol. (10)	L	OS A I	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C LOS	1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Lanes Needed
																				26274		1371														
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417		9	II.	LC (TassParterial_2L	I E	1260	31	-	-	- 1		(23)	1.9%	1.13	479	2448	9.3%	128	507	0	140	800	860	860	860	0.71 C	860	1,960	0 2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607		17.00	Tr.	LC_Class[Arterial_2].	E	12460	56	-40				38	2.40	1.17	628	5441	20.7%	284	912	0	140	800	860	860	860	1.06 F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703	-1-	2	1.0	LC Coffector 2LU	E	12360	56:	-	-	- 14	7	42	2.40	1.17	283	590	2.2%	31	314	.0	0	310	660	740	740	0.42 D	740	1,520	2.280	3,040	2	Add 0 L
North River Rd.	SR 31	Franklin Lock Rd.	15796	26100		0.5	LE	LC ClasslArterial 2L	E	1.2463	50.		-			56	8.8%	1.62	252	13	0.0%	1	253	0	140	800	860	860	860	0.29 C	860	1.960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426		- 1	LC	LC_Class[Arterial_2].	12	1346	50	-		-		56	8.89.	1.62	252	7	0.0%	0	252	0	140	800	860	860	860	0.29 C	860	1,960	2.940	3,940	2	Add 0 L
Olga Rd.		SR 80 E	26607	26620		1.3	IC	LC Collector 2LU	E	1260	11	-	-	-		82	1,095	1.13	93	619	2.4%	32	125	0	0	310	660	740	740	0.17 C	740	1,520	2.280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412		2	t.c	LC Coffector 2DD	15	1343	02	S .				27	5.090	1.35	576	528	2.0%	28 (	504	-0	0	310	660	740	740	0.82 D	740	1.520	2.280	3,040	2	Add 01
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olg	20393	26607		1 4	FDOT	DA S2WACT 2W 4L D WL W	R 17	12008	85	36,500	0.09	0.537	1,	64	1.09	L(8)	1,870	13516	51.4%	706 2.5	576	0	0	2,006	2,100	2.100	2.100	1.23 F	970	2,100	3,171	4.242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olg	River Hall Pkwy.	26783	89956		4	FDOT	UA_UFIL2W_4L_D_WL_WR	(I)	1.2000	12	29,000	0.09	0.537	- 12	102	1.6%	1.18	1,537	20213	76.9%	1056 2.5	593	O	1.800	2,600	3.280	3,730	3,280	0.79 C	1.260	3,280	4,920	7.380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	20049		1	FDOT	UA UFH 2W 4L D WL WR	D	1200	12	29,000	0.09	0.537	1.	102	1.02	11(0)	1.537	3653	13.9%	191 1.7	728	0	1.800	2,600	3,280	3.730	3.280	0.53 B	1.260	3.280	4,920	7.380	4	Add 01
	W. of Werner Drive	Hickey Creek Rd.	27174	26290		4	IDOT	RDA UFH 2W 4L D WL OR	C	1200	12	29,000	0.09	0.537	1.	102	1.6%	1.10	1.537	2811	10.7%		584	0	1.530	2.210	2,820	3.220	3.210	0.76 C	861	2.210	3.320	4.980	4	Add 0 L
		Broadway St./CR 78	27200	37350	- 1	4	FDOT	RDA UFH 2W 4L D WL OR		12000	06	24.000	0.095	0.537	1.	24	2.00	1/19	1 371	2755	10.5%	144 1.5	515	0	1.530	2.210	2.820	3:220	2.210	0.69 B	861	2.210	3 320	1 080	1 3	Add 01

#### FOOTNOTES:

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- (1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
  (2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state rondways (LOS D for Urban and LOS C for Rural/Transitioning).
  (3) FDOT count station from FDOT Traffic Online.
  (4) FOT Lee County Roads: Girectional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report, For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020),
  (5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data),
  (6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State Roads...
  (7) Year 2026 directional volume equals sting directional volume multiplied by growth factor.
  (8) Distribution based on 2045 model run select zone assignment (TAZs 44501, 44502, and 44503).
  (9) Project directional volume equals sting and state of the peak hour trip generation estimate (peak direction).
  (10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
  (11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

#### RIVER HALL COMPREHENSIVE PLAN AMENDMENT SHORT RANGE 5-YEAR CIP HORIZON (2026) - NEEDS COMPARISON

						Number of Lane	S		
							CPA Analysis	3	
					Without	CPA (Current)	1	With CPA (Propo	osed)
ROADWAY	FROM	то	Existing <sup>(1)</sup>	E+C <sup>(2)</sup>	Needs <sup>(3)</sup>	Consistent w/ E+C <sup>(4)</sup>	Needs <sup>(5)</sup>	Consistent w/ E+C <sup>(6)</sup>	Consistent w/ Without CPA <sup>(7)</sup>
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	Yes	2	Yes	Yes
	Orange River Blvd.	SR 80	2	2	4	No	4	No	Yes
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	Yes	2	Yes	Yes
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	Yes	2	Yes	Yes
	Franklin Lock Rd.	Broadway Rd.	2	2	2	Yes	2	Yes	Yes
Olga Rd.	SR 80 W	SR 80 E	2	2	2	Yes	2	Yes	Yes
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	Yes	2	Yes	Yes
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga Rd.	2	2	6	No	6	No	Yes
	CR 80A/Buckingham Rd/Old Olga Rd.	River Hall Pkwy.	2	2	4	No	4	No	Yes
	River Hall Pkwy.	W. of Werner Drive	4	4	4	Yes	4	Yes	Yes
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	Yes	4	Yes	Yes
	Hickey Creek Rd.	Broadway St./CR 78	2	2	4	No	4	No	Yes

#### **FOOTNOTES:**

- (1) Existing 2021 conditions.
- (2) Existing plus committed number of lanes.
- (3) CPA Traffic Analysis Needed number of lanes without the CPA.
- (4) Comparison between (3) and (2) Are the needed improvements without the CPA the same or less than those adopted by the MPO?
- (5) CPA Traffic Analysis Needed number of lanes with the CPA.
- (6) Comparison between (5) and (2) Are the needed improvements with the CPA the same or less than those adopted by the MPO?
- (7) Comparison between (6) and (4) Are the needed improvements with the CPA the same or less than those needed without the CPA?



dpa

RIVER HALL CPA

SHORT RANGE 5-YEAR CIP YEAR 2026 ANALYSIS ROADWAY NEEDS COMPARISON

DATE	PROJECT NO.	FILE NO.	EXHIBIT
08/21	20512	01/0821	10

#### APPENDIX A

LEE COUNTY CPA APPLICATION (TRAFFIC CIRCULATION ANALYSIS)



Lee County Board of County Commissioners Department of Community Development Division of Planning Post Office Box 398 Fort Myers, FL 33902-0398 Telephone: (239) 533-8585 FAX: (239) 485-8344

#### **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT**

PROJECT NAME: PROJECT SUMMARY:				
Plan Amendment Type:	☐ Normal	☐ Small Scal	e 🗌 DRI	
APPLICANT - PLEASE N	IOTE:			
Answer all questions com space is needed, number application is:				
Submit 3 copies of the commaps, to the Lee County D			ent support docum	entation, including
Once staff has determined required to be submitted to of County Commissioners applicant prior to each hea	staff. These conhearings, and S	opies will be use State Reviewing A	d for Local Plannir	ng Agency, Board
I, the undersigned owner attached amendment sup complete and accurate to the second complete and accurate to the second complete.	port documenta	ation. The infor	ereby submit this mation and docui	application and the ments provided are
Signature of Owner or Author	rized Representat	tive	Date	
Printed Name of Owner or Au	uthorized Represe	entative	-	
Lee County Comprehensive Plan	Amendment Applic	ation Form (03/2016)		Page 1 of 9

Î.	additional planners, architec	<b>INFORMATION</b> (Name, address and qualification of tts, engineers, environmental consultants, and other ion contained in this application.)				
	Applicant:					
	Address:					
	City, State, Zip:	Emails				
	Phone Number:	Email:				
	Agent*:					
	Addrono:					
	City, State, Zip:	Email:				
	Phone Number:	Email:				
	Owner(s) of Record:					
	City, State, Zip: Phone Number:	Email:				
II.	A. TYPE: (Check appropriate t	ype)				
	☐ Text Amendment					
		List Number(s) of Map(s) to be amended:				
	one set of mailing labels property within 500 feet labels may be obtained fi by number or other symplicant is responsible for the symplicant is responsible for the symplectic form.	nendments require the submittal of a complete list, map, and is of all property owners and their mailing addresses, for all of the perimeter of the subject parcel. The list and mailing rom the Property Appraisers office. The map must reference bol the names of the surrounding property owners list. The or the accuracy of the list and map.  the Local Planning Agency (LPA) hearing, the applicant will be gigns on the subject property, supplied by the Division of				
	Planning, indicating the a number. An affidavit of c to the Division of Plannir	action requested, the date of the LPA hearing, and the case compliance with the posting requirements must be submitted and prior to the LPA hearing. The signs must be maintained adoption hearing when a final decision is rendered.				

#### III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property) A. Property Location: 1. Site Address: 2. STRAP(s): B. Property Information: Total Acreage of Property: Total Acreage included in Request: Total Uplands: Total Wetlands: Current Zoning: Current Future Land Use Designation: Area of each Existing Future Land Use Category: Existing Land Use: C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area: Lehigh Acres Commercial Overlay: Airport Noise Zone 2 or 3: Acquisition Area: Joint Planning Agreement Area (adjoining other jurisdictional lands): Community Redevelopment Area: D. Proposed change for the subject property: E. Potential development of the subject property: 1. Calculation of maximum allowable development under existing FLUM: Residential Units/Density Commercial intensity Industrial intensity 2. Calculation of maximum allowable development under proposed FLUM: Residential Units/Density Commercial intensity

Industrial intensity

# IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

# A. General Information and Maps

NOTE: For <u>each</u> map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

- 1. Provide any proposed text changes.
- Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
- 5. Map and describe existing zoning of the subject property and surrounding properties.
- 6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
- 7. A copy of the deed(s) for the property subject to the requested change.
- 8. An aerial map showing the subject property and surrounding properties.
- If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

# B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

# Long Range - 20-year Horizon:

- Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socioeconomic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socioeconomic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

# Short Range - 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
  - Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

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

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

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).
- 3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

# C. Environmental Impacts

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

- A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
- 5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

# D. Impacts on Historic Resources

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

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

# E. Internal Consistency with the Lee Plan

- Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
- 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.
- Describe how the proposal affects adjacent local governments and their comprehensive plans.
- 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

# F. Additional Requirements for Specific Future Land Use Amendments

- Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

- 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
- 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
- Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. <u>Justify the proposed amendment based upon sound planning principles</u>
  Be sure to support all conclusions made in this justification with adequate data and analysis.

H.	Planning Communities/Community Plan Area Requirements
	If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
	☐ Not Applicable
	Alva Community Plan area [Lee Plan Objective 26.7]
	☐ Buckingham Planning Community [Lee Plan Objective 17.7]
	☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
	☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
	☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
	☐ Estero Planning Community [Lee Plan Objective 19.5]
	Lehigh Acres Planning Community [Lee Plan Objective 32.12]
	☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
	☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
	☐ North Olga Community Plan area [Lee Plan Objective 35.10]
	☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
	Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
	Pine Island Planning Community II ee Plan Chiective 14 71

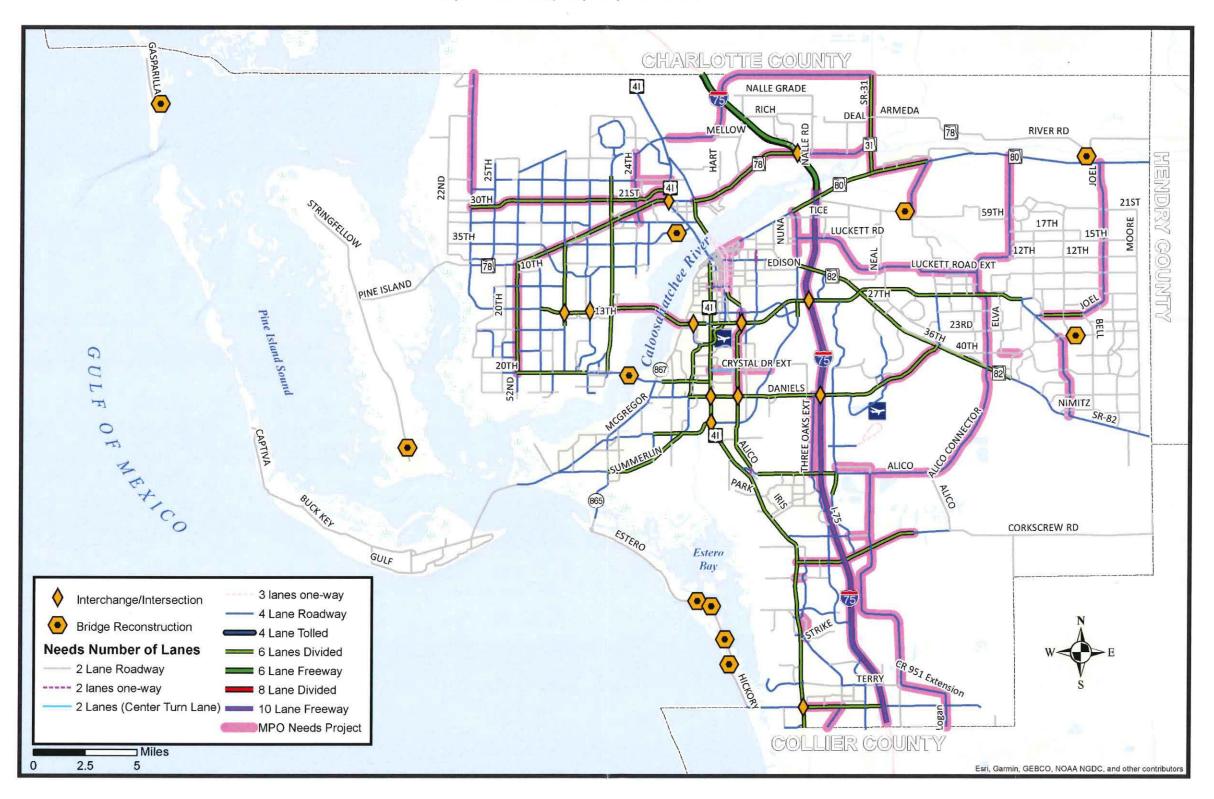
# **AFFIDAVIT**

4	, certify that I am the owner or authorized
representative of the property described herein	n, and that all answers to the questions in this
	oplementary matter attached to and made a part
	est of my knowledge and belief. I also authorize
the staff of Lee County Community Developm	nent to enter upon the property during normal
working hours for the purpose of investigating	and evaluating the request made through this
application.	
Signature of Applicant	Date
Drinted Name of Applicant	
Printed Name of Applicant	
STATE OF FLORIDA	
COUNTY OF LEE	
The foregoing instrument was sworn to (or affirmed) by	and subscribed before me on (date) (name of person providing oath or affirmation),
who is personally known to me or who has produced	
of identification) as identification.	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Signature of Notary Public
	(Name typed, printed or stamped)
	(Name typed, printed or Stamped)

# APPENDIX B PLANNED AND SCHEDULED ROADWAY IMPROVEMENTS

<u>Lee County Metropolitan Planning Organization</u> 2045 Long Range Transportation Plan – Needs Plan

Map 4-3: Roadway Capacity Needs Plan, 2020–2045



# **2045 Transportation Plan**



H











# Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	То	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1st Street	Fowler St	Palm Beach Blvd	Fort Myers	Two way	40	3.7	\$ 2.50	1.00
2	47	2ndStreet	Fowler St	Palm Beach Blvd	Fort Myers	Two way	30	2.28	\$ 2.50	1.00
3	54	40 <sup>th</sup> Street	End of 40th Street	Alabama	County	New 2L	10	1.6	\$ 4.51	0.20
4	56	Airport Haul Rd Ext	Corkscrew Road	Alico Road	County	New 4 lanes	24	1.33	\$ 93.60	3.70
5	53	Alico Road/Alico Road Connector	Airport Haul Road	SR 82	County	2 to 4 lanes/New 4 L.	29	1.68	\$ 96.88	9.20
6	24	Bonita Beach Rd	US 41	Old US 41	County	4 to 6 lanes	32	3.23	\$ 27.70	1.70
7	30	Buckingham Road	Orange River Blvd.	SR 80	County	2 to 4 lanes	30	3	\$ 50.30	2.60
8	14	Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	County	2 to 4 lanes	45	3.9	\$ 57.09	5.50
9	39	Chiquita Blvd.	Cape Coral Parkway	Pine Island Road	Cape Coral	4 to 6 lanes	31	2.75	\$ 98.50	5.50
10	1	Colonial	McGregor	US 41	County	Intersections	50	5.28	\$ 44.45	1.20
11	5	Corkscrew Road	US 41	Three Oaks Pkwy	County	4 to 6 lanes	48	4.68	\$ 18.20	1.30
12	7	Corkscrew Road	Three Oaks	1-75	County	4 to 6 lanes	50	4.58	\$ 7.70	1.00
13	63	CR 951 Extension	Lee Co/L.	Corkscrew Road	County	New 4 lanes	10	0.85	\$ 426.00	11.80
14	36	Crystal Drive	US 41	Metro Pkwy	County	2 to 3 lanes	30	2.83	\$ 10.25	1.20
15	61	Crystal Drive Ext.	Plantation	Six Mile Cypress	County	New 2L	15	1.03	\$ 8.10	1.00
16	23	Daniels Parkway	Gateway Blvd	SR 82	County	4 to 6 lanes	30	3.28	\$ 38.00	2.80
17	71	Del Prado Extension	e/o US 41	e/o Prairie Pines	County	2 to 4 lanes	7	0.55		3.00
18	65	Del Prado Extension	e/o Prairie Pines	1-75	County	New 4 lanes	12	0.73		1.30
19	60	Del Prado Extension	1-75	SR 31	County	New 4 lanes	17	1.05	\$ 263.20	6.80
20	51	Diplomat Parkway	Burnt Store Road	US 41	Cape Coral	4 to 6 lanes	18	1.98	\$ 49.11	8.80
21	72	East West	Ben Hill Griffin	Airport Haul Road	Developer	New 2 lane	7	0.48	\$ 46.90	2.60
56	50	Edison Ave Extension	Arcadia Street	Ortiz Avenue	Fort Myers	New 2 lanes	32	2.03		
22	73	Estero Ext.	Ben Hill Griffin	Airport Haul Ext	County	New 2 lanes	7	0.48	\$ 34.50	1.20
23	10	Fowler Street	Metro/Fowler	SR 82	State	Reconstruct 3/2	43	4.08		
24	57	Hanson Street	US 41	Fowler St	Fort Myers	2 to 4 lanes	20	1.28	\$ 13.60	0.60
25	49	Homestead Road	SR 82	Milwaukee	County	2 to 4 lanes	20	2.1	\$ 36.41	2.30
26	48	Homestead Road	Milwaukee	Sunrise	County	2 to 4 lanes	20	2.1	\$ 21.30	1.60
27	37	1-75	Collier Co. Line	SR80	State	Managed Lanes	29	2.8	\$1,534.00	
28	28	1-75	at Daniels Parkway		State	Interchange	32	3.1	\$ 19.30	0.50
29	34	1-75	SR 78		State	Interchange	37	2.85	\$ 40.00	1.00
30	46	Joel Blvd	17th St	Palm Beach Blvd	County	2 to 4 lanes	25	2.35	\$ 60.30	3.25
	Not							2,00	4 05.00	0,20
61	Ranked	Joel Blvd	Leeland Heights	East 17th Street	County	Reconstruction			\$33.69	4.5
31	33	Leeland Heights Boulevard	Lee Blvd	Bell Blvd	County	4 to 6 lanes	38	2.88	\$ 39.40	1.70
32	68	Luckett Road ext.	e/o I-75	Buckingham Rd	County	New 4 lanes	12	0.73	\$ 124.90	3.90
33	66	Luckett Road ext.	Buckingham Rd	Gunnery Rd	County	New 4 lanes	12	0.73	\$ 67.20	2.10
34	67	Luckett Road ext.	Gunnery Rd	Sunshine Blvd	County	2 to 4 lanes	12	0.73	\$ 34.00	1.90
35	26	Metro Parkway	Daniels Parkway	South of Winkler Avenue	State	4 to 6 lanes	42	3.18	\$ 101.10	4.10
36	27	MidPoint Bridge	Del Prado	W. of Summerlin	County	4 to 6 lanes	34	3.18	\$ 106.00	3.30
37	52	NE 24th Avenue	Pondella Road	NE 28th Street	Cape Coral	2 to 4 lanes	21	1.78	\$ 53.10	2.50
38	44	NE 24th Avenue	NE 28th Street	Del Prado Boulevard	Cape Coral	New 4 lanes	28	2.48	\$ 32.10	0.80

# **2045 Transportation Plan**

















Project #	Rank	Facility	From	То	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
39	38	Old US 41	Bonita Beach Road	Collier Co. Line	Bonita	2 to 4 lanes	30	2.8	\$ 21.00	1.20
40	42	Ortiz Avenue/Luckett Rd	Martin Luther King	1-75	County	2 to 4 lanes	31	2.63	\$ 22.04	1.30
41	19	Ortiz Avenue	Luckett Road	SR 80	County	2 to 4 lanes	43	3.68	\$ 16.86	1.30
42	41	Pine Island Road	Del Pine Dr	Hancock Creek Blvd (NE 24th Ave)	State	4 to 6 lanes	28	2.68	\$ 12.90	0.90
43	55	Sandy Lane Extension	Strike Lane	Pelican Colony	Bonita	New 2 lane	14	1.38	\$ 28.80	1.00
44	2	SR 31	SR 80	SR 78	State	2 to 6 lanes	57	4.85	\$ 100.00	1.40
45	11	SR 31	SR 78	Charlotte Co. Line	State	2 to 6 lanes	45	4	\$ 67.00	3.30
46	25	SR 78	Chiquita Boulevard	w/o Santa Barbara	State	4 to 6 lanes	38	3.23	\$ 28.40	2.00
47	20	SR 78	W. of Santa Barbara	East of Pondella	State	4 to 6 lanes	34	3.58	\$ 41.10	2.90
48	31	SR 78	24th Ave	US 41	State	4 to 6 lanes	31	2.98	\$ 21.40	1.50
49	13	SR 78	Business 41	I-75	State	4 to 6 lanes	41	3.98	\$ 73.70	5.20
50	4	SR 78	1-75	SR 31	State	2 to 4 lanes	55	4.73	\$ 24.60	1.40
51	12	SR 80	SR 31	Buckingham Rd	State	4 to 6 lanes	39	4	\$ 35.40	2.50
	Not								Included with	
59	Ranked	Sunshine Blvd	Lee Blvd	75th Street West	County	2L to 4L			total below	6
	Not									
60	Ranked	Sunshine Blvd	75th Street West	SR 80	County	New 4L			\$96.50	1.9
52	59	Sunshine Blvd	SR 82	Lee Blvd	County	2 to 4 lanes	13	1.15	\$ 48.50	3.60
53		US 41	Bonita Beach Road		State	Intersection	45	3.9	\$ 22.00	0.50
54	16	US 41	Six Mile Cypress		State	Intersection	46	3.8	\$ 30.00	0.50
55		US 41	SR 78		State	Intersection	39	3.35	\$ 3.30	0.50
57		Veterans Parkway	Santa Barbara Blvd		Cape Coral	Intersection			\$ 30.00	
58	Not Ranked		Daniels Parkway		State	Intersection			\$ 30.00	
b1	40	Alva Drawbridge			County	Reconstruct Bridge	31	2.73	\$ 17.89	
b2	17	Big Carlos Bridge	Bridge Replacement		County	Reconstruct Bridge	47	3.78	\$ 25.00	
b3	3	Cape Coral Bridge			County	Reconstruct Bridge	53	4.78	\$ 99.10	0.80
b4	6	Hancock Bridge Parkway Bridge			County	Reconstruct Bridge	53	4.63	\$ 3.92	
b5	58	Harbor Drive Bridge	Over Boca Grande Canal		County	Reconstruct Bridge	14	1.18	\$ 2.04	
b6	32	Little Carlos Pass, New Pass & Big Hickory Bridges			County	Reconstruct Bridge	32	2.93	\$ 46.72	
b7	9	Orange River Road Bridge			County	Reconstruct Bridge	50	4.46	\$ 2.42	
b8	8	Stringfellow Road Bridge	Over Monroe Canal		County	Reconstruct Bridge	51	4.51	\$ 1.75	
b9	Not Ranked	Sunrise Blvd	Bridge Connection		County	Reconstruct Bridge			\$4.11	0.1
other	62	Intermodal Freight Terminal	Rail/Truck at Hanson/Veronica Shoemaker		State		20	0.93	\$ 3.00	
other	74	ATMS Last Phase			State		0	0	\$ 9.20	
other	75	Intersection and AV/CV Box			State		0	0		
other	76	Traffic Operations Center			County		0	0	\$ 0.92	
Other	77	Transportation Enhancement Box	Bike/Ped/CMP/Transit		State		0	0	\$ 89.10	

2045 Transportation Plan









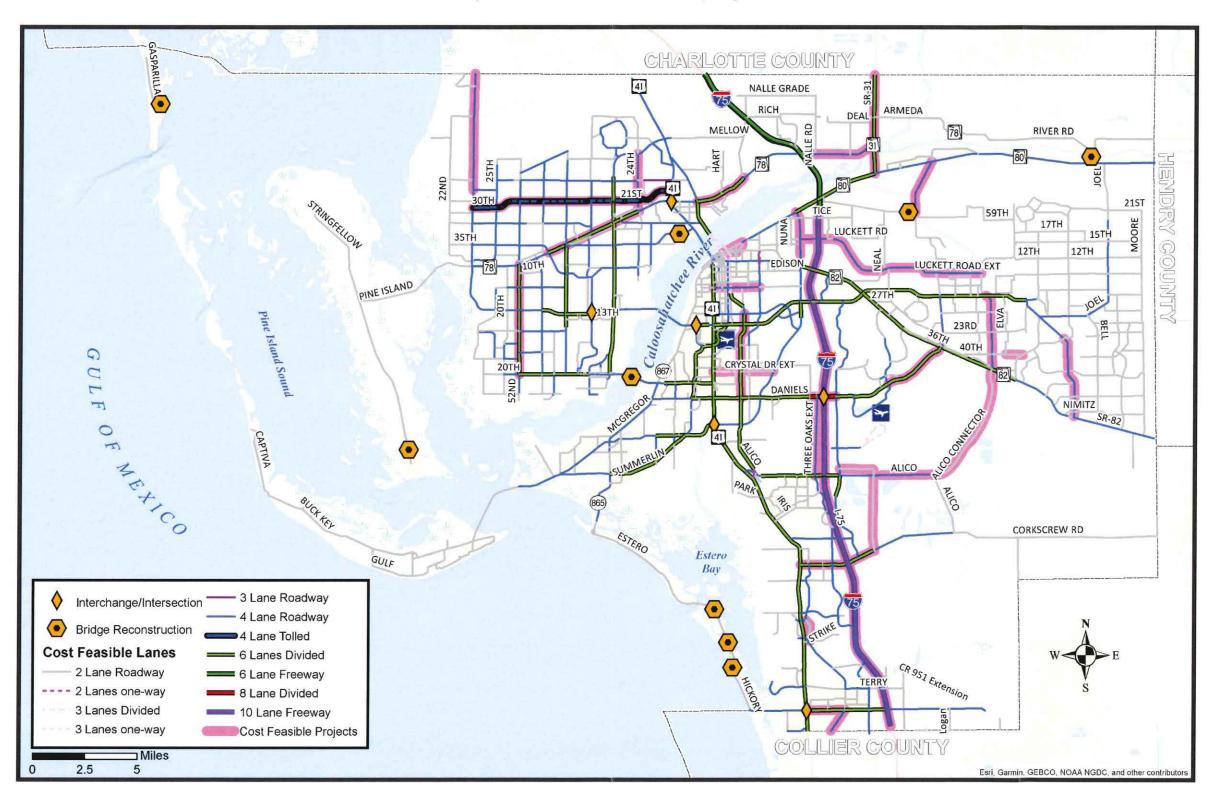




<u>Lee County Metropolitan Planning Organization</u> 2045 Long Range Transportation Plan – Cost Feasible Plan



Map 5-2: 2045 Cost Feasible Roadway Projects



# **2045 Transportation Plan**















Road Name	From	То	Improvement	Phase	2021-2025	2026-2030	2031-2035	2036-2045	Total Cost (YOE)	Total Cost (PDC)
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	PE		\$0	\$7,420	\$0	\$7,420	\$5,250
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	ROW		\$0	\$15,120	\$0	\$15,120	\$10,000
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	CST		\$0	\$0	\$64,930	\$64,930	\$35,000
Corkscrew Road	Three Oaks Pkwy	1-75	Widen 4L to 6L	PE		\$1,010	\$0	\$0	\$1,010	\$810
Corkscrew Road	Three Oaks Pkwy	1-75	Widen 4L to 6L	ROW		\$0	\$3,020	\$0	\$3,020	\$2,000
Corkscrew Road	Three Oaks Pkwy	1-75	Widen 4L to 6L	CST	Erim -	\$0	\$7,100	\$0	\$7,100	\$4,500
Crystal Drive	US 41	Metro Parkway	Reconstruct/3L	PE/ROW/CST		\$0	\$16,160	\$0	\$16,160	\$10,250
Crystal Drive Extension	Plantation Road	Six Mile Cypress Pkwy	New 2L	PE/ROW/CST		\$0	\$12,730	\$0	\$12,730	\$8,075
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	PE		\$2,810	\$0	\$0	\$2,810	\$2,250
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	ROW		\$0	\$6,050	\$0	\$6,050	\$4,000
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	CST		\$0	\$23,660	\$0	\$23,660	\$15,030
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	PE		\$0	\$5,520	\$0	\$5,520	\$3,900
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	ROW		\$0	\$9,830	\$0	\$9,830	\$6,500
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	CST		\$0	\$0	\$48,230	\$48,230	\$26,000
Littleton Road	Corbett Road	US 41	Widen 2L to 3L	CST	\$12,000	\$0	\$0	\$0	\$12,000	\$12,000
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	PE		\$0	\$4,960	\$0	\$4,960	\$4,960
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	CST		\$0	\$0	\$61,360	\$61,360	\$33,080
Ortiz Avenue	Dr Martin Luther King Jr Blvd	Luckett Road & Luckett to I- 75	Widen 2L to 4L	PE	\$1,450	\$0	\$0	\$0	\$1,450	\$1,450
Ortiz Avenue	Dr Martin Luther King Jr Blvd	Luckett Road & Luckett to I- 75	Widen 2L to 4L	CST		\$25,200	\$0	\$0	\$25,570	\$19,400
Ortiz Avenue	Luckett Road	Palm Beach Blvd	Widen 2L to 4L	CST		\$0	\$26,590	\$0	\$26,590	\$16,860
Ortiz Avenue	Colonial Boulevard	Dr Martin Luther King Jr Blvd	Widen 2L to 4L	CST	\$20,025	\$0	\$0	\$0	\$20,025	\$20,025
Three Oaks Extension North	North of Alico Road	Daniels Parkway	New 4L	CST	\$73,550	\$0	\$0	\$0	\$73,550	\$73,550
Veterans Parkway		at Santa Barbara Boulevard	Intersection	PE		\$0	\$5,480	\$0	\$5,480	\$3,970
Veterans Parkway		at Santa Barbara Boulevard	Intersection	CST		\$0	\$39,730	\$0	\$39,730	\$26,480
Colonial Boulevard	McGregor Boulevard	US 41	Major Intersections/TBD	CST		\$0	\$70,100	\$0	\$70,100	\$44,450
Major Intersection Improvements			Operational & Safety Improvements	PE/ROW/CST			\$40,000	\$100,000	\$140,000	\$74,600
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	PE		\$0	\$440	\$0	\$440	\$320
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	ROW		\$0	\$0	\$4,850	\$4,850	\$2,070
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	CST		\$0	\$0	\$4,050	\$4,050	\$2,120

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

2045 Transportation Plan















# APPENDIX C FSUTMS SOCIOECONOMIC DATA

# RIVER HALL COMPREHENSIVE PLAN AMMENDMENT DIRPM ZONAL DATA BY TAZ WITHOUT CPA

#### APPROVED DEVELOPMENT SUMMARY

	Uni	COUNTY >  TYPE > TAZ No. >	School 4500	Commercial 4501	Approved Residental 4502	Proposed Residential 4503						Tot
Residential Single-Family					2,695							
Single-Family Mutriamily Senior Adult (Det)	d u. d u. Subtotai		0	0 0 0	2,695	0 0 0		-	-			2,69
Hote)	rooms		0	0	0	0						
hdustna) Rein/	5q. ft.		0	90.000	0	0						202
Office				-5610								30,0
General Medical Civio	sq ft sq ft sq ft Subtotal		0 0	15,000 0 0 15,000	0 0	0 0				-1-		15,0
Other Hospital Assisted Living	beds beds		0	0	0	0						
Gott Public Park	holes		0.00	36	0 00	0.00						
Civic/Recreation Center Library Churches	sq ft		0	0	0	0						
Elementary School Middle School High School	sq ft students students students		1,500	0 0	0 0	0 0 0 0 0 0						1,50
			7			ON & EMPLOYMEN	T-ESTIMATE					
		TYPE >	School	Converpal	Approved	Proposed Residential						
	per/d u	TAZ No. >	4500	4501	Residential 4502	4503						Lot
Single-Family	2.50 0% 20% 2.50	Tot Pop PCTVAC PCTVNP Single-Family Pop	0	0	6,738	0						8,73
	per/d.u.		0)	0	6,738	ol					1	5,7.
Mutifamily	2 00 0% 40%	Tol. Pop PCTVAC PCTVAP	0	0	D	0						
	2 00 per/d u	Multifamily Pop	0[	0	0	[0]				1		
Serias Aduli	1 50 0% 25% 1 50	Tot Pop PCTVAC PCTVAP	0	0	0	0			-			, '
lotel	occp/m 2 00	Retire Pop.	0]	0]	0	0]						
Cial Cial	200	Total Pop	0	0]	5,738	0]						6,73
		Pop/HH	0.00	0.00	250	0.00	-	1	-1	1		25
	Uns	TYPE > TAZ No >	School 4500	Commercial 4501	Approved Residential 4502	Proposed Residential 4503						Ict
Industrial	2.00	Emplys	0]	0	0]	0]		-1	T	1	- 1	
General Retail	empite 250	Emplys	0	75	0	o						7
Got "	emp/hole 1.74		0	63	0	0						
GUY	Subtotal	Emplys	0]	138	0	0				1		13
Service / Other Hotel	emp/im 0.90	Emplys	o		0							
General Office	emp/tk 4.50	Emplys	0	68	0	0						
	empitk		0									6
Medical Office Government Office	4.10 emp/1k 4.50	Emplys		0	0	0.						
	emp/bed 228	Emplys.	0	0	0	0						
Hospital	emp/unit	Emplys	0	0	0	0						
Assisted Living	0 65 Sub Total	Emplys Emplys	0	0	0	0	-1		-1			1 6
Community - Ancillary Public Park	emplacre 0.27											
	emp/1k	Епруз	0	0	.0	0						
Gwc/Recreation Center	200 emp/1k 1.10	Emplys	0	0	0	0						
Library	1.10 emp/1k 1.00	Emplys	0	0	0	.6						
Church Elementary Balant	empistudent 0.10	Emplys	D	0	0							Y
	emp/student 0.19	Emplys	160	ū	0	0						150
	emp/studeni 0.19	Emplys	D	Ď	0	0						
	0.19 Sub Total	Emplys Emplys	150	0	0	0		-			-1	1 150
		il Service	150]	68	0	a	1	i	1		1	216
Total Employment	Total	Emplys	160]	206	0]	0			T	I	-1	356
Elementary School		Students	1,500	.0	0	ō						1,500
Made Calcol		Co. decay	1,0000									1,500

JE

		COUNT		Los	Comment	Approved Residential	Proposed Residential						
Residential	Unit	TAZN	b >	5chool 4500	Commercial 4501	4502	450.2						Is
Single-Family Mutifamily Senior Adult (Det)	du du			0 0	0 0 0	2,695 0 0 2,695	489 0 0 489						2,1
Hatel	Subtotal		1	0	0	2,695	489					- 15	3.1
industrial	eq fi.			0	0	- 6	0						
Retail Office	sq ft			0	30,000	0	0						30,0
General Medical Civic	sq. ft sq. ft sq. ft Subtotal			0	15,000	0	0 0 0						15,0
Other				0]	15,000]	0	O)		-1-			_1_	1 15,00
Assisted Living	beds beds			0	0	0	0						
Community - Ancillary   Golf Public Park	holes			000	36 0.00	000	0.00						3
Civic/Recreation Center Library Churches	sq ft sq ft sq ft sq tt students			0	0	0	0						
Churches Elementary School Middle School High School	students students students			1,500	0 0 0	0	0 0 0						1,50
					ZDATA (FSUT	INS) POPULAT	ION & EMPLOYMEN	VI ESTINATE					
		TAZ N	E >	School 4500	Commercial 4501	Approved Residential 4502	Proposed Residential 4503						Tel
Single-Family	perid u 2.50 0%	Tot. Pop. PCTVAC PCTVNP		ō	0	6,73E	1,223						7,96
	2.50	PCTVNP Single-Family Pol	p	6]	O]	6,738]	1,223		1.	_1_			7,96
Autifamily	per/d u 2 00 0%	Tot. Pop PCTVAC		0	0	0	0						
	2.00	Mulifamily Pop		0]	0]	0]	0	- 11	-1	15	-1×	-1-	
enior Adult	per/d u 1.50 0%	Tot Pop. PCTVAC PCTVNP		D	0	0	o						
	0% 25% 1.50	PCTVNP Retire Pop		0	.0	D	0	-1		1		1	
otel	2 00	Docupants		0]	0]	ol	0	- 1		1		-1	
		Total Pop Pop/tet		0 00	0 00]	6,738] 2.50]	1,223		-	1	-	-	7,96
		TYP	Es			Approved Residental 4502	Proposed Residental						-
	Lint emp/1k	TAZNO	. >		Commercial 4501		4503						Int
ndustrial Commercial	2 00	Emplys		0]	0]	0	0)						
General Retail	250	Emplys		0									
# 14 M	emp/hole				75	0	0						7
Gof	1.74	Emplys		ò	75 63	0	0						
Go# <sup>(*)</sup>		Emplys Emplys		0								- 1	6 1 13
ervice / Other	1.74 Subtotal	Emplys		0)	63 138]	0	0		-			Г	6
Fiote(	1.74 Subtotal emp/rm 0.90	Emplys		0	63 138] 0	0	0		<u> </u>	I			13
Hotel General Office	Subtotal emp/rm 0.90 emp/sis 4.50	Emplys Emplys		0	53 138] 0	0	0 0				T_	Г	6
General Office  Medical Office	Subtotal emp/rm 0 90 emp/la 4 50 emp/la 4 10	Emplys Emplys Emplys Emplys		0 0	63 138 0 68	0	0 0 0 0			Ī		- 1	1 13
General Office  Medical Office  Government Office	1.74 Subtotal emp/im 0.90 emp/ik 4.50 emp/ik 4.50 emp/ik 4.50 emp/ik	Emplys Emplys Emplys Emplys Emplys		0 0 0	63 138] 0 68 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1	j	Ī			5 13
Hotel General Office Nedical Office Government Office Hospital	1.74 Subtotal emp/im 0.90 emp/ik 4.50 emp/ik 4.10 emp/ik 4.50 emp/ik 2.50	Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0	63 138] 0 68 0	0	0 0 0 0	1					5 6 6
Hotel General Office Nedical Office Government Office Hospital Assisted Living	1.74 Subtotal emp/im 0.90 emp/is 4.50 emp/is 4.10 emp/is 4.50 emp/is 2.28 emp/uss 0.65	Emplys Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0	63 138] 0 68 0	0	0 0 0 0 0 0 0 0		,	<u> </u>			5 S S S S S S S S S S S S S S S S S S S
General Office  Medical Office  Government Office  Hospital  Assisted Living Sommunity - Arcillary	1.74 Subtotal emp/im 0.90 emp/1k 4.50 emp/1k 4.10 emp/1k 4.50 emp/lb 4.50 emp/	Emplys Emplys Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 68 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0						6 13 13 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
General Office Medical Office Government Office Hospital Assisted Living S Sommunity - Availary Public Park	1.74 Subtotal emp/im 0.90 emp/) is 4.50 emp/is 4.50 emp/is 4.50 emp/is 2.28 emp/unit 0.65 ub Total emp/ecus 0.27 emp/is e	Emplys Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 68 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						5 S S S S S S S S S S S S S S S S S S S
ervice / Other Hotel General Office Medical Office Government Office Hospital Assisted Living S sommarchy - Assisted	174 Subtolai emptim 090 emptim 450 emptih 450 emptih 410 emptih 201 emptih 228 emptin 065 control emptin 065 emptin 077 emptin 077 emptin 077	Emplys Emplys Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 68 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0				-1-	-1-	6 13 13 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
General Office Medical Office Government Office Hospital Assisted Living S Sommunity - Availary Public Park	174 Subtolai emp/im 090 emp/lik 450 emp/lik 450 emp/lik 450 emp/lik 228 emp/lim 278 emp/lim 278 emp/lim 270 emp/lim 270 emp/lim 270 emp/lim 270 emp/lik 110	Emplys Emplys Emplys Emplys Emplys Emplys Emplys Emplys Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138 0 69 0 0 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				-1		6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
ervice / Other Hoter General Office Nedical Office Government Office Hospital Assisted Living Sommunity - Ancillary Public Park Civic/Recreation Center Library Church	174 Subtolian emp/lim 0.90 emp/lik 4.50 emp/lik 4.50 emp/lik 4.50 emp/lix 0.65	Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 68 0 0 0 68	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						6 6
General Office  Medical Office  Medical Office  Government Office  Hospital  Assisted Living  Sommunity - Ancillary  Public Park  Civic/Recreation Center  Library  Church	174 Subtolas emp/im 0 90 emp/1k 4 50 emp/1k 4 10 emp/1k 4 50 emp/1k 228 emp/led 228 emp/led 0 66 10 70 70 70 70 70 70 70 70 70 70 70 70 70	Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138 0 68 0 0 0 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					-1	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
General Office  Medical Office  Medical Office  Government Office  Hospital  Assisted Living  Sommunity - Ancillan  Public Park  Civic/Recreation Center  Library  Church  Etermentary School  Middle School	174 Subtolai emplim 0.90 emplik 4.50 emplik 4.10 emplik 4.50 emplik 4.50 emplik 4.50 emplik 4.50 emplik 4.50 emplik 6.50 emplik 1.50 empli	Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 65 0 0 0 68]	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				-1	-1	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
General Office  Medical Office  Medical Office  Government Office  Hospital  Assisted Living  Sommunity - Ancillan  Public Park  Civic/Recreation Center  Library  Church  Etermentary School  Middle School	174 Subtolin  Georgian  Ge	Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138 0 68 0 0 0 0 0 0 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				-1-	-	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
General Office  Medical Office  Medical Office  Government Office  Hospital  Assisted Living  S  Sommunity - Assisted  Civic/Recreation Center  Library  Church  Etermentary School  Medic School  High School	174 Subtotal emp/im 0 90 emp/1k 4 50 emp/1k 4 10 emp/1k 4 50 emp/1k 2 50 emp/1k 2 10 emp/1k 2 10 emp/1k 2 00 emp/1k 2 00 emp/1k 2 00 emp/1k 2 00 emp/1k 0 00 emp/1	Emplys		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	63 138] 0 68 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6

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APPENDIX D

TRAFFIC DATA

FDOT TRAFFIC DATA

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT		DIRECTION 1	D	IRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2001				_				
2020	24000 0	2	E 12000	W	12000	9.50	53.70	13.00
2019	23000 0	2	E 11500	W	11500	9.50	54.00	13.10
2018	22000 0	2	E 11000	W	11000	9.50	55.20	12.40
2017	20000	7	E 10000	W	10000	9.50	54.40	14.00
2016	20000	7	E 10000	W	10000	9.00	57.70	12.40
2015	17700 0	7	E 8900	W	8800	9.00	57.50	13.30
2014	15600 S	5	E 7800	W	7800	9.00	56.80	10.90
2013	15200 E	7	E 7600	W	7600	9.00	56.50	10.90
2012	15200 0		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 0	2	E 7500	W	7700	9.91	56.34	14.10
2009	15600 C	7	E 7600	W	8000	9.98	55.90	15.90
2008	15500 0	3	E 7700	W	7800	10.16	57.01	13.40
2007	18000 0	2	E 8900	W	9100	10.16	54.76	17.50
2006	18600 C	3	E 9300	W	9300	10.23	54.38	19.40
2005	17500 F	7	E 8900	W	8600	10.30	54.10	17.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29000 C	E 14500	W 14500	9.00	53.70	12.40
2019	28000 C	E 14000	W 14000	9.00	54.00	12.40
2018	26000 C	E 13000	W 13000	9.00	55.20	12.40
2017	24000 C	E 12000	W 12000	9.00	54.40	11.80
2016	23500 C	E 11500	W 12000	9.00	57.70	10.30
2015	21000 C	E 10500	W 10500	9.00	57.50	10.20
2014	18200 S	E 9100	W 9100	9.00	56.80	12.00
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20
2007	23000 C	E 11500	W 11500	10.16	54.76	15.60
2006	21000 C	E 10500	W 10500	10.23	54.38	14.00
2005	21500 C	E 10500	W 11000	10.30	54.10	14.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

29500 F

29500 C

29500 C

30000 C

34000 C

36000 C

31500 C

2011

2010

2009

2008

2007

2006

2005

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31

E 14500

E 14500

E 14500

E 15000

E 17000

E 18000

E 15500

YEAR DIRECTION 1 AADT DIRECTION 2 \*K FACTOR D FACTOR T FACTOR ----------------2020 36500 C E 18000 W 18500 9.00 53.70 8.30 36500 C 2019 E 18000 W 18500 9.00 54.00 9.00 2018 33500 C E 16500 W 17000 9.00 55.20 9.30 54.40 33500 C 2017 E 16500 W 17000 9.00 8.50 35000 C 2016 E 17500 57.70 57.50 W 17500 9.00 8.20 2015 32000 C E 16000 W 16000 9.00 9.00 9.00 57.50 9.00 56.80 9.00 56.50 9.00 56.20 9.01 56.34 9.98 55.90 10.16 57.01 10.16 54.76 10.23 54.38 10.30 54.10 2014 29500 S E 15000 W 14500 9.20 2013 28500 F E 14500 W 14000 9.20 2012 28500 C E 14500 W 14000

W 15000

W 15000

W 15000

W 15000

W 17000

W 18000

W 16000

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

LC360

9.20

9.40

9.40

9.50

8.10

8.50

12.10

11.00

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 4202 - ORANGE RIVER BLVD, W OF BUCKINGHAM RD

YEAR	AADT		DI	RECTION 1	DI	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9800	C	E	4800	W	5000	9.50	53.80	6.90
2019	8800	F	E	4400	W	4400	9.50	54.90	7.70
2018	8400	C	E	4200	W	4200	9.50	55.20	8.00
2017	7500	S	E	3700	W	3800	9.50	54.90	7.40
2016	7100	F	E	3500	W	3600	9.50	54.80	7.00
2015	6700	C	E	3300	W	3400	9.50	55.50	5.90
2014	6400	S					9.50	55.20	15.60
2013	6300	F		0		0	9.50	55.00	5.10
2012	6300	C	E	0	W	0	9.50	55.30	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT	DI	RECTION 1	DIE	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3400 S	E	1700	W	1700	9.50	53.80	12.50
2019	3400 F	E	1700	W	1700	9.50	54.90	12.50
2018	3200 C	E	1600	M	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

COUNTY: 12 - LEE

SITE: 4656 - BUCKINGHAM / ORANGE ROAD, NORTH OF ASTORIA AVENUE

YEAR	AADT		DIE	RECTION 1	DI	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
	*******								
2020	10200	S	N	5000	S	5200	9.50	53.80	13.90
2019	10200	F	N	5000	S	5200	9.50	54.90	13.90
2018	9800	C	N	4800	S	5000	9.50	55.20	13.90
2017	9400	T	N	4700	S	4700	9.50	54.90	11.10
2016	9000	S	N	4500	S	4500	9.50	54.80	8.30
2015	8400	F	N	4200	S	4200	9.50	55.50	8.30
2014	8000	C	N	4000	S	4000	9.50	55.20	8.30
2013	8400	S		0		0	9.50	55.00	14.20
2012	8400	F		0		0	9.50	55.30	10.80
2011	8500	C	N	0	S	0	9.50	55.20	12.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

13.00
12.70
12.30
12.20
11.20
11.50
11.80
12.20
11.50
11.70
13.30
14.80
9.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

LEE COUNTY TRAFFIC DATA

	5/25/2020	LEE CO	OUNTY Road Link V	olume	s (Cou	inty- and	State-I	Vlaintain	ed Ro	oadways	5)
		ROADWAY LINK		ROAD		ORMANCE ANDARD		9 100TH EST HOUR		RECAST TURE	
INK NO.	NAME	FROM	то	TYPE	LOS	CAPACITY	LOS	VOLUME		VOLUME	NOTES
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	С	380	С	399	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	c	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	D	506	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	553	D	581	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	553	D	626	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	В	1,107	В	1,163	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	В	1,107	В	1,468	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	В	1,107	В	1,355	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	1-75	6LD	Е	2,960	В	2,438	В	2,563	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	Е	2,960	В	1,246	В	1,393	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	С	385	E	789	4 Ln constr 2018, EEPCO Study*
	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E		В		В		EEPCO Study
01050	and the same of th	The same of the sa	LA SHART CHE COLOR			1,100		131		224	
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	С	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	С	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	С	870	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,690	c	1,750	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,703	C	1,831	
01800	BAYSHORE RD (SR 78)	SLATER RD	1-75	4LD	D	2,100	C	1,285	C	1,683	
01900	BAYSHORE RD (SR 78)	1-75	NALLE RD	2LN	D	924	C	710	C	678	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	515	С	520	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	Е	2,000	В	1,402	В	1,474	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	Е	2,000	В	1,402	В	1,505	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	В	1,127	В	1,219	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C		C		
02300								346		548	0 1 1 1 0 0 0 0
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	Е	1,900	С	581	С	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	С	1,530	C	1,608	Constrained In City Plan
2600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	С	1,167	С	1,318	Constrained, old count projection(20)
12700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	С	1,864	C	1,959	Constrained In City Plan(2010)
2800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	С	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF 1-75	BONITA GRAND DR	4LD	E	2,020	В	671	В	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	В	671	В	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	Е	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	Е	860	С	276	С	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	С	197	С	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	С	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	С	405	c	426	old count projection(2004)
					E		C		D		
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN		990	_	423	D	445	
3800	BUCKINGHAM RD		SR 80	2LN	E	990	D	538		1,207	Buckingham 345 & Portico
	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	В	942	В	990	
4000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	С	465	C	563	
4200	BUS 41 (N TAMIAMI TR, SR			6LD	D	3,171	C	1,471	C	1,673	
4300	BUS 41 (N TAMIAMI TR, SR		SR 78	6LD	D	3,171	С	1,471	C	1,673	
4400	BUS 41 (N TAMIAMI TR, SR	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
4500	BUS 41 (N TAMIAMI TR, SR	LITTLETON RD	US 41	4LD	D	2,100	С	552	C	575	
4600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,074	D	3,231	
4700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	Е	860	С	267	С	302	Constrained, old count(2010)
4800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	242	С	255	
4900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	Е	1,790	С	105	С	150	Port Authority maintained
	COCONUT RD		VIA VENETTO BLVD	2LN	E	860	С	268	С	420	Estero maintains to east
	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	matery manuallia to cust
5100	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E		D		D		
5200				_		2,980	_	2,059		2,164	
5300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
5400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,825	D	1,918	
5500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840		3,049	1	3,204	
5600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840		2,882	F	3,028	
6200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	В	2,117	C	2,225	*
6300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	С	105	
6400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	Е	860	С	217	С	245	old count projection(2010)
6500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
6600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	С	1,272	Galleria at Corkscrew
6700	CORKSCREW RD	THREE OAKS PKWY	W OF 1-75	4LD	E	1,900	191	2,129	100	2,386	Estero Crossing
6800	CORKSCREW RD	E OF 1-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C		С		эвило огозинд
							_	1,194	_	1,255	
6900	CORKSCREW RD		ALICO RD	4LD	E	1,960	С	466	C	678	EEDOO ON 1 OF THE
	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	С	466	D	793	EEPCO Study, The Place
	COUNTRY LAKES BLVD		TICE ST	2LN	E	860	С	143	С	293	old count projection(2010)
7200	CRYSTAL DR		METRO PKWY	2LN	E	860	C	496	C	521	
7300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	324	C	340	
									_		

	5/25/2020	LEE CO	OUNTY Road Link V	olume	es (Cou	nty- and	State-I	viaintain	ed Ro	padways	i)
7					PERF	ORMANCE	201	100TH	FO	RECAST	
		ROADWAY LINK		ROAD	OTDA	NDARD		EST HOUR	Fl	TURE	
LINK NO.	NAME	FROM	то	TYPE	LOS	CAPACITY	Los	VOLUME	LOS	VOLUME	NOTES
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	Е	1,940	D	1,170	D	1,230	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	Е	1,940	D		D		
	Market Control of Cont	WINKLER RD	CONTRACTOR	_	_			1,472		1,547	
07600	CYPRESS LAKE DR	A CONTRACTOR OF THE PARTY OF TH	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,198	D	2,310	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,341	D	2,461	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	Е	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	Е	3,040	F	3,094	B	3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	Е	3,040			-	3,142	Constrained
	The same and the s				_	100000000000000000000000000000000000000		3,094			Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	В	2,698	В	2,835	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	В	2,698	В	2,835	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	В	2,412	В	2,535	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	В	1,726	В	1,870	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	2LN	Е	860	С	378	С	409	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	С	15	С	29	old count projection(2010)
	ACCORDING TO THE PARTY OF THE P					100000					Control of the Contro
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	С	1,404	С	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	С	1,404	С	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,000	D	2,102	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,520	D	2,649	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	С	2,111	D	2,218	The second secon
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	С	1,613	С	1,695	
	Contract the Contract of the C		Date American	1000					C	-	6 1 1
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	С	386		892	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	С	30	С	31	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	339	Ä	356	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	С	629	D	662	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	С	629	D	662	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	Е	671	-	716	2	809	Constrained, old count(2010)
	Proposition and the Control of the C		Property in the Control of Control	-	200		2	10,00			The same of the sa
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	Е	2,000	В	790	В	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	В	876	В	921	
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	С	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	Е	860	С	346	С	379	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,258	D	1,322	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,504	D	1,581	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	С		C		Orandon for 38
10800					77.00	Alexandria de la companya del companya del companya de la companya	-	241	-	269	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	С	1,208	С	1,269	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	С	531	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	С	470	C	494	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	Е	1,840	С	1,230	С	1,365	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	Е	2,780	С	1,230	С	1,292	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C		С		
		Manager and State of the State						1,230		1,292	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	В	1,977	С	2,078	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	80	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	В	965	В	1,014	*
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	Е	1,020	С	773	С	908	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	Е	1,880	В	1,017	В	1,069	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	В		В	T	
		The same of the sa	CHARLES SECOND CONTRACTOR CONTRAC	100000				1,478		1,554	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	Е	1,880	В	1,529	В	1,607	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	В	1,529	В	1,607	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	С	357	C	375	
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	533	E	560	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	Е	890	E	533	Е	560	Constrained*
12400	HICKORY BLVD	Constitution and a second second second	ESTERO BLVD	2LN	E	890	E		E		Constrained*
-	and the second second second	Annual Control of the						533		560	Constrained*
12480	HOMESTEAD RD		MILWAUKEE BLVD	2LN	E	1,010	D	649	E	820	
	HOMESTEAD RD	NAME OF TAXABLE PARTY OF TAXABLE PARTY.	SUNRISE BLVD	2LN	E	1,010	D	649	E	682	
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	С	649	C	682	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,257	D	1,353	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	E	5,811	Е	5,967	THE RESIDENCE OF THE PARTY OF T
31900	1-75		ALICO RD	6LF	D	5,620	E	THE STATE OF THE S	E	100000000000000000000000000000000000000	
		A COMPANY OF THE PARTY OF THE P	O THE LOCAL CONTRACT OF THE PARTY OF THE PAR			0.0000000000000000000000000000000000000		5,758	_	5,981	
32000	1-75	handan da and an	DANIELS PKWY	6LF	D	6,620	D	5,730	D	6,139	
32100	1-75		COLONIAL BLVD	6LF	D	5,620	D	5,309	D	5,499	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	D	5,072	D	5,204	No. of the last of
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	С	4,940	С	4.933	
32500	1-75	SR 80	SR 78	6LF	D	6,620	В	3,804	В	3,791	A CONTRACTOR OF THE PARTY OF TH
32600	I-75	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	COUNTY LINE	6LF	С	4,670	В	3,082	В	2,726	
				_		- Control of the Cont			_		×
			RANCHETTE RD	2LN	E	860	С	201	С	212	· #:
	The second secon		GATEWAY BLVD	6LD	D	3,171	С	1,737	С	1,971	Description of the second
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	c	1,166	С	1,245	are such a section of the
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	В	1,635	В	1,747	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	В	612	В	658	
			COUNTY LINE	4LD	D	3,240	В	617	В	648	THE RESERVE AND ADDRESS OF THE PARTY OF THE
and the same	Security of the Security of August Control Security Secur	month of the control	and the second s	-		Ohedo			-	uqu	

	5/25/2020	LEE CO	OUNTY Road Link	Volume	es (Cou	inty- and	State-	Maintain	ed R	padways	5)
		ROADWAY LINK				ORMANCE.		9 100TH EST HOUR		RECAST TURE	
LINK NO.	NAME	FROM	то	ROAD	LOS	CAPACITY	LOS	VOLUME		VOLUME	NOTES
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,017	B	1,069	NOTES
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	В	1,015	В	1,067	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	С	381	С	460	
13700	ISLAND PARK RD	PARK RD	US 41	2LN	Е	860	С	79	С	251	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	В	660	В	876	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	495	D	520	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	С	62	С	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	Е	860	C	256	C	267	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	277	С	291	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	С	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	Е	860	С	324	C	340	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	В	2,202	В	2,318	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	В	2,161	В	2,340	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	В	2,131	В	2,240	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	Е	1,980	В	630	В	662	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	В	630	В	665	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	С	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	В	832	В	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	650	D	706	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	С	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	417	C	439	*
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	В	326	В	401	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	С	273	С	287	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	С	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	В	1,153	В	1,212	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	В	1,114	В	1,170	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	В	1,022	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/GI	IONA LOOP RD	4LD	D	2,100	С	1,594	C	1,731	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,594	c	1,731	
	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	С	1,832	D	2,082	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,832	D	2,082	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	792	С	861	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	1	1,187	F	1,260	Constrained
	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,123	c	1,391	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	С	1,193	C	1,441	
	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,544	C	1,764	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	С	1,615	С	1,845	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,381	C	1,945	
	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	С	180	
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	С	171	С	183	
	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	С	182	С	206	old count projection(2009)
	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	С	68	С	71	
	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	С	114	С	134	
	NEAL RD		BUCKINGHAM RD	2LN	E	860	C	120	С	126	
	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	156	В	275	
	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	156	В	301	
	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	108	A	141	
	OLGA RD*	Control of the State of the Sta	SR 80 E	2LN	E	860	С	82	С	95	old count projection
	ORANGE GROVE BLVD ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	С	393	С	488	old count(2009)
	ORANGE RIVER BLVD	HANCOCK B. PKWY SR 80	PONDELLA RD	4LN	E	1,790	С	590	С	620	
	ORANGE RIVER BLVD		STALEY RD	2LN	E	1,000	C	427	С	449	
	ORIOLE RD		BUCKINGHAM RD	2LN	E	1,000	C	427	C	461	
	ORTIZ AVE		ALICO RD	2LN	E	860	С	130	C	136	
	ORTIZ AVE		SR 82 LUCKETT RD	2LN 2LN	E	900	В	764	C	803	A to death a property
	ORTIZ AVE		SR 80		E	900	B B	749	C	788	4 Ln design & ROW
	PALM BEACH BLVD (SR 80)		ORTIZAVE	2LN 4LD	D	900	С	382	В	402	4 Ln design & ROW
	PALM BEACH BLVD (SR 80)	and the second second		6LD	D	2,100	c	1,175	C	1,310	
	PALM BEACH BLVD (SR 80)		I-75 SR 31	6LD	D	3,171	C	1,199	C	1,310	
	PALM BEACH BLVD (SR 80)		BUCKINGHAM RD	4LD	D	3,171	c	1,701	c	2,056	
	PALM BEACH BLVD (SR 80)		WERNER DR		D	2,100	$\overline{}$	1,774	_	1,824	
_			JOEL BLVD	4LD	C	3,280	B C	1,361	В	1,421	
			HENDRY CO. LINE	4LD 4LD	c	1,607	В	1,180	В	1,254	
-	PALOMINO LN	Contract Con	PENZANCE BLVD	2LN	E	2,210 860	С	954	С	1,006	
		Contract Con	US 41	2LN 2LN	E	860	C	395	C	418	
	PENZANCE BLVD	20.000	SIX MILE PKWY	2LN 2LN	E	860	C	197	C	186	
	PINE ISLAND RD		BURNT STORE RD	2LN 2LN	E		E	173	E	185	Constrained
20900	THE BUILTE KD	OTALITOT ELLOW RD	DOMESTO TO THE REAL PROPERTY OF THE PERTY OF	ZLIV	E.	950	E	607	E	657	Constrained

	5/25/2020					ormance	-	) 100TH	FO	RECAST	
		ROADWAY LINK		ROAD		NDARD	HIGHI	EST HOUR	FU	TURE	
LINK NO.		FROM CITY LIMITS E.OF	то	TYPE	LOS	CAPACITY		VOLUME		The second	NOTES
21400	PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	D	2,100	С	1,696	С	1,843	
21500	PINE ISLAND RD (SR 78) PINE RIDGE RD	US 41 SAN CARLOS BLVD	BUS 41 SUMMERLIN RD	4LD 2LN	D E	2,100 860	C	1,690 499	C	1,750	
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	286	C	545 545	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	С	286	С	301	3.00
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	С	288	С	417	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	672	D	706	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	С	841	C	884	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	В	736	В	774	
22200	PONDELLA RD PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,164	В	1,239	
22300	PRITCHETT PKWY	US 41 SR 78	BUS 41 RICH RD	4LD 2LN	E	1,890 860	С	953 73	B C	1,002 541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	С	93	С	98	ole count, blondy blook floring 2009)
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	С	55	С	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	Е	860	С	79	С	91	*
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	Е	860	C	79	С	83	***
23000	SAN CARLOS BLVD (SR 865)	The second secon	MAIN ST	2LD	D	970	1.1	1,055	r	1,176	Constrained
23100	SAN CARLOS BLVD (SR 865)		SUMMERLIN RD	4LD	D	2,100	C	1,055	C	1,176	PD&E Study
23180	SAN CARLOS BLVD (SR 865) SAN CARLOS BLVD (SR 865)		KELLY RD GLADIOLUS DR	2LD 4LD	D D	2,100	e	744	C	847	
23230	SAN CARLOS BLVD (SK 805)	US 41	THREE OAKS PKWY	2LN	E	860	C	427	C	449	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	С	484	C	508	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	Е	1,140	E	944	E	992	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	Е	860	С	290	C	304	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,778	С	1,950	
23600	SEX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	В	1,398	В	1,469	
23700	SIX MILE CYPRESS SIX MILE CYPRESS	DANIELS PKWY WINKLER EXT.	WINKLER EXT. CHALLENGER BLVD	4LD	E	1,900	B	1,149	B	1,352	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,050	A	1,104	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	Е	1,010	С	402	С	423	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	Е	910	D	644	D	677	7.8
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	643	С	610	PD&E/SEIR Study
				-		970		76		1000000	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	С	820	C	564	С	460	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	C E	820 860	C C	564 189	С	460 215	*
24400 24500	STALEY RD STRINGFELLOW RD	TICE 1ST AVE	ORANGE RIVER BLVD BERKSHIRE RD	2LN 2LN	C E E	820 860 1,060	C C B	564 189 315	C D	460 215 672	Constrained
24400 24500 24600	STALEY RD STRINGFELLOW RD STRINGFELLOW RD	TICE IST AVE BERKSHIRE RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD	2LN 2LN 2LN	C E E	820 860 1,060 1,060	C C B	564 189 315 315	C D C	460 215 672 448	Constrained Constrained
24400 24500	STALEY RD STRINGFELLOW RD	TICE 1ST AVE	ORANGE RIVER BLVD BERKSHIRE RD	2LN 2LN	C E E	820 860 1,060	C C B	564 189 315 315 551	C D	460 215 672	Constrained
24400 24500 24600 24700 24800	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD	TICE IST AVE BERKSHIRE RD PINE ISLAND RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD	2LN 2LN 2LN 2LN	E E E E	820 860 1,060 1,060	C C B B	564 189 315 315	C D C D	460 215 672 448 652	Constrained Constrained
24400 24500 24600 24700 24800 24900	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST	2LN 2LN 2LN 2LN 2LN	E E E E	820 860 1,060 1,060 1,060 1,060	C C B C C C	564 189 315 315 551 551	C D C D	460 215 672 448 652 648	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	TICE  1ST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD	2LN 2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD	E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000	C B B C C C A A	564 189 315 315 551 551 1,243 1,243 1,919	C D C D A A A	460 215 672 448 652 648 1,306 1,306 2,149	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD SUMMERLIN RD	TICE  1ST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD	E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000	C B B C C C A A A	564 189 315 315 551 551 1,243 1,919 1,919	C D C D A A A A	460 215 672 448 652 648 1,306 1,306 2,149 2,016	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  FINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000	C C B B C C C A A A A	564 189 315 315 551 551 1,243 1,919 1,919	C D C D A A A A A	460 215 672 448 652 648 1,306 1,306 2,149 2,016	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 4LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 1,900	C C B B C C C A A A A C C	564 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,454	C D C D A A A A C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  FINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000	C C B B C C C A A A A	564 189 315 315 551 551 1,243 1,919 1,919 1,919	C D C D A A A A A	460 215 672 448 652 648 1,306 1,306 2,149 2,016	Constrained Constrained
24400 24500 24600 24700 24800 25000 25000 25100 25200 25300 25400 25500 25600	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 4LD 6LD	E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 1,900 2,880	C C B B C C C A A A A B	564 189 315 315 551 551 1,243 1,919 1,919 1,919 1,454 1,783	C D C D D A A A A C B	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874	Constrained Constrained
24400 24500 24600 24700 24800 25000 25100 25200 25300 25400 25500 25600 25700	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  FINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD	E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880	C C B B C C C A A A A A B B B	564 189 315 315 551 551 1,243 1,919 1,919 1,919 1,454 1,783 1,916	C D C D A A A A B B B	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874 2,014	Constrained Constrained
24400 24500 24600 24700 24800 25000 25000 25100 25200 25300 25500 25600 25700 25800 25900	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  FINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880 1,820	C C B B C C C A A A A A A C C B B B B D D	564 189 315 315 551 551 1,243 1,243 1,919 1,919 1,454 1,783 1,916 1,916 1,260 1,260	C D C D D A A A A B B B D D	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874 2,014	Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLUMBUS BLVD	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6LD 6	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 860	C C B B C C C A A A A A A A B B B B C C C C	564 189 315 315 551 551 1,243 1,243 1,919 1,919 1,919 1,454 1,783 1,916 1,960 1,260 42	C D C D D A A A A B B B D D C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 2,016 2,014 1,552 1,874 2,014 1,324 1,324 53	Constrained Constrained Constrained
24400 24500 24600 24700 24800 25000 25100 25200 25300 25400 25500 25600 25700 25900 26000 26100	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD  SUNRISE BLVD  SUNSHINE BLVD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  SR 82	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLUMBUS BLVD 23RD ST SW	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD 4LD 6LD 6LD 4LD 6LD 6LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 1,820 1,820 860	C C B B C C C A A A A A A C C B B B B C C C C	564 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,454 1,783 1,916 1,916 1,260 1,260 42 369	C D D A A A A A B B B D C C C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874 2,014 1,324 1,324 1,324 53 388	Constrained Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25500 25500 25600 25900 26000 26100 26150	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD  SUME	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  COVPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  SR 82  23RD ST SW	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD 4LD 6LD 4LD 6LD 4LD 6LD 4LD 4LD 4LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 860 1,010	C C B B C C C A A A A A A C C B B B B C C C C	564 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,454 1,783 1,916 1,916 1,260 1,260 42 369 369	C D D D A A A A A A A B B B B D D C C C C C C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874 2,014 1,324 1,324 53 388 388	Constrained Constrained Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25500 25500 25600 25700 26800 26100 26150 26200	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD  SUNRISE BLVD  SUNSHINE BLVD	TICE  IST AVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  SR 82	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLUMBUS BLVD 23RD ST SW	2LN 2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 6LD 4LD 6LD 6LD 4LD 6LD 6LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 1,820 1,820 860	C C B B C C C A A A A A A C C B B B B C C C C	564 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,454 1,783 1,916 1,916 1,260 1,260 42 369	C D D A A A A A B B B D C C C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 1,552 1,874 2,014 1,324 1,324 53 388 388 626	Constrained Constrained Constrained
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24400 24500 24500 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 26100 26150 26200 26300 26400 26500 26600 26700 26800 27000 27030 27070 29800 29900	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD  SUMSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  THREE OAKS PKWY  THREE OAKS PKWY  THEE OAKS PKWY  THEE TICE ST  TREELINE AVE  TREEL	TICE  ISTAVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  SR 82  23RD ST SW  LEE BLVD  W 12TH ST  GUNNERY RD  COCONUT RD  ESTERO PKWY  SAN CARLOS BLVD  SR 80  OR TIZ AVE  TERMIMAL ACCESS RD  DANIELS PKWY  AMBERWOOD RD  OLD 41  CORKSCREW RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ANIELS PKWY AMBERWOOD RD COLONIAL BLVD CORKSCREW RD SANIBEL BLVD	2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 4LD 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN 4LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,980 1,980 1,980 3,000 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 860 1,010 1,010 1,010 1,010 860 860 1,940 1,940 1,940 860 860 1,980 1,980 1,980 1,980	C C C B B B C C C A A A A A C C C C C C	564 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,919 1,454 1,783 1,916 1,260 42 369 369 596 623 650 1,230 623 633 163 203 1,272 880 880	C C C C C C C C C C C C C C C C C C C	460 215 672 448 652 648 1,306 1,306 2,149 2,016 2,016 2,014 1,552 1,874 2,014 1,324 1,324 53 388 388 626 655 683 1,413 724 976 171 716 1,510 924 924	Constrained Constrained Constrained  Constrained
24400 24500 24500 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 26100 26150 26200 26400 26500 26600 26700 26800 27000 27030 27070 29800 29900 30000	STALEY RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  STRINGFELLOW RD  SUMMERLIN RD  SUNSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  SUNSHINE BLVD  THREE OAKS PKWY  THREE OAKS PKWY  TICE ST  TICE ST  TICE ST  TREELINE AVE  TREELINE AVE  TREELINE AVE  US 41 (S TAMIAMI TR)  US 41 (S TAMIAMI TR)	TICE  ISTAVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  W 12TH ST  GUNNERY RD  COCONUT RD  ESTERO PKWY  SAN CARLOS BLVD  SR 80  ORTIZ AVE  TERMIMAL ACCESS RD  DANIELS PKWY  AMBERWOOD RD  COKSCREW RD  SANIBEL BLVD  CORKSCREW RD  SANIBEL BLVD  SANIBEL BLVD  SANIBEL BLVD  CORKSCREW RD  SANIBEL BLVD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST W 75TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ALICO RD ORTIZ AVE STALEY RD DANIELS PKWY AMBERWOOD RD CORKSCREW RD SANIBEL BLVD CORKSCREW RD SANIBEL BLVD SANIBEL BLVD CORKSCREW RD SANIBEL BLVD ALICO RD	2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4LD 4	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 1,900 2,880 2,880 2,880 1,820 1,820 1,010 1,010 1,010 1,010 860 860 1,940 1,940 1,940 860 860 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,940 1,940 1,940 1,940 1,940 1,940 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980	C C C B B B C C C C C D D D B A A A C C C C C C C C C C C C C C C C	564 189 189 315 315 551 1,243 1,243 1,919 1,919 1,919 1,454 1,783 1,916 1,260 1,260 42 369 369 596 623 650 1,230 623 633 163 203 1,272 880 880 2,662 2,422 2,623	C C C C C D D D B B B C C D D C C C C C	460 215 672 448 652 648 1,306 1,306 2,016 2,016 1,552 1,874 2,014 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 1,324 2,016 171 716 1,510 924 924 2,712 2,485 2,686	Constrained Constrained Constrained  Constrained
24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 26100 26100 26100 26100 26500 26600 26600 26600 27000 27000 27000 29800 29900 30000 30100	STALEY RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD STRINGFELLOW RD SUMMERLIN RD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD SUNSHINE BLVD THREE OAKS PKWY THREE OAKS PKWY THREE OAKS PKWY TICE ST TICE ST TREELINE AVE TREELINE AVE TREELINE AVE US 41 (S TAMIAMI TR) US 41 (S TAMIAMI TR)	TICE  ISTAVE  BERKSHIRE RD  PINE ISLAND RD  PINELAND RD  McGREGOR BLVD  KELLY COVE RD  SAN CARLOS BLVD  PINE RIDGE RD  BASS RD  GLADIOLUS DR  CYPRESS LAKE DR  COLLEGE PKWY  PARK MEADOW DR  BOY SCOUT  MATHEWS DR  BELL BLVD  SR 82  23RD ST SW  LEE BLVD  W 12TH ST  GUNNERY RD  COCONUT RD  ESTERO PKWY  SAN CARLOS BLVD  SR 80  OR TIZ AVE  TERMIMAL ACCESS RD  DANIELS PKWY  AMBERWOOD RD  OLD 41  CORKSCREW RD	ORANGE RIVER BLVD BERKSHIRE RD PINE ISLAND RD PINELAND RD MAIN ST KELLY COVE RD SAN CARLOS BLVD PINE RIDGE RD BASS RD GLADIOLUS DR CYPRESS LAKE DR COLLEGE PKWY PARK MEADOW DR BOY SCOUT MATHEWS DR COLONIAL BLVD COLUMBUS BLVD 23RD ST SW LEE BLVD W 12TH ST SUNSHINE BLVD ESTERO PKWY SAN CARLOS BLVD ANIELS PKWY AMBERWOOD RD COLONIAL BLVD CORKSCREW RD SANIBEL BLVD	2LN 2LN 2LN 2LN 4LD 4LD 6LD 6LD 6LD 6LD 6LD 4LD 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN 2LN 4LD	E E E E E E E E E E E E E E E E E E E	820 860 1,060 1,060 1,060 1,060 1,060 1,980 1,980 3,000 3,000 3,000 2,880 2,880 2,880 2,880 1,820 860 1,010 1,010 1,010 860 860 1,940 1,940 1,940 1,940 860 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,980 1,940 1,940 1,940 1,940 1,940 1,940 1,940 1,980 1,980 1,980 1,980 1,980 1,980 1,980 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		ROADWAY LINK		ROAD		ORMANCE NDARD		100TH EST HOUR		RECAST TURE	
LINK NO.	NAME	FROM	TO	TYPE	LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	NOTES
30300	US 41 (S TAMLAMI TR)	BRIARCLIFFRD	SEX MILE PKWY	6LD	D	3,171	C	2,905	D	3,092	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	С	2,518	e	2,752	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	3,171	C	2,615	e	2,924	SR 739 6 laning Design & ROW
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH RD	6LD	D	3,171	С	2,615	Ď	3,100	SR 739 6 laning Design & ROW programmed
30700	US 41 (CLEVELAND AVE)	SOUTH RD	BOY SCOUT RD	6LD	D	3,171	С	2,734	D	3,100	SR 739 6 laning Design & ROW programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	3,171	C	2,395	C	2,744	SR 739 6 laning Design & ROW programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	3,171	C	2,395	C	2,744	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	2,100	D	2,068	F	2,347	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	2,100	D	2,068		2,347	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	2,100	D	2,068	18	2,347	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	2,100	C	1,439	С	1,556	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	2,100	C	1,439	С	1,556	
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	2,100	C	1,157	C	1,374	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	2,100	C	1,157	С	1,374	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,100	C	1,847	C	2,001	
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	818	Α	860	
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	F	2,159	H	2,269	old count projection(2010)
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,179	В	2,290	
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	В	2,764	В	2,905	
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	В	2,830	В	2,975	
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	3,149	D	3,310	
29000	W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	Е	860	С	196	C	206	
29100	W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	234	С	246	
29200	W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	С	76	C	168	old count projection(2010)
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	С	92	С	104	old count projection(2010)
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	Е	860	С	48	С	54	old count projection(2010)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	Е	860	D	724	D	780	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	Е	910	С	326	С	342	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	Е	910	С	326	С	342	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	589	D	627	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	Е	860	С	461	С	537	old count(2010)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	С	316	С	332	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	Е	880	В	593	В	625	Year 2010 data
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	Е	880	В	592	В	622	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	Е	1,780	D	778	D	817	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	Е	800	В	350	В	395	old count projection(Year 2010)
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	Е	860	С	266	С	300	old count projection(2010)

\* Previous Year Data

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial/Collector Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

**Urbanized Areas** 

January 2020

	STATE SIG	NALL	ZED ART	ERIALS	
	Class I (40 mp	h or hig	her posted	speed limit	)
Lanes	Median	В	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
2	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**
	Class II (35 mp	h or slo	wer posted	speed limit	:)
Lanes	Median	В	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

# Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%

# Median & Turn Lane Adjustments

		Exclusive	Exclusive	Adjustment
Lanes	Median	Left Lanes	Right Lanes	Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+ 5%

### One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

# BICYCLE MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved				
Shoulder/Bicycle				
Lane Coverage	В	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

# PEDESTRIAN MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

В	C	D	E
*	*	140	480
*	80	440	800
200	540	880	>1,000
	*	* * * 80	* * 140 * 80 440

# BUS MODE (Scheduled Fixed Route)3

(Buses in peak hour in peak direction)

Sidewalk Coverage	В	C	D	E
0-84%	> 5	$\geq 4$	$\geq 3$	$\geq 2$
85-100%	>4	≥ 3	$\geq 2$	≥1

# UNINTERRUPTED FLOW FACILITIES

		FREEWAY	/S	
	(	Core Urbaniz	zed	
Lanes	В	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
4 5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760
		Urbanized		
Lanes	В	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570
	Fre	eway Adjusti	ments	
	Auxiliary		Ramp	
	Lane		Meterin	g
	+1,000		+ 5%	

# UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	В	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

#### Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

## Source:

Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/

<sup>&</sup>lt;sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

<sup>&</sup>lt;sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

<sup>\*</sup> Cannot be achieved using table input value defaults.

<sup>\*\*</sup> 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.

# Generalized Peak Hour Directional Volumes for Florida's

**Urbanized Areas** 

January 2020

Uninterrupted Flow Facilities				lities	Interrupted Flow Facilities					
INPUT VALUE ASSUMPTIONS	Cin	- Interrupted	Tion raci	neres		State Arterials			Class I	
ASSUMPTIONS	Freeways	Core Freeways	High	ways	Cla	ass I	C	lass II	Bicycle	Pedestria
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban	urban								1
Number of through lanes (both dir.)	4-10	4-12	2	4-6	2	4-8	2	4-8	4	4
Posted speed (mph)	70	65	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	70	55	55	50	55	35	35	50	50
Auxiliary Lanes (n,y)	n	n								
Median (d, twlt, n, nr, r)				d	n	r	n	r	r	r
Terrain (l,r)	1	1	1	1		1	1	1	1	1
% no passing zone			80							
Exclusive left turn lane impact (n, y)			[n]	у	у	у	у	у	у	у
Exclusive right turn lanes (n, y)				- 1	n	n	n	n	n	n
Facility length (mi)	3	3	5	5	2	2	1.9	1.8	2	2
TRAFFIC CHARACTERISTICS									-	
Planning analysis hour factor (K)	0.090	0.085	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.090	0.083	0.090	0.090	0.550	0.560	0.090	0.090	0.090	0.090
Peak hour factor (PHF)	0.95	0.95	0.95	0.95	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	4.0	4.0	2.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0
Speed Adjustment Factor (SAF)	0.975	0.975	2.0	0.975	1.0	1.0	1.0	1.0	2.3	2.0
Capacity Adjustment Factor (CAF)	0.968	0.968		0.968						
% left turns	0.908	0.706		0.700	12	12	12	12	12	12
% right turns					12	12	12	12	12	12
CONTROL CHARACTERISTICS		,L	1		12	12	12	12	12	1.4
Number of signals	1	T	1	-	4	4	10	10	4	6
Arrival type (1-6)		-			3	3	4	4	4	4
Signal type (a, c, p)					_		_	-	_	-
Cycle length (C)					120	c 150	120	120	120	120
Effective green ratio (g/C)		-			0.44	0.45	0.44	0.44	0.44	0.44
MULTIMODAL CHARACTERIST	100				0.44	0.43	0.44	0.44	0.44	0.44
	ICS							1	500/	T
Paved shoulder/bicycle lane (n, y)									n, 50%, y	
Outside lane width (n, t, w)									t	t
Pavement condition (d, t, u)							1		t	
On-street parking (n, y)								-		2004
Sidewalk (n, y)										n, 50%,
Sidewalk/roadway separation(a, t, w)										t
Sidewalk protective barrier (n, y)			OF SERVI	OF MILE	DOM OF D					n
		T	OF SERVI	CE THR	1, 24,0 5,0 5,0 50 1-5			T		_
Level of	Freeways		ways		Arte			Bicycle	Ped	Bus
Service	Density		Multilane	Cla		Clas		Score	Score	Buses/h
4.74	S. C.C.	%ffs	Density	at		at		1		100.00
В	≤ 17	> 83.3	≤ 17	> 31	mph	> 22	mph	≤ 2.75	≤2.75	≤6
Č	≤ 24	> 75.0	≤24	> 23	mph	> 17	mph	≤ 3.50	≤ 3.50	≤ 4
D	≤31	> 66.7	≤31	> 18	mph	> 13	mph	≤ 4.25	≤4.25	< 3
Е	≤39	> 58.3	≤ 35	> 15	mph	> 10	mph	≤ 5.00	≤ 5.00	< 2

% ffs = Percent free flow speed ats = Average travel speed

# Generalized Peak Hour Directional Volumes for Florida's

# Transitioning Areas and

Areas Over 5,000 Not In Urbanized Areas<sup>1</sup>

January 2020

	INTERRU	JPTED F	LOW FAC	CILITIES	
	STATE SIG	GNALI	ZED AR	TERIALS	S
	Class I (40 n	nph or his	gher posted	speed limit)	
Lanes	Median	В	C	D	E
1	Undivided	*	710	800	**
2	Divided	*	1,740	1,820	**
3	Divided	*	2,670	2,740	**
	Class II (35 i	nph or slo	ower posted	speed limit)	
Lanes	Median	В	C	D	E
1	Undivided	*	330	680	720
2	Divided	*	500	1,460	1,600
3	Divided	*	810	2,280	2,420

# Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

		Exclusive	Exclusive	Adjustment
Lanes	Median	Left Lanes	Right Lanes	Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+5%

## **One-Way Facility Adjustment**

Multiply the corresponding directional volumes in this table by 1.2

# BICYCLE MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Shoulder/Bicycle				
Lane Coverage	В	C	D	E
0-49%	*	140	320	1,000
50-84%	100	280	940	>1,000
85-100%	380	1,000	>1,000	**

# PEDESTRIAN MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	В	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	В	C	D	E
0-84%	> 5	$\geq 4$	$\geq 3$	$\geq 2$
85-100%	> 4	$\geq 3$	$\geq 2$	$\geq 1$

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A-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		100.0	100000	LECTION STATE	1.00

	FREEWAY	'S		
В	C	D	E	
2,430	3,180	3,790	3,910	
3,520	4,670	5,610	5,870	
4,630	6,170	7,440	7,830	
5,480	7,310	8,730	9,800	
	B 2,430 3,520 4,630	B C 2,430 3,180 3,520 4,670 4,630 6,170	2,430 3,180 3,790 3,520 4,670 5,610 4,630 6,170 7,440	B C D E 2,430 3,180 3,790 3,910 3,520 4,670 5,610 5,870 4,630 6,170 7,440 7,830

# Freeway Adjustments

Auxiliary	Ramp
Lane	Metering
+ 1,000	+ 5%

# UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	В	C	D	E
1	Undivided	560	860	1,160	1,560
2	Divided	1,710	2,470	3,120	3,550
3	Divided	2,560	3,700	4,680	5,320

# Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* 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.

#### Source

Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/

#### Generalized Peak Hour Directional Volumes for Florida's

### Transitioning Areas and

Areas Over 5,000 Not In Urbanized Areas

January 2020

INDUCTOR AND A TOP	Uninterr	Uninterrupted Flow Facilities			Interrupted Flow Facilities					
INPUT VALUE ASSUMPTIONS	- Innavir	T T			State Arterials				Class I	
ASSEMI TONG	Freeways	Freeways Highways		Cla	ass I	C	lass II	Bicycle	Pedestria	
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban			4						
Number of through lanes (both dir.)	4-10	2	4-6	2	4-6	2	4-6	4	4	
Posted speed (mph)	70	50	50	45	50	30	30	45	45	
Free flow speed (mph)	75	55	55	50	55	35	35	50	50	
Auxiliary lanes (n,y)	n									
Median (d, n, nr, r)			d	n	У	n	у	r	r	
Terrain (l,r)	1	1	1	1	1	1	1	1	1	
% no passing zone		60								
Exclusive left turn lane impact (n, y)		[n]	у	у	У	у	у	у	у	
Exclusive right turn lanes (n, y)				n	n	n	n	n	n	
Facility length (mi)	6	5	5	1.8	2	2	2	2	2	
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.098	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090	
Directional distribution factor (D)	0.55	0.55	0.55	0.550	0.570		0.565	0.570	0.570	
Peak hour factor (PHF)	0.92	0.92	0.92	1.000	1.000		1.000	1.000	1.000	
Base saturation flow rate (pcphpl)	2,400	1,700	2,200	1,950	1,950	A CONTRACTOR OF THE PARTY OF TH	1,950	1,950	1,950	
Heavy vehicle percent	9.0	4.0	4.0	2.0	3.0	2.0	3.0	3.0	3.0	
Speed Adjustment Factor (SAF)	0.975	22.2	0.975					1000		
Capacity Adjustment Factor (CAF)	0.968		0.968						1	
% left turns			813.80	12	12	12	12	12	12	
% right turns				12	12	12	12	12	12	
CONTROL CHARACTERISTICS									1	
Number of signals	4	ī		5	4	10	10	4	6	
Arrival type (1-6)				4	3	4	4	4	4	
Signal type (a, c, p)				c	c	c	c	c	c	
Cycle length (C)				120	150	120	150	120	120	
Effective green ratio (g/C)				0.44	0.45	0.44	0.45	0.44	0.44	
MULTIMODAL CHARACTERISTIC	c			0.44	0.43	0.44	0.43	0.44	0.44	
ALC: IT SANGE MAY TO DO SOLITIONS OF THE MOTHER STATES	3	-					1	T =00/	T = 007	
Paved shoulder/bicycle lane (n, y)								n, 50%, y	n	
Outside lane width (n, t, w)								t	t	
Pavement condition (d, t, u)								t		
On-street parking (n, y)								n	n	
Sidewalk (n, y)									n, 50%,	
Sidewalk/roadway separation (a, t, w)									t	
Sidewalk protective barrier (n, y)									n	
	LEV	EL OF SE	ERVICE TH	IRESHOL	DS					
	Freeways	High	nways		Arteria	ils	Bicycle	Ped	Bus	
Level of Service	Density	Two-Lane		Class I		Class II	Score	Score	Buses/h	
~	1 1 1 2 3 2 1	%ffs	Density	1 1 1 1	ats ats			27.20		
В	≤17	> 83.3	≤17	> 31 mp		> 22 mph	≤ 2.75	≤ 2.75	≤6	
C	≤24	> 75.0	≤24	> 23 mp	oh	> 17 mph	≤ 3.50	≤3.50	≤4	
D	≤31	> 66.7	≤31	> 18 mp	oh	> 13 mph	≤ 4.25	≤4.25	< 3	
E	≤39	> 58.3	≤35	> 15 mg	oh	> 10 mph	≤ 5.00	≤ 5.00	< 2	

#### Generalized Peak Hour Directional Volumes for Florida's

#### Rural Undeveloped Areas and

Developed Areas Less Than 5,000 Population<sup>1</sup>

January 2020

	STATE SIG	NALE	ZED ART	TERIALS	
Lanes	Median	В	C	D	E
1	Undivided	*	670	740	**
2	Divided	*	1,530	1,580	**
3	Divided	*	2,360	2,400	**

#### Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%

#### Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
Lanes			-	
1	Divided	Yes	No	+5%
. 1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
=	=	-	Yes	+ 5%

#### **One-Way Facility Adjustment**

Multiply the corresponding directional volumes in this table by 1.2

#### BICYCLE MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

#### Rural Undeveloped

Shoulder/Bicycle				
Lane Coverage	В	C	D	E
0-49%	*	70	110	170
50-84%	60	120	180	580
85-100%	140	210	1,000	>1,000
	Develop	ed Areas		
Paved	C C 7			
Shoulder/Bicycle				
Lane Coverage	В	C	D	E
0-49%	*	120	260	840
50-84%	100	240	720	1,000
85-100%	320	1,000	>1,000	**

#### PEDESTRIAN MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes)

	rorun	103.)		
Sidewalk Coverage	В	C	D	E
0-49%	*	*	120	460
50-84%	*	80	430	770
85-100%	180	520	860	>1,000

		FREEWAY	S	
Lanes	В	C	D	E
2	2,010	2,770	3,270	3,650
3	2,820	3,990	4,770	5,470
4	3 630	5.220	6.260	7 300

UNINTERRUPTED FLOW FACILITIES

#### Freeway Adjustments

Auxiliary Lane + 1,000

#### UNINTERRUPTED FLOW HIGHWAYS

		Rural Un	developed		
Lanes	Median	В	C	D	E
1	Undivided	240	450	730	1,490
2	Divided	1,630	2,350	2,910	3,280
3	Divided	2,450	3,530	4,360	4,920
		Develop	ed Areas		
Lanes	Median	В	C	D	E
1	Undivided	540	820	1,110	1,490
2	Divided	1,530	2,210	2,820	3,220
3	Divided	2,300	3,320	4,240	4,830

#### **Passing Lane Adjustments**

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

#### Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

- <sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.
- \* Cannot be achieved using table input value defaults.
- \*\* 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.

#### Source:

Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/

Paved

## TABLE 9 (continued)

#### Generalized Peak Hour Directional Volumes for Florida's

## Rural Undeveloped Areas **and**Developed Areas Less Than 5,000 Population

INPUT VALUE	Uninterrupted Flow Facilities					Interrupted Flow Facilities				
ASSUMPTIONS	Freeways Highway				Art		terials Bio		cycle	Pedestria
ROADWAY CHARACTERISTICS	Undeveloped Developed						T1 201	- 050		
			1			1	1		1	
Area type (urban, rural)	rural									
Number of through lanes (both dir.)	4-8	2	4-6	2	4-6	2	4-6	4	4	2
Posted speed (mph)	70	55	55	50	50	45	45	55	45	45
Free flow speed (mph)	75	60	60	55	55	50	50	60	50	50
Auxiliary lanes (n,y)	n									
Median (d, n, nr, r)			d	1 == -(	d	n	r	T	r	n
Terrain (l,r)	1	1	1	1	1	1	1	1	1	1
% no passing zone		20	1	60						
Exclusive left turn lanes (n, y)		[n]	у	[n]	у	у	у	У	у	у
Exclusive right turn lanes (n, y)			,			n	n	n	n	n
Facility length (mi)	18	10	10	5	5	1.9	2.2	4	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.105	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.55	0.550	0.550	0.570	0.570	0.550
Peak hour factor (PHF)	0.88	0.88	0.88	0.88	0.88	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	1,700	2,200	1,700	2,200	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	12.0	5.0	12.0	5.0	8.0	3.0	3.0	6.0	3.5	3.0
Speed Adjustment Factor (SAF)	0.975	3.0	0.975	5.0	0.975	5.0	3.0	0.0	3.3	3.0
Capacity Adjustment Factor (CAF)	0.968		0.968		0.968					
% left turns	0,700		0.700		0.200	12	12		12	12
% right turns					-	12	12		12	12
CONTROL CHARACTERISTICS	-					12	12	L	12	12
	1									
Number of signals						- 5	6	2	4	4
Arrival type (1-6)						3	3	3	3	3
Signal type (a, c, p)						c	c	a	a	a
Cycle length (C)						90	90	60	90	90
Effective green ratio (g/C)			4			0.44	0.44	0.37	0.44	0.44
MULTIMODAL CHARACTERIST	FICS									
Paved shoulder/bicycle lane (n, y)						1		n,50%,y	n,50%,y	n
Outside lane width (n, t, w)								t	t	t
Pavement condition (d, t, u)								t	t	
Sidewalk (n, y)								-	1	n,50%,
Sidewalk/roadway separation(a, t,w)										t
Sidewalk protective barrier (n, y)										n
ender the protective during (a, y)		LEVEL	OF SER	VICE THE	FSHOLI	ne				- 11
1		LEVE	OF SER	TCE III	LESHOLI		THE STATE OF THE S			
Level of	Freev	vays	Two-L		Torre		ways	lane ru	N. 14.	tank ad
Service	Done		%tsf			Lane rd			17772	lane rd
В	Dens ≤1	-	%tsi ≤50	ats < 55		3.3	≤	nsity		nsity 14
C	≤ 1 ≤ 2		≤ 50 ≤ 65	< 50			<u> </u>			22
D	≤2 ≤2			≤ 30 ≤ 45	> 7					
			≤80		> 6		≤:			29
Е	≤3	U	> 80	<u>≤</u> 40	> 5	8.3	≤.	34		34
Level of		Arteria	le		Ric	ycle		p,	destrian	
Service	Ma	or City/C				ore		- 1	Score	
B	Ivia	> 31 mp				2.75			≤ 2.75	
C		> 23 mp		1		3.50	_			
D		> 18 mp							≤3.50 ≤4.25	
E		> 18 mp				5.00		≤ 4.25 ≤ 5.00		

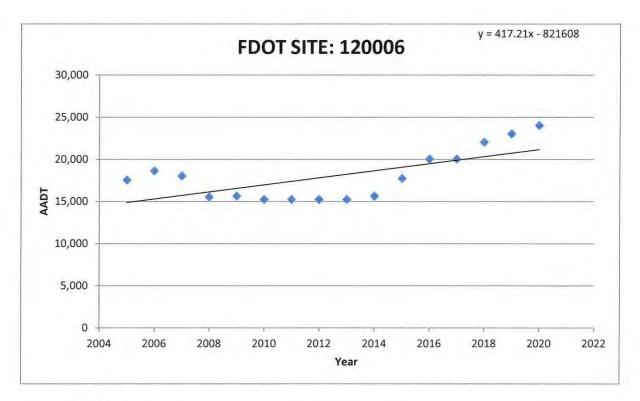
## Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

			upted Flow Level of Se			
Lane	Divided	Α	В	С	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
lass I (4	0 mph or high		Arterials speed limit) Level of Se	rvice		
Lane	Divided	Α	В	С	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
3	Divided			1,150	2,450	2,000
4	Divided	*	•	1,580	3,310	
		Controll	ed Access	1,580 Facilities		
		Controll		1,580 Facilities		
Lane	Divided	Controll	ed Access Level of Se	1,580 Facilities	3,310	3,340
Lane 1 2	Divided  Divided  Undivided  Divided	Controll A *	ed Access Level of Sel B	1,580 Facilities	3,310 D	3,340 E 940
Lane	Divided Divided Undivided	Controll	ed Access Level of Sel B 160	1,580 Facilities rvice C 880	3,310 D 940	3,340 E 940 2,100
Lane 1 2	Divided  Divided  Undivided  Divided  Divided	Controll  A  *  *  *	ed Access Level of Sel B 160 270	1,580  Facilities rvice  C 880 1,970 3,050	3,310 D 940 2,100	3,340 E 940 2,100 3,180
Lane 1 2	Divided  Divided  Undivided  Divided  Divided  Divided	Controll A * * * A	ed Access Level of Ser B 160 270 430  Collectors Level of Ser B	1,580  Facilities rvice	3,310 D 940 2,100 3,180	3,340 E 940 2,100 3,180
Lane 1 2 3	Divided  Divided  Undivided  Divided  Divided  Divided  Undivided  Undivided	Controll  A  *  *  A  A  *	ed Access Level of Set B 160 270 430  Collectors Level of Set B *	1,580  Facilities rvice	D 940 2,100 3,180 D 660	3,340 E 940 2,100 3,180
4 Lane 1 2 3	Divided Undivided Divided Divided Divided Undivided Divided Undivided Divided	Controll  A  *  *  A  A  *  *	ed Access Level of Sei B 160 270 430  Collectors Level of Sei B *	1,580  Facilities rvice	D 940 2,100 3,180 D 660 700	E 940 2,100 3,180 E 740 780
Lane 1 2 3	Divided  Divided  Undivided  Divided  Divided  Divided  Undivided  Undivided	Controll  A  *  *  A  A  *	ed Access Level of Set B 160 270 430  Collectors Level of Set B *	1,580  Facilities rvice	D 940 2,100 3,180 D 660	940 2,100 3,180 E 740

**GROWTH TREND ANALYSIS** 

#### FDOT SITE: 120006 SR 80 W OF HERZOG ROAD

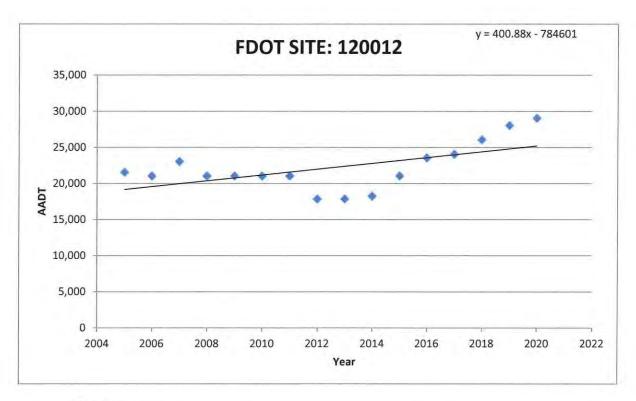
Year	AADT (1)	Equa	tion		Growth
2020	24,000	y <sub>1</sub>	$\mathbf{x}_1$		2.0% per year
2019	23,000		,148	2020	
2018	22,000				
2017	20,000	$y_2$	$\mathbf{x}_2$		
2016	20,000		,651	2026	
2015	17,700				
2014	15,600				
2013	15,200				
2012	15,200				
2011	15,200				
2010	15,200				
2009	15,600				
2008	15,500				
2007	18,000				
2006	18,600				
2005	17,500				



#### Footnotes:

FDOT SITE: 120012 SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

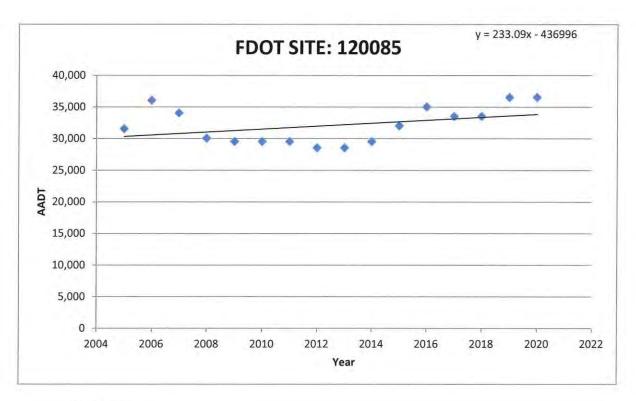
Year	AADT (1)	Equa	tion		Growth
2020	29,000	У1	$\mathbf{x}_1$		1.6% per year
2019	28,000		,182	2020	
2018	26,000				
2017	24,000	$y_2$	$x_2$		
2016	23,500	27	,587	2026	
2015	21,000				
2014	18,200				
2013	17,800				
2012	17,800				
2011	21,000				
2010	21,000				
2009	21,000				
2008	21,000				
2007	23,000				
2006	21,000				
2005	21,500				



#### Footnotes:

#### FDOT SITE: 120085 SR 80/PALM BEACH BLVD, EAST OF SR 31

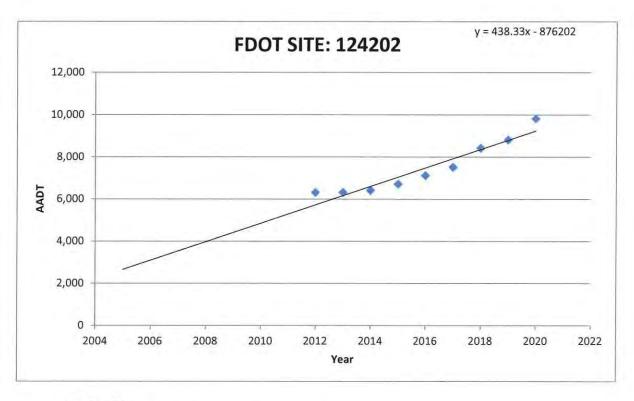
Year	AADT (1)	Equa	tion		Growth
2020	36,500	У1	$\mathbf{x}_1$		0.7% per year
2019	36,500	33	,842	2020	
2018	33,500				
2017	33,500	$y_2$	$x_2$		
2016	35,000		,240	2026	
2015	32,000				
2014	29,500				
2013	28,500				
2012	28,500				
2011	29,500				
2010	29,500				
2009	29,500				
2008	30,000				
2007	34,000				
2006	36,000				
2005	31,500				



#### Footnotes

#### FDOT SITE: 124202 ORANGE RIVER BLVD, W OF BUCKINGHAM RD

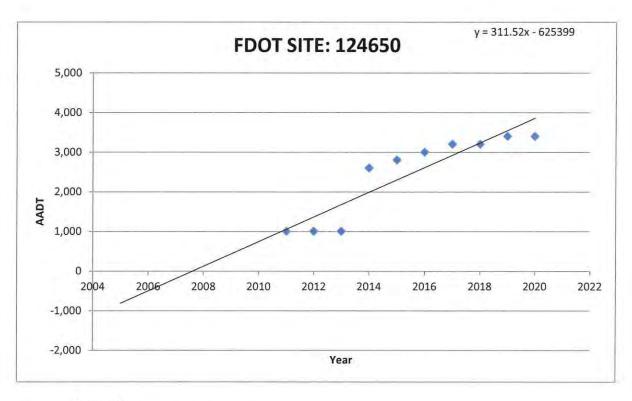
Year		Equa	tion		Growth
2020	9,800	$y_1$	$\mathbf{x}_1$		5.0% per year
2019	8,800		,793	2019	
2018	8,400				
2017	7,500	У2	$x_2$		
2016	7,100		,861	2026	
2015	6,700				
2014	6,400				
2013	6,300				
2012	6,300				
2011					
2010					
2009					
2008					
2007					
2006					
2005					



#### Footnotes:

#### FDOT SITE: 124650 NORTH RIVER ROAD, EAST OF S.R. 31

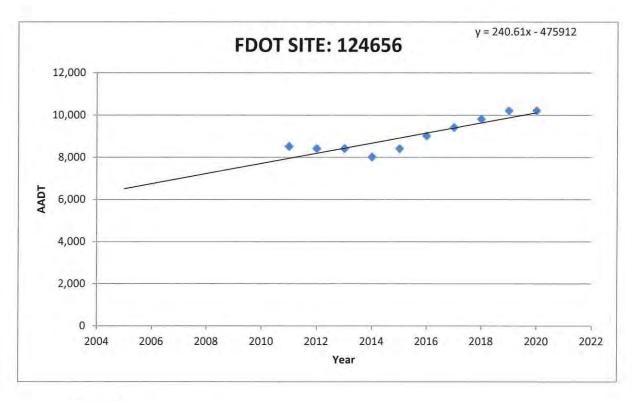
Year		Eq	uation		Growth
2020	3,400	$y_1$	$\mathbf{x}_1$		8.8% per year
2019	3,400		3,550	2019	
2018	3,200				
2017	3,200	<b>y</b> <sub>2</sub>	$x_2$		
2016	3,000		5,731	2026	
2015	2,800				
2014	2,600				
2013	1,000				
2012	1,000				
2011	1,000				
2010					
2009					
2008					
2007					
2006					
2005					



#### Footnotes:

FDOT SITE: 124656 BUCKINGHAM/ORANGE RIVER ROAD, NORTH OF ASTORIA AVENUE

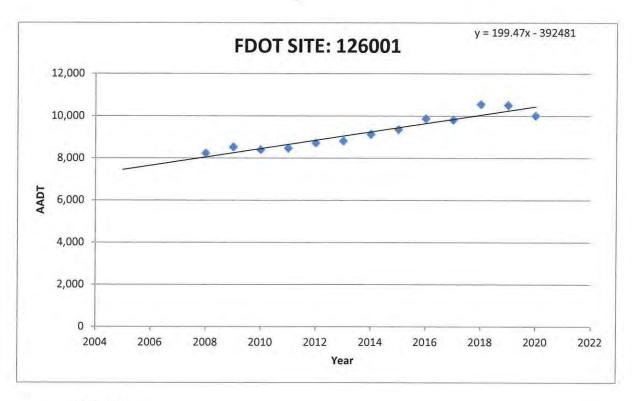
Year		Equa	tion		Growth
2020	10,200	$y_1$	$x_1$		2.4% per year
2019	10,200		,872	2019	
2018	9,800				
2017	9,400	$y_2$	$x_2$		
2016	9,000		,556	2026	
2015	8,400				
2014	8,000				
2013	8,400				
2012	8,400				
2011	8,500				
2010					
2009					
2008					
2007					
2006					
2005					



Footnotes:

FDOT SITE: 126001 BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

Year		Equa	tion		Growth
2020	10,000	y <sub>1</sub>	$\mathbf{x}_1$		1.9% per year
2019	10,500		,243	2019	
2018	10,538				
2017	9,800	$y_2$	$\mathbf{x}_2$		
2016	9,856		,639	2026	
2015	9,348				
2014	9,120				
2013	8,793				
2012	8,700				
2011	8,444				
2010	8,378				
2009	8,500				
2008	8,212				
2007					
2006					
2005					



#### Footnotes:

# APPENDIX E ITE TRIP GENERATION DATA

### RIVER HALL COMPREHENSIVE PLAN AMENDMENT

#### TRIP GENERATION WITHOUT CPA - APPROVED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESDIENTIAL D.U.) $^{\rm (l)}$

LANDS (ICC	7.77			Land of the		AM PE	AK HOUE	3		1		PM PE	AK HOUR			I -		1	DAILY		
LAND USE Single-Family Detached Housing (General Urban/Suburban) General Office Bulding (General Urban/Suburban) Shopping Center (General Urban/Suburban)	210 710 820	1.745 15.000 30.000	DWITS Dwelling Units 1000 Sq. Ft. GFA 1000 Sq. Ft. GLA	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	25% 86% 62%	311 35 104	75% 14% 38%	933 6 63	Total 1,244 41 167	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	63% 16% 48%	996 3 107	37% 84% 52%	585 16 116	Total 1,581 19 223	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	50% 50% 50%	7,217 84 1,326	50% 50% 50%	7,217 84 1,325	Total 14,434 168 2,651
TOTAL						<u>In</u> 450		Out 1.002	Total 1,452	1		<u>In</u> 1,106		<u>Out</u> 717	Total 1,823			<u>In</u> 8,627		Out 8,626	Total 17,253

Footnote:
(1) Trip generation estimate based on TE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per TE guidelines.

## RIVER HALL COMPREHENSIVE PLAN AMENDMENT

#### TRIP GENERATION WITH CPA - PROPOSED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESDIENTIAL D.U.) $^{(i)}$

LAND USE	11.0	Section 1		1		AM PE	AKHOU	R		1		PM PE	K HOUR			1		1	DAILY		
Single-Pamily Detached Housing (General Urban/Suburban) General Office Bulding (General Urban/Suburban) Shopping Center (General Urban/Suburban)	210 710 820	2,234 15,000 30,000	DNITS Dwelling Units 1000 Sq. Ft. GFA 1000 Sq. Ft. GLA	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	25% 86% 62%	398 35 104	75% 14% 38%	1,193 6 63	Total 1,591 41 167	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	63% 16% 48%	In 1,263 3 107	37% 84% 52%	741 16 116	Total 2,004 19 223	Rate/Equation Fitted Curve Fitted Curve Fitted Curve	50% 50% 50%	9,059 84 1,326	50% 50% 50%	9,058 84 1,325	Total 18,117 168 2,651
TOTAL				J		<u>In</u> 537		Out 1,262	Total 1,799			1,373		Out 873	Total 2,246			<u>In</u> 10,469		Out 10,467	<u>Total</u> 20,936

Footnote:
(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

## Land Use: 210 Single-Family Detached Housing

#### Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

#### **Additional Data**

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

#### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936



## Single-Family Detached Housing

(210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159 Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate

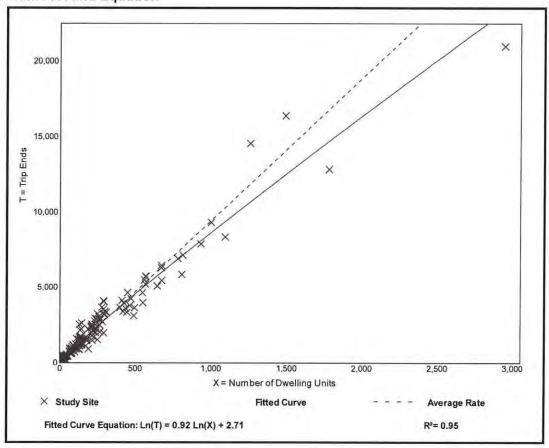
Range of Rates

Standard Deviation

9.44

4.81 - 19.39

2.10





## Single-Family Detached Housing

(210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

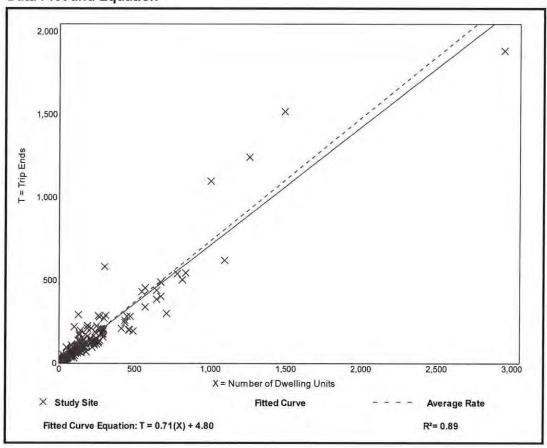
#### Vehicle Trip Generation per Dwelling Unit

Average Rate 0.74 Range of Rates

Standard Deviation

0.33 - 2.27

0.27





## Single-Family Detached Housing

(210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate

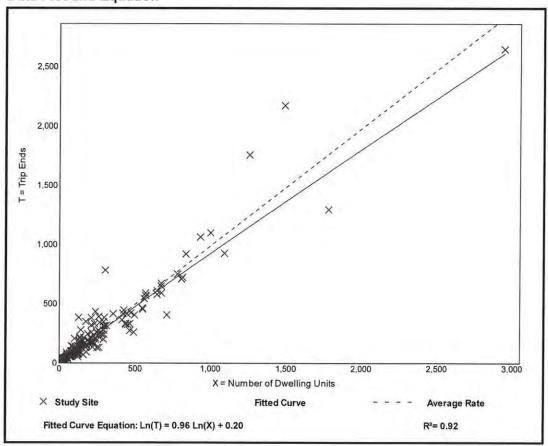
Range of Rates

Standard Deviation

0.99

0.44 - 2.98

0.31





### Land Use: 710 General Office Building

#### Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

#### **Additional Data**

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.



The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- · 2.90 during Weekday, AM Peak Hour of Generator
- · 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- · 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- · 1.47 during Weekday, AM Peak Hour of Generator
- · 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- · 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- · 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- · 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

#### Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972



## **General Office Building**

(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 66 1000 Sq. Ft. GFA: 171

Directional Distribution: 50% entering, 50% exiting

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

Average Rate

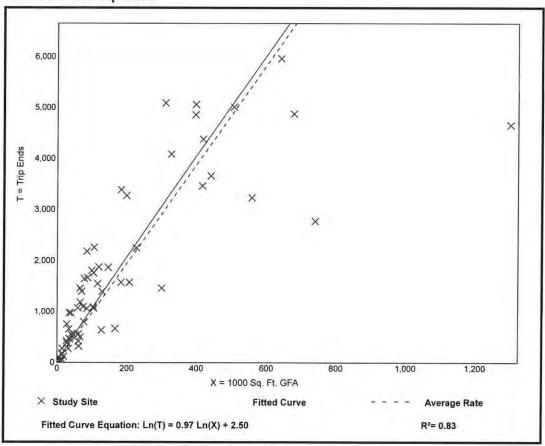
Range of Rates

Standard Deviation

9.74

2.71 - 27.56

5.15





### **General Office Building**

(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

1000 Sq. Ft. GFA: 117

Directional Distribution: 86% entering, 14% exiting

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

Average Rate

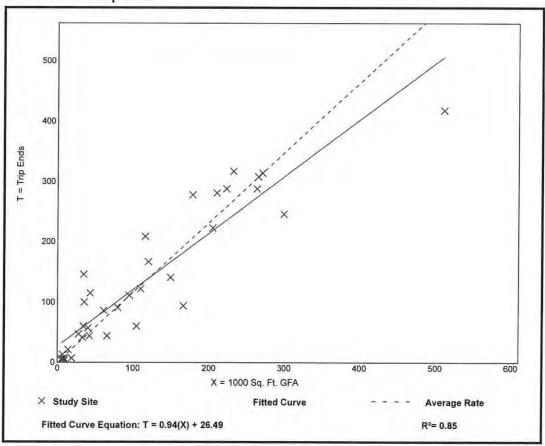
Range of Rates

Standard Deviation

1.16

0.37 - 4.23

0.47





### **General Office Building**

(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32 1000 Sq. Ft. GFA: 114

Directional Distribution: 16% entering, 84% exiting

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

Average Rate

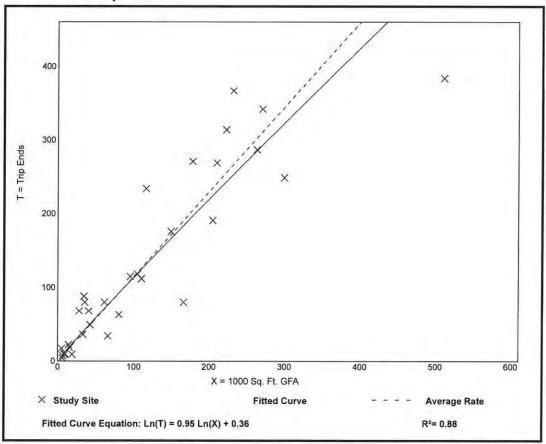
Range of Rates

Standard Deviation

1.15

0.47 - 3.23

0.42





### Land Use: 820 Shopping Center

#### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

#### **Additional Data**

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- · 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- · 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

#### Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978



## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1000 Sq. Ft. GLA:

453

Directional Distribution: 50% entering, 50% exiting

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

Average Rate

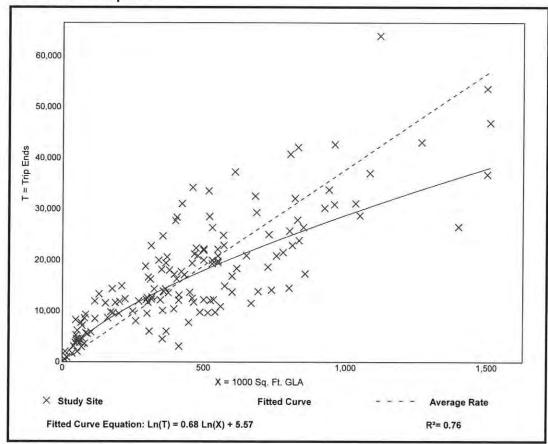
Range of Rates

Standard Deviation

37.75

7.42 - 207.98

16.41





## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1000 Sq. Ft. GLA:

351

Directional Distribution:

62% entering, 38% exiting

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

Average Rate

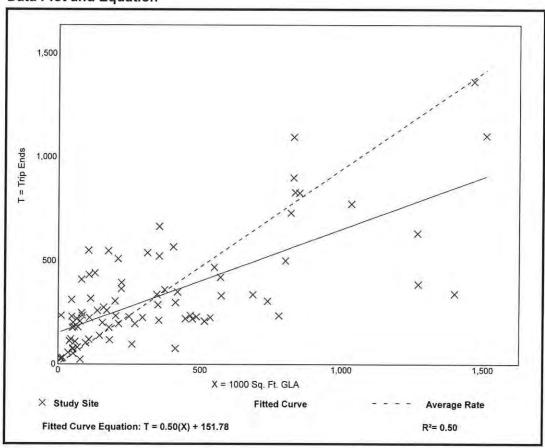
Range of Rates

Standard Deviation

0.94

0.18 - 23.74

0.87





## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

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

Average Rate

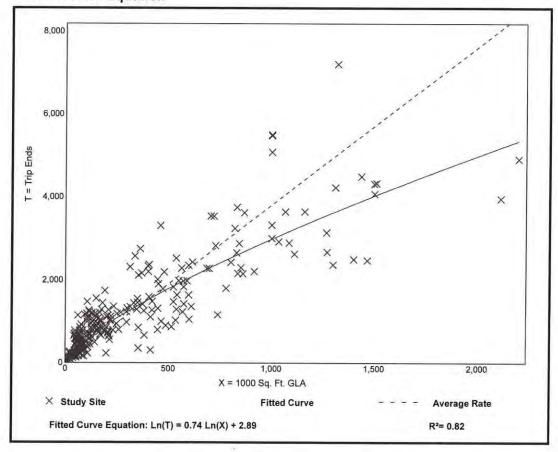
Range of Rates

Standard Deviation

3.81

0.74 - 18.69

2.04





### YEAR 2020 LEE COUNTY LEVEL OF SERVICE SPREADSHEET -PEAK HOUR PEAK DIRECTION

																									V		
	1	State	Local		-		1				1	-	105	151	FDOT	County	City		-			Year 2020	)	-	-	-	200
The same			Road	From	Tana da	4.	1000	Section	FIHS	SIS	Providence 1	Posted	1	Table 1	LOS	100	1.00	Amborial	Divided/	1000		Right Turn	ans.	Post H	our Peak Di	incontinue.	Deficiency
Section	11	Koad		FAGIII	From	10	To		19110	316	Functional	200	Area	Facility	1.05	LOS	LOS	Ameriai		One/Two	Left Turn		i imra		Our reak Di		
No.		No.	Name		M.P.		M.P.	Length			Classification	Speed	Type	Type	Std.	Std.	Std.	Class	UnDivided	Way	Bays	Bays	Lanes	Capacity	Volume	LOS	Determination
120170	00 5	SR 739	EVANS AVE	Hanson St	1.060	SR 82 (MLK Jr Blvd)	2,330	1.270	N		Minor Arterial	40	UA	A	D	D	E	1	U	1W	WL	WR	3	3,805	881	С	
120200	000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82/Monroe St	0.168	0.168	N		Principal Arterial-other	30	UA	A	D	D	Е	2	Ü	2W	WL	WR	3	1,207	423	С	
120200	00 SR	80 WB	1ST ST	SR 739/US 41 Bus (Fowler St)	0.658	SR 80/Seaboard St	1.666	1.008	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	WR	2	2,054	737	С	
120200	100	SR 80	PALM BEACH BLVD	SR 80/Seaboard St	1.666	Veronica Shoemaker Blvd	2.506	0.840	N		Principal Arterial-other	45	UA	A	D	D	Е	1	D	2W	WL	OR	4	2,000	855	С	
120200	00 5	SR 80	PALM BEACH BLVD	Veronica Shoemaker Blvd	2.506	CR 80B (Ortiz Ave)	4.364	1.858	N		Principal Arterial-other	45	UA	A	D	D	Е	1	D	2W	WL	WR	4	2,100	1,069	С	
120200		SR 80	PALM BEACH BLVD	CR 80B (Ortiz Ave)	4.364		5.546	1.182	N		Principal Arterial-other	45	UA	A	D	D	1	1	D	2W	WL	WR	6	3,171	1,069	C	
120200		SR 80	PALM BEACH BLVD	1-75		SR 31 (Arcadia Rd)	8.249	2.703	Y	SIS		55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,619	C	
120200		SR 80	PALM BEACH BLVD	SR 31 (Arcadia Rd)		CR 80A/Buckingham Rd/Old Olga Rd		2.492	Y	SIS		45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,764	C	
		SR 80			100		F 75 5 7 1	100000000000000000000000000000000000000	Y	SIS		55	UA	Н	D	D		1	D		WL	WR	1	1 1 1 1 1 1 1		D.	
120200			PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Olga Rd		W. of Werner Drive	12.808	2.067			Principal Arterial-other				C					2W		1 - 0 -	4	3,280	1,402	В	
120200	A 15	SR 80	PALM BEACH BLVD	W. of Werner Drive	10.00	Hickey Creek Rd	13.308	0.500	Y	SIS	Principal Arterial-other	55	RDA	Н	-	С			D	2W	WL	0R	4	2,210	1,402	В	
120200		SR 80	PALM BEACH BLVD	Hickey Creek Rd		Broadway St/CR 78	17.654	4.346	Y	SIS	Principal Arterial-other	.55	RDA	Н	С	С			D	2W	WL	0R	4	2,210	1,224	В	
120200		SR 80	PALM BEACH BLVD	Broadway St/CR 78	100000	CR 884 (Joel Blvd)	18.227	0.573	Y	SIS	Principal Arterial-other	45	RDA	A	С	С		1	D	2W	WL	WR	4	1,607	1,224	С	
120200	00 9	SR 80	PALM BEACH BLVD	CR 884 (Joel Blvd)	18.227	Hendry County Line	20,358	2,131	Y	SIS	Principal Arterial-other	60	RDA	Н	С	С			D	2W	WL	WR	4	2,210	1,020	В	
120201	02 SR	80 EB	SR 80/2ND ST	SR 739 (Fowler St)	0.397	SR 739 (Park Ave)	0.634	0.237	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	OR	3	3,024	818	C	
120201	02 SR	80 EB	SR 80/2ND ST/SEABOARD ST	SR 739 (Park Ave)	0.634	SR 80 (Palm Beach Blvd)	1.560	0.926	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	OR	2	1,956	1,033	D	
120400	00 5	R 867	MCGREGOR BLVD	Old McGregor Blvd	0.000	A & W Bulb Rd	1.993	1.993	N		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,451	С	
120400	00 S	R 867	MCGREGOR BLVD	A & W Bulb Rd	1.993	College Pkwy	3.465	1.472	N		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,599	С	
120400	00 S	R 867	MCGREGOR BLVD	College Pkwy	3.465	Winkler Rd	4.896	1.431	N		Minor Arterial	40	UA	A	D	D		ĩ	U	2W	WL	WR	2	924	727	С	
120400	00 S	R 867	MCGREGOR BLVD	Winkler Rd	4.896	CR 884/Colonial Blvd	6.485	1.589	N		Minor Arterial	40	UA	A	D	D	Е	1	D	2W	WL	WR	2	970	1,057	F	Over Capacity
120600	00 9	SR 78	PINE ISLAND RD	CR 765/CR 884/Burnt Store Rd	5.467	Chiquita Blvd	7.514	2.047	Y		Principal Arterial-other	50	UA	A	D	D	c	1	D	2W	WL	WR	4	2,100	870	С	
120600	00 5	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243	Y		Principal Arterial-other	50	UA	Á	D	D	С	1	D	2W	WL	WR	4	2,100	1,701	С	
120600	00 5	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304	N		Principal Arterial-other	55	UA	A	D	D	С	1	D	2W	WL	WR	4	2,100	2,236	F	Over Capacity
120600	00 5	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	W of CR 78A/Pondella Rd	12.284	0.223	N		Principal Arterial-other	55	UA	A	D	D	D	1	D	2W	WL	WR	4	2,100	1,385	С	
120600	12	SR 78	PINE ISLAND RD	W of CR 78A/Pondella Rd	273	SR 45/US 41 (Cleveland Ave)	14.741	2.457	N		Principal Arterial-other	55	UA	Α	D	D		1	D	2W	WL	WR	4	2,100	1,621	C	
** 120600		SR 78	PINE ISLAND RD	SR 45/US 41 (Cleveland Ave)		SR 739/US 41 Bus	15.858	1.117	N		Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	4	2.100	1.580	C	
120600		SR 78	BAYSHORE RD	SR 739/US 41 Bus	4.00	New Post Rd/Hart Rd	17.015	1.157	N	7-11	Principal Arterial-other	50	UA	Δ	D	D		1	D	2W	WL	WR	4	2,100	1,750	C	
120600		SR 78	BAYSHORE RD	Color Color Color Color		The second second second	18.235	1.220	N		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	10000		C	
				New Post Rd/Hart Rd		Coon Rd/Slater Rd			-							7.75		1				7/3		2,100	1,774		4
120600		SR 78	BAYSHORE RD	Coon Rd/Slater Rd	13.78	W of Pritchett Pkwy	21.179	2,944	N		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,191	С	
120600		SR 78	BAYSHORE RD	W of Pritchett Pkwy	21,179	Pritchett Pkwy	21,400	0.221	N		Minor Arterial	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	691	С	
120600	7	SR 78	BAYSHORE RD	Pritchett Pkwy	21,400	Old Bayshore Rd	23.758	2,358	N		Minor Arterial	50	UA	Н	D	D			U	2W	WL	WR	2	1,200	691	С	
120600		SR 78	BAYSHORE RD	Old Bayshore Rd	-	SR 31	24.404	0.646	N		Minor Arterial	50	UA	A	D	D		1	U	2W	WL	WR	2	924	532	С	
1207000			DR.M.L.KING JR.BLVD	US 41/SR 45		SR 82 (Monroe St)	0.200	0.200	N		Minor Arterial	30	UA	A	D	D	Е	2	D	2W	WL	OR	2	788	385	С	
1207000	00 5	R 82	DR.M.L.KING JR.BLVD	SR 82 (Monroe St)	0.200	Jackson St	0.371	0.171	N		Minor Arterial	30	UA	Α	D	D	E	2	D	2W	WL	0R	2	788	760	D	Near Capacity
1207000	00 5	R 82	DR.M.L.KING JR.BLVD	Jackson St	0.371	SR 739 (Fowler St)	0.645	0.274	N	( )	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	827	760	D	Near Capacity
1207000	00 5	R 82	DR.M.L.KING JR.BLVD	SR 739 (Fowler Ave)	0.645	Michigan Link Ave	2.966	2,321	N		Principal Arterial-other	30	UA	A	D	D	Е	2	D	2W	WL	WR	4	1,712	1,805	F	Over Capacity
1207000	00 S	R 82	DR.M.L.KING JR.BLVD	Michigan Link Ave	2.966	CR 865/Ortiz Ave	3.826	0.860	N		Principal Arterial-other	50	UA	A.	D	D	Е	1	D	2W	WL	WR	5	2,636	2,233	С	
1207000	00 5	R 82	DR.M.L.KING JR.BLVD	CR 865/Ortiz Ave	3.826	W of Teter Rd/I-75 NB On Ramp	4.507	0.681	N		Principal Arterial-other	50	UA	A	D	D	Е	_1	D	2W	WL	WR	6	3,171	1,972	С	
1207000	00 5	R 82	IMMOKALEE ROAD	W of Teter Rd/I-75 NB On Ramp	4.507	Buckingham Rd	6.154	1.647	N	SIS	Principal Arterial-other	50	UA	A	D	D	D	1	D	2W	WL	WR	6	3,171	1,871	С	
1207000	00 S	R 82	IMMOKALEE ROAD	Buckingham Rd	6.154	CR 884/Colonial Blvd/Lee Blvd	6.874	0.720	N	SIS	Principal Arterial-other	50	UA	Α	D	D	D	1	D	2W	WL	WR	6	3,171	1,677	C	
1207000	00 S	R 82	IMMOKALEE ROAD	CR 884/Colonial Blvd/Lee Blvd	6.874	Gateway Blvd	7.906	1.032	N	SIS	Principal Arterial-other	55	UA	А	D	D	С	1	D	2W	WL	WR	6	3,171	1,701	C	
1207000	00 5	R 82	IMMOKALEE ROAD	Gateway Blvd		Griffin Dr/Ray Ave S	9.314	1.408	N	SIS	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,191	С	
1207000		R 82	IMMOKALEE ROAD	Griffin Dr/Ray Ave S	Table 1	Daniels Pkwy/Gunnery Rd S	11.123	1.809	N		Principal Arterial-other	60	UA	Α	D	D		1	D	2W	WL	WR	6	3,171	1,021	С	
1207000	20 H Yang	R 82	IMMOKALEE ROAD	Daniels Pkwy/Gunnery Rd S		Alabama Rd	14.709	3.586	N		Principal Arterial-other	60	UA	н	D	D			D	2W	WL	WR	6	4,920	1,385	В	
1207000		R 82	IMMOKALEE ROAD	Alabama Rd	1 11 12 10	Bell Blvd S	18.929	4.220	N		Principal Arterial-other	60	UA	Н	D	D			D	2W	WL	WR	4	3,280	564	p	
1207000		R 82	IMMOKALEE ROAD	Bell Blvd S	70.00	1.7 S.7 Z.7 S.7 S.7	21.551	2.622	N		Principal Arterial-other	60	UA	Н	D	D			D	2W	WL	OR	4	3,280	569	В	
1207000		R 82	MONROE ST	MLK Jr Blvd		Hendry County Line SR 80 (Main St)	0.148	0.148	N	515	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	OR OR	2	788	413	D	
	1 -						120.5				- Anna Anna Anna Anna Anna Anna Anna Ann		7.00						- 2							70-	

#### EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

						Sta	nte/							Existing				Future 2026 Background	20	045	% Project	Future 2026 Total		Dire	ctional Ser	rice Volume	(III)			Direct	tional Ser	rvice Volume	es <sup>(11)</sup>		Additional
ROADWAY	FROM	TO	À.	D1RPM Node Numbers	B. Lan	of Coun	E+C L	OS Facility Type		FDOT Station (3)	20	20 TKF	actor 1	Direction D Factor Peak Hr.	141	nnual rowth % (5)	Growth Factor (6)	Directional Peak Hr. Vol. (7)	Proj	Jees	Project Directional	Directional Peak Hr. Vol. [10]	105 A	TOED	TOSE	Losn	1000	LOS	VIC TOS	Lans	2.	3 Lanas	4 Lamas	Lanes Needed	Lanes Needed
31010010101		2.0			Lan	- House	-		Date	Junion	1 11 34	10.11	acas,	Didentifund	VOI, C.	ionai a	4 HELD)	1 CHR 141, TOJ.	223	276	actounted Leak III. 40	106	Los	LOG D	LOSC	LUJI	LOSIS	27141	TIC DOS	Carro	Lancs	Lames	Lanes	1966060	recucu
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2641	2 26417		10	LC-ClassIArte	erial 2L	100	126011		3		-	423	1.9%	1.13	479	23	204	9.9%	109 588		140	800	860	860	860	0.68 C	860	1,960	2,940	3,940	2	Add OL
	Orange River Blvd.	SR 80	3656	7 26607	1	LC	LC ClassIArte	erial 21.	E	124656			-	-	538	2.4%	1.17	628	48	892	22.0%	243 871		140	800	860	860	860	1.01 F	860	1.960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2641	7 26703		10	LC Collector	2EU	E	124656		4	-		242	2.49	1.17	283		612	2.7%	30 313		0	310	660	740	740	0.42 D	740	1,520	2,280	3,040	2	Add 0 L
Cemetery Rd. North River Rd.	SR 31	Franklin Lock Rd.	2579	6 26100		LC	EC ClassIArie	rial 2L	E	124650		2	-		156	8.8%	1.62	252		13	0.1%	1 253	1	140	800	860	860	860	0.29 C	860	1.960	2.940	3,940	2	Add O.L.
	Franklin Lock Rd.	Broadway Rd.	2730	0 27426		11.	LC ClassIArie		E	124750		4	- 14	- 4	156	8.89	1.62	252		7	0.0%	0 252		140	800	860	860	860	0.29 C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	2660	7 26626		Lt'	LC Collector	2[1]	E.	126011		-	4		82	1.90	1.13	93		560	2.5%	28 121		0	310	660	740	740	0.16 C	740	1,520	2,280	3,040		Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2626	3 26413		1.C	LC Collector	2011	E	124202				-	437	5.04	1.35	576	- 4	453	2.0%	22 598		0	310	660	740	740	0.81 D	740	1,520	2,280	3,040	2	Add OL
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olg	2639	3 26607	1.2	FDO	T UA S2WACT	2W 4L D WL WR	D	1200N5	36.5	X)	0.09	0.537	1,764	1.09	T.06	1,870	110	669	52.4%	579 2,449		0	2,006	2,100	2,100	2,100	1.17 F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olg	River Hall Pkwy.	2078	3 89956	- 3	EDO	T UA UHI 2W	4L D WL WR	D	120012	29,0	X)	0.09	0.537	1,402	1.0%	T.D	1,537	176	670	79.3%	877 2,414	10000	1,800	2,600	3,280	3,730	3,280	0.74 C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	8995	6 36949	11/1	FDO	T UA UEH 2W	JL D WL WR	D	120013	29,0	00	0.09	0.537	1,402	1.5%	>510	1,537	32	276	14.7%	163 1,700	1	1,800	2,600	3,280	3,730	3,280	0.52 B	1,260	3,280	4,920	7,380	4	Add 01
	W. of Werner Drive	Hickey Creek Rd.	2717		1	FDO	T RDA 1/FH 2V	V 4L D WL 0R	C	120012	29(0)	00	0.09	0.537	1,402	1.6%	1.10	1,537	25	549	11.4%	127 1,664		1,530	2.210	2,820	3,220	2.210	0.75 C	861	2,210	3,320	4,980	4	Add OL
	Hickey Creek Rd.	Broadway St./CR 78	2729	0 27356		FDO	T RDA UEH 29	V 4L D WL 0R	C	120006	24.0	x0 0	.095	0.537	1,224	2.0%	112	1,371	24	498	11.2%	124 1,495	1 10	1,530	2,210	2,820	3,220	2.210	0.68 B	861	2.210	3,320	4,980	4	Add OL

#### FOOTNOTES:

H

(1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(2) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(3) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(4) For Lee County Noads (1) County Station from PDOT Traffic Online.
(5) FOT County Station from PDOT Traffic Online.
(6) For Lee County Roads (frectional peak bour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak bour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
(5) Linear growth rate. Growth rate developed from PDOT Traffic Online (2020 data).
(6) Linear growth rate insuligibled by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads...
(7) Year 2026 directional volume equals existing directional volume multiplied by by growth factor.
(8) Distribution based on 2045 model run select zone assignment (TAZs 44501, 44502, and 44503).
(9) Project directional peak hour volume equals by royet factors.
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

#### EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

							itate/							Exist	ing			Future 2026 Backgrou	nd	2045	% Project	Future 2026 Total		Dire	ctional Serv	ice Volur	mes <sup>(tt)</sup>			Direc	tional Serv	rice Volume	ès(15)		Additional
ROADWAY	FROM	то	A <sub>i</sub>	RPM Node Number B <sub>1</sub> A <sub>2</sub>	B <sub>2</sub> Lat	of Con es <sup>(1)</sup> Roat		E+C LOS Facility Type	LOS Std. <sup>(2)</sup>	FDOT Station (3)	2020 AAD	O L KF	actor	Director Peak	740	Annual Growth	Growth % (5) Factor (1)		100	Project ADT <sup>®</sup> I	Project Directional Distribution Peak Hr. Vo	Directional Peak Hr. Vol. (10)	LOS A	LOS B	LOSC	LOS D	LOSE	LOS E Std.	V/C LOS	Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Lanes Needed
																				26274		37,3													
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26413	26417	-	2 0	1.00	'lasslArterial 21.	13	126011		-		4	43	3 1	9%	1.13	479	2448	9.3%	128 607		0 140	800	86	0 8	60 860	0.71 C	860	1.960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607		2 1	C LC C	lassIArterial 2L	E	124656		÷	-	+2	53	8 3	24%	1.17	628	5441	20.7%	284 912	100	0 140	800	86	0 8	60 860	1.06 F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703		2 1	LC C	Collector 2LU	E	124656		-		- 4	24	2	54%	1.17	283	590	2.2%	31 314		0 0	310	666	0 7	40 740	0.42 D	740	1,520	2,280	3,040	2	Add OL
Cemetery Rd. North River Rd.	SR 31	Franklin Lock Rd.	25796	26)00		3 1	E ICC	TassIArterial_2L	E	124650		2	-	-	15	6 8	089	1.62	252	13	0.0%	1 253		0 140	800	86	0 8	60 86	0.29 C	860	1.960	2 940	3 940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426	- 1	s   D		Hass[Arterial 2]	- 12	124650			-	-	15	6 8	083	1.62	252	7	0.0%	0 252	10	0 140	800	864	0 8	60 866	0.29 C	860	1.960	2,940	3.940		Add 0 L
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#### FOOTNOTES:

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- (1) Lee County MPO 2015 Long Range Transportation Plan E+C number of lanes.
  (2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
  (3) FDOT count station from FDOT Traffic Online.
  (4) FOT Lee County Roads: directional peak hour volumes sourced from 200 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
  (5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).
  (6) Unear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
  (7) Year 2026 directional volume equals esting directional volume multiplied by prowth factor.
  (8) Distribution based on 2045 model run select zone assignment (TAZs 44501, 44502, and 44503).
  (9) Project directional peak hour volume quals infure background traffic plus Project traffic.
  (10) Finure 2026 peak hour directional volume equals infure background traffic plus Project traffic.
  (11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

# **Community Meeting**

Civil Engineers, Land Surveyors and Planners

#### MEMORANDUM

TO:	FROM:	
Lee County Staff	Dawn Russell	
COMPANY:	DATE:	
Lee County Community Development	February 11, 2022	
COPY TO:	PROJECT NUMBER:	
	23898	

RE:

Fort Myers Shores Planning Community Public Information Meeting for River Hall

#### Planning and Zoning Actions

River Hall CPA (CPA2021-00016), Rezoning, Administrative Amendment (ADD2021-00197)

#### **Development Orders**

Parcel L, Parcels H & Z (DOS2005-00182), Parcel C (DOS2020-00036), and Hampton Lakes South Phase 2

A meeting was held at 6pm on Wednesday, February 9<sup>th</sup> at the River Hall Town Hall Amenity Center located at 3089 River Hall Pkwy, Alva. The meeting was publicly advertised with the News-Press and a copy of that advertisement and an affidavit of publication is included. The community meeting was well attended, please see enclosed sign-in sheets. Attendees included five of the applicant's representatives.

Below is an outline of the Community Meeting presentation, followed by a summary of concerns raised by attendees. Also enclosed, please find all associated Community Meeting materials, which include all public correspondence received by the applicant, as well as exhibits and a handout distributed to the attendees. Exhibits are provided in an 11" x 17" format, but were printed and mounted at 24" x 36" at the Community Meeting.

#### Applicant's Community Presentation Outline

- > Lee County requirement for community meeting
- > Introduce team
  - o Russell Schropp; Henderson Franklin
  - o Carl Barraco, Jennifer Sapen, and Dawn Russell; Barraco & Associates
  - o Grady Miars; Greenpointe
- Meeting process
  - Presentation
  - Email comments received

- Open for comments
- Next steps / public input
- > Attendance estimate by hand raising
  - o Which Community: Hampton / Country Club / Cascades
- > Handout / Maps
  - o 4 Development Orders
  - o ADD
    - R-1A allows mfam / town / twin villa
    - Second gate for Country Club
    - Second south entry gate at Karen Alico extension benefit to Gulf Coast Town Center
  - o CPA: Increase density by 489 units (=3184 from 2695)
  - o Rezone: Add 10 acres

	Application	Case Number	
1	DO Parcel H & Z	DOS2005-00182	H: 31 @ 70' lots (from 23 @ 100') Z: 28 twin villa lots (33')
2	DO Parcel C	DOS2020-00036	30 twin villa lots (33')
3	DO South Crossing	DOS2019-00071-A01	
4	DO Parcel L	Not yet submitted	41 @ 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

- > Email comments
  - Additional 9 holes

- Zoning does not specify number of golf holes, only open space
- Market will dictate
- Anticipated community densities
  - Hampton Lakes:

approx. 1060-1350

Country Club:

approx. 1060-1320

- South entry
  - Route construction traffic through Lehigh
    - 5 -6 turns and, roads to Buckingham Rd.
    - Gate into Lehigh would remain open during the day
  - Two gate system
    - Metal swing gates & arm gates
      - Does not allow second car to sneak through
    - No sidewalks (ADD deviation)
    - · Hampton residents full access to south
    - · Country Club access once future area constructed
- Next steps 4 public hearings
  - o Staff review / sufficiency / staff report
  - CPA to LPA (local planning agency)
    - When sufficient, courtesy notice mailed within 500'
      - County staff contact
      - · How to access public records
    - Onsite sign with date of hearing 15 days prior
    - County website will post hearing date 7 days prior
  - o CPA BOCC transmit to state
    - Monitor County website
    - BOCC calendar or case file
  - o Rezone Hearing Examiner
    - Letter within 500' within 10 days before with hearing date
    - Onsite sign posted 15 days before
    - News-press ad 10 days before
  - Rezone and CPA at BOCC
    - Scheduled after HEX report issued.

- Monitor website and BOCC calendar
- News-press ad 10 days before

#### Summary of Attendee Concerns

#### > Public Comments

- Development Order Concerns
  - Why reducing lot sizes from 100' to 70'?
  - Why not 85' lots instead of 70'?

#### \* Administrative Amendment Concerns

- Were alternative accesses contemplated?
- How will Hampton Lakes handle all this traffic?

#### Proposed Density Concerns

- Traffic will increase with increased density.
- Overcrowding of golf course.
- More people will have negative impact on quality of life.
- Will have negative impact on existing irrigation & water pressure.
  - o Water pressure issues currently exist.

#### Traffic Concerns

- Construction traffic
  - o Negatively impacts traffic flow, especially Hampton.
  - o Makes it difficult to get into community.
  - o Trailers block roads.
  - Noise nuisance.
  - o Damage to roads.
  - o Vibrating homes, and water in pools & lakes.
  - o Request all construction traffic to go through south entrance.
  - o Negatively impacting quality of life.
- Vehicular traffic congestion on Hampton Blvd and River Hall Parkway.
- Additional traffic will have negative impact on quality of life.
- River Hall Country Club vehicular traffic going through Hampton to use southern access point(s).

- Speeding concern.
- Bottle-necking at @ River Hall Pkwy and SR 80 access point.
- Congestion/bottle-necking @ River Hall Elementary School.
  - Travel lane blocked during elementary pick-up and drop-off times.
  - o Safety; requests for school crossing sign.

## Proposed Multi-family @ River Hall Entrance Concerns

- Separation from Hampton and RHCC re: amenity use.
- Creates more traffic congestion at River Hall Pkwy & SR 8o.
- Will impact wetlands.
- Not what residents were told/shown when buying in community.

### Second Access to South Concerns

- Security
  - Do not want gates remaining open.
  - o Will become thoroughfare for Lehigh Acres.
- Roads south of access point are poor quality and hard to navigate.
- · Accessing Sunshine Blvd difficult.
- Didn't buy into community knowing the County Club would be open to Lehigh Acres.
- Was an alternative access point considered?
  - Suggestion to connect to SR 80 through Hickey Creek Rd to the north.

## Water & Irrigation Concerns

- Irrigation infrastructure cannot support proposed density
- If 9 more holes are built how will the golf course be irrigated?
- Issues with offsite neighbor's wells.
- Potable water pressure problems today.

## Notification Concerns

- When and how will residents be noticed for upcoming hearings?
- When will we have chances to speak on proposed changes?

### Other Concerns

- Was there any consideration of infrastructure & quality of life?
- When will the Fire Station within River Hall be built?

- Where is the proposed density going within Hampton & RHCC?
- Will there be 9 more holes of golf?
- Can HOA purchase 30 acres for Golf?
- Will maintenance costs of 10 acres being purchased be turned over to residents of River Hall?
- No trash picked up two weeks ago

### **PUBLIC NOTICE**

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING

#### PUBLIC MEETING DATE:

Wednesday, February 9, 2022 at 6:00 p.m.

#### LOCATION:

River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

## APPLICANT:

Barraco & Associates, Inc.

#### PROJECT NAMES:

- 1. River Hall Map Amendment CPA2021-00016
- 2. River Hall Rezoning
- 3. River Hall Administrative Amendment ADD2021-00197
- 4. Development Order South Crossing DOS2019-00071-A01
- 5. Development Order Parcel L
- 6. Development Order Parcel H DOS2005-00182
- 7. Development Order Parcel C DOS2020-00036
- 8. Development Order Parcel Z DOS2005-00182
- 9. Hampton Lakes South Phase 2

#### **ACTION REQUESTED:**

- 1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
- 2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
- 3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
- 4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
- 5. Development Order Parcel L: Proposes ± 73 single family detached lots
- 6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
- 7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
- 8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
- 9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

### NOTE:

A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

## FOR MORE INFO:

Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net

## The News-Press media group news-press.com

Attn:

BARRACO AND ASSOCIATES, INC. 2271 MCGREGOR BOULEVARD, SUITE 100 FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared \_\_\_\_\_\_, who on oath sa \_, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, / DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETIN PUBLIC MEETING

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

#### 01/21/2022

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 21st of January 2022, by legal clerk who is personally known to me.

Notary State of Wisconsin, County of Brown

1/27/25 My commission expires

# of Affidavits 1

This is not an invoice

PUBLIC NOTICE

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING

PUBLIC MEETING DATE: Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION: River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT: Barraco & Associates, Inc.

PROJECT NAMES:

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C -

7. Development Order Parcel C -DOS2020-00036 8. Development Order Parcel Z – DOS2005-00182 9. Hampton Lakes South Phase 2

ACTION REQUESTED:

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1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations

2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet

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5. Development Order Parcel L: Proposes ± 73 single family detached lots
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8. Development Order Parcel 2

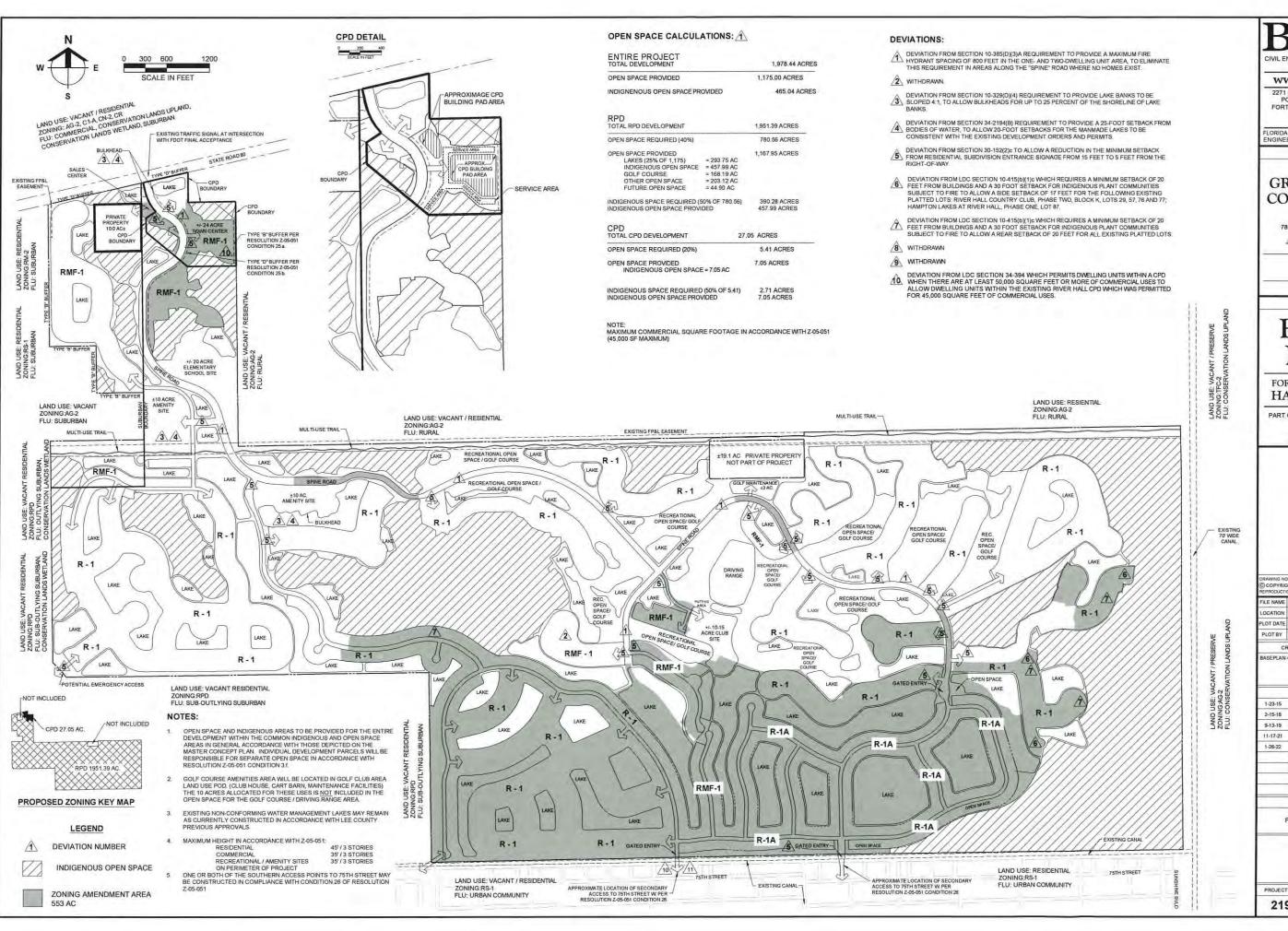
attached lots
8. Development Order Parcel Z
(DOS2005-00182): From 36 condomini-ums to 28 twin villa or single family at-

Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net AD# 5092937 1/21/22

SARAH BERTELSEN Notary Public State of Wisconsin



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING

#### www.barraco.net

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

FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

## GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256

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

PROJECT DESCRIPT

# RIVER HALL

# FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36 TOWNSHIP 43 SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA

RAWING NOT VALID WITHOUT SEAL SGNATURE AND DATE

OCPYRIGHT 2022, BARRACO AND ASSOCIATES, INC.

EPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHEITED

WE NAME 219882702 DWG.

LOCATION J:121988\DWG\ZONING\2021
PLOT DATE WED. 1-26-2022 - 3:49 PM

CROSS REFERENCED DRAWINGS ASEPLAN = 21988200 DWG

PLAN REVISIONS

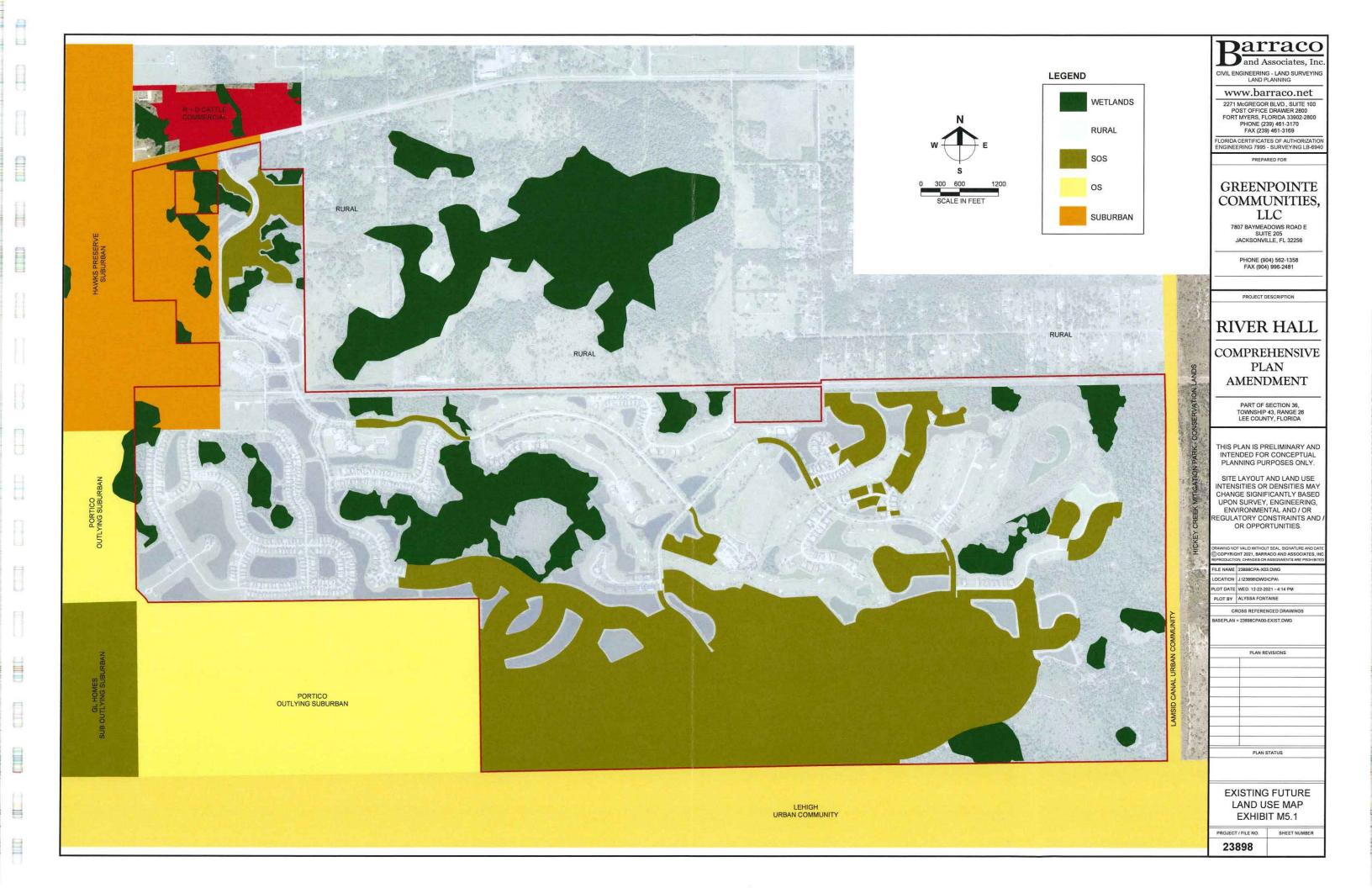
1-23-15 REVISED PER HEX
2-15-18 TRAFFIC SIGNAL ADDED
9-15-19 EXPAND CLUB SITE
11-17-21 REVISE SOUTHEN LAYOUT
1-26-22 ADD DEVIATIONS 11 & 12

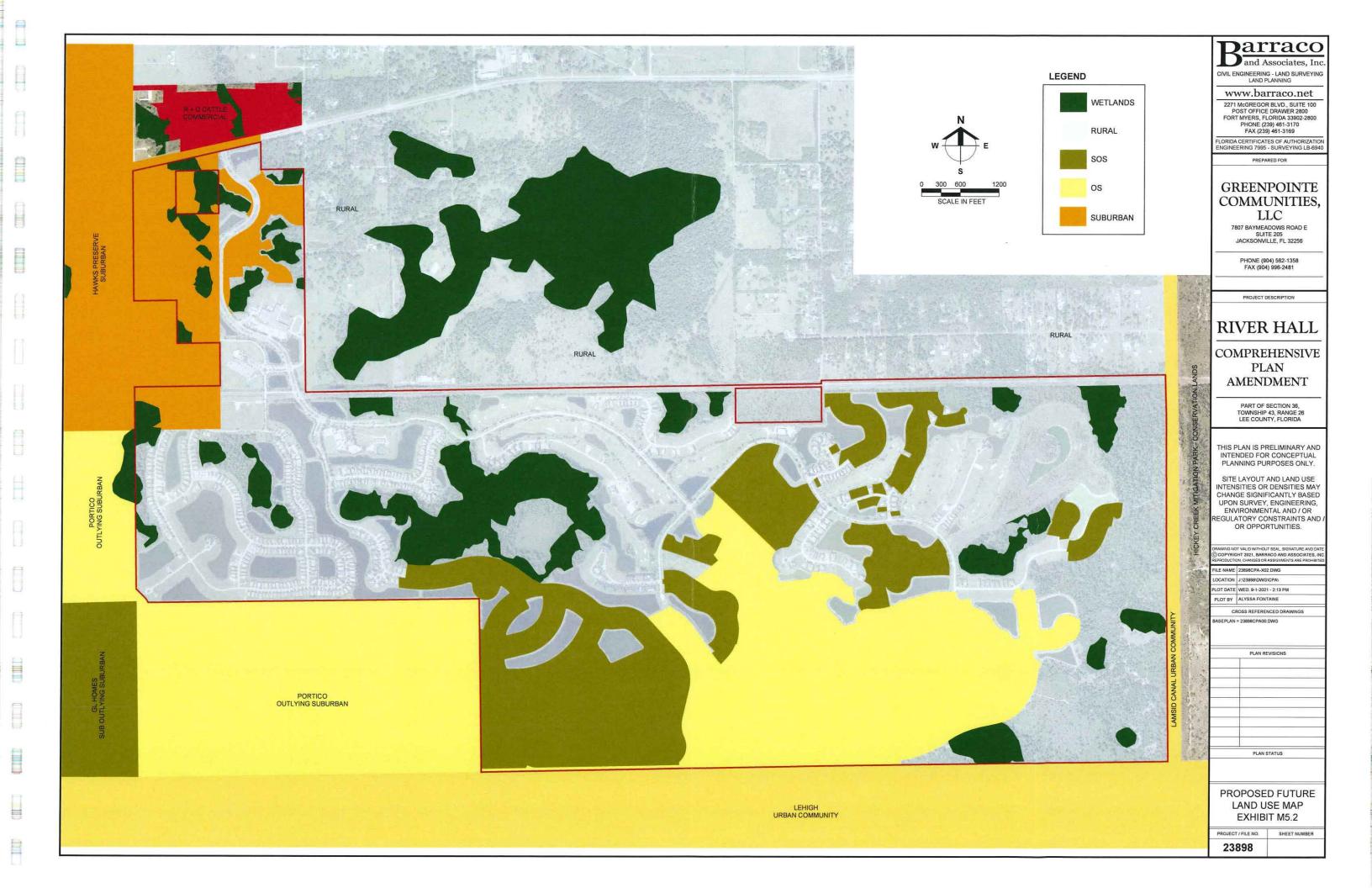
PLAN STATUS
FOR EXHIBIT USE ONLY

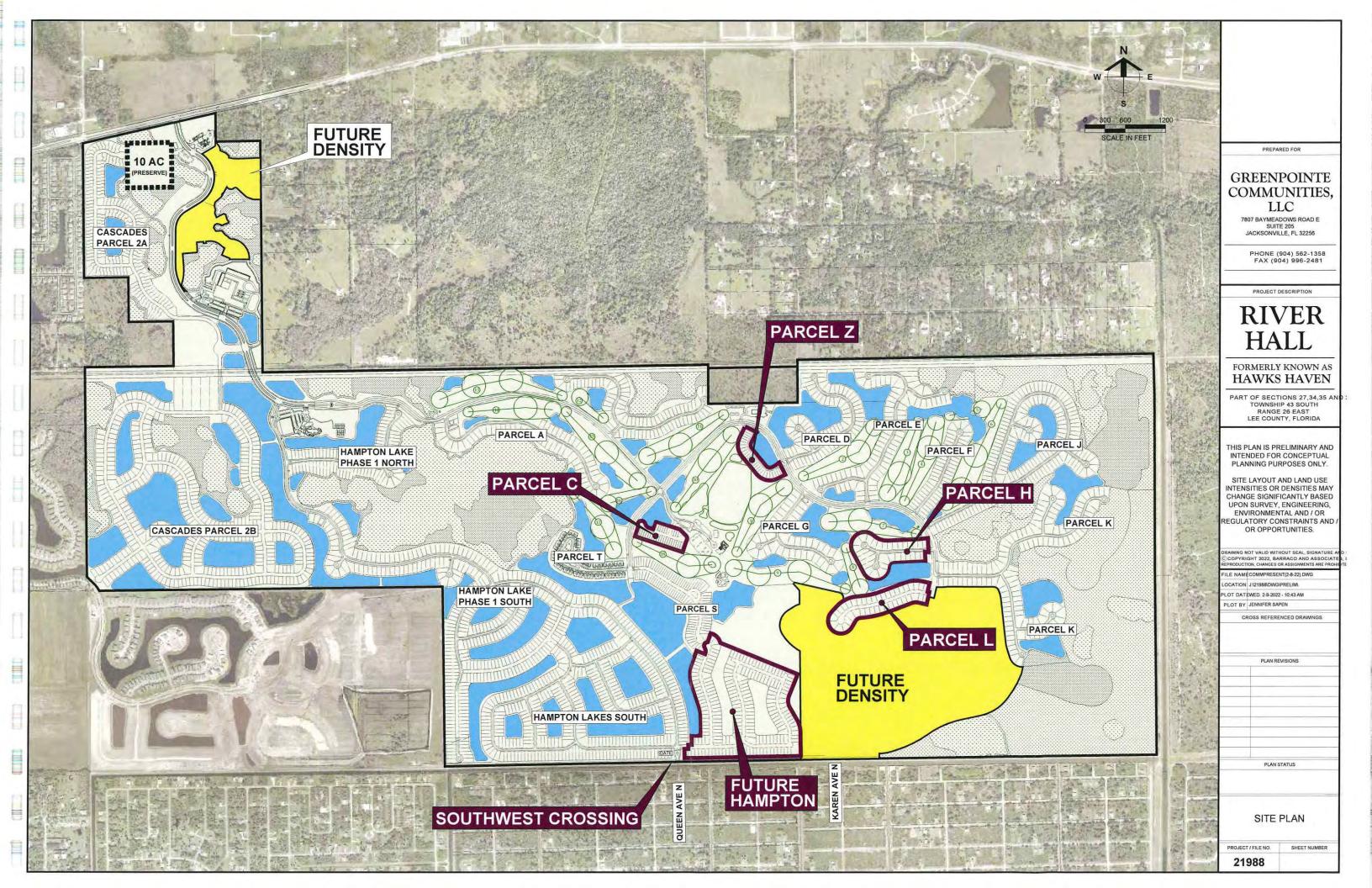
MASTER

CONCEPT PLAN

PROJECT/FILE NO. SHEET NUMBER
21988 2







# River Hall Community Presentation February 9, 2022

	Application	Case Number	
1	Development Order Parcel H & Z	DOS2005-00182	H – (31) 70' lots Z – (28) twin villa lots (33')
2	Development Order Parcel C	DOS2020-00036	(30) twin villa lots (33')
3	Development Order South Crossing	DOS2019-00071-A01	
4	Development Order Parcel L	Not yet submitted	(41) 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

From:

Jennifer Sapen

Sent:

Saturday, February 05, 2022 7:49 PM

To:

Robert Stark

Subject:

RE: Informational meeting - River Hall

Thank you very much Bob. I will forward this email thread to our team.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Robert Stark <stark.808@gmail.com>

Date: 2/5/22 7:41 PM (GMT-05:00)

To: Jennifer Sapen < Jennifer S@barraco.net > Subject: Re: Informational meeting - River Hall

I suspect you've already structured your priorities in a similar fashion.

Feedback that I get is that

C,Z and H are really a low priority as slight changes.

10 acres, if added to preserve low priority.

L is new - interest in max doors in RHCC

Rezone of commercial to residential medium interest as previous conversations indicated a disconnect from amenities.

High priorities are:

max doors in HL

40.5 lot size will have high opposition

Loss of 9 golf holes from older MCP and sales literature also a pain point.

Bridges are a plus for HL but concerns over security. Do you have collateral regarding actual bridge as all renderings stop at RH property line?

HL will complain about RHCC driving through gate at L but they will not have reciprocal privileges. HL is suffering with non stop construction traffic short term. Additional traffic due to density will be long term issue. If construction can be routed through Queen Ave that will ease a lot of pain.

Good luck.

Bob

From: Jennifer Sapen < JenniferS@barraco.net> Sent: Saturday, February 5, 2022 5:35:48 PM To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

If changes were coming near my home I would want information as soon as possible, and weekends aren't really a thing anymore with cell phones. I hope this answers some of your questions and I appreciate the heads up on topics that should be covered at the community meeting.

Sent from my Verizon. Samsung Galaxy smartphone

----- Original message -----

From: Robert Stark <stark.808@gmail.com>

Date: 2/5/22 1:05 PM (GMT-05:00)

To: Jennifer Sapen <JenniferS@barraco.net> Subject: Re: Informational meeting - River Hall

You shouldn't be working weekends! Thank you,

Bob

From: Jennifer Sapen <JenniferS@barraco.net>
Sent: Saturday, February 5, 2022 12:23:26 PM
To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

Thank you for reaching out Bob. I believe the attached zoomed in area shows the gate you're referring to. This gate would allow the golf course residents to use the south exit into Lehigh but would not allow Hampton residents north into the golf community. For safety reasons Lee County requires communities to have more than one access. Creating a second access to the south for the golf community would meet that requirement.

The southern access across the LAMSID canal would have a second gate that the golf and Hampton residents would go through before entering Lehigh via Karen Ave. Karen is east of a canal system, so that entry creates a more realistic second access for River Hall by way of Sunshine and the future Alico extension. When complete you would be able to go to Gulf Coast Town Center without using the interstate.

Looking forward to seeing you next week.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Robert Stark <stark.808@gmail.com>

Date: 2/5/22 8:37 AM (GMT-05:00)

To: Jennifer Sapen < Jennifer S@barraco.net > Subject: Informational meeting - River Hall

Jennifer:

Looking forward to the meeting on Wednesday evening. I have one question that you might prep for, thus the purpose of this email.

In the SE quadrant of the proposed MCP there is a gate below the section L road and the larger area defined by the R-1A labels. Can you please explain the purpose and rationale of gate?

As an FYI you should expect a lot of questions regarding R-1A from the rest of the community.

See you on Wednesday.

Regards,

Bob Stark - River Hall resident

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From: Jennifer Sapen

Sent: Monday, February 07, 2022 3:27 PM

To: 'christopher schottel'

**Subject:** RE: Request for River Hall Rezoning Map **Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Chistopher. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below. https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted	
River Hall Administrative Amendment	ADD2021-00197	

### Jennifer Sapen, AICP

Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: christopher schottel [mailto:clschottel@gmail.com]

Sent: Sunday, February 06, 2022 1:43 PM
To: Jennifer Sapen < JenniferS@barraco.net>
Subject: Request for River Hall Rezoning Map

Jennifer:

My name is Chris Schottel & I live in River Hall. I would like to request a map (attachment) of the area that is going to be developed & rezoned. Look forward to hearing from you and thank you for the information in advance.

Sincerely, Chris Schottel

From: Jennifer Sapen

Sent: Thursday, February 03, 2022 2:10 PM

To: 'hamiltondl@shaw.ca'
Subject: RE: River Hall Amendments

Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Debra. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image. https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below. https://docsearch.leegov.com/Home/Index/customSearch/DevReview

<b>Development Order South Crossing</b>	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted	
River Hall Administrative Amendment	ADD2021-00197	

### Jennifer Sapen, AICP

Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Debra Hamilton [mailto:hamiltondl@shaw.ca]

Sent: Tuesday, February 01, 2022 8:17 PM
To: Jennifer Sapen < JenniferS@barraco.net>

Subject: River Hall Amendments

Hello Jennifer

I understand there is a public meeting at River Hall on Feb 9th. Could you please advise where I can review the approved comprehensive plan/zoning so that I may review the proposed / different project names. Any information you can send me or direct me to the appropriate links would be appreciated.

Thank you Debra

To:

Craig Seibold

Subject:

RE: River Hall Corporation - Background Request for Proposals Wednesday, February

9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]

**Attachments:** 

SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Craig. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

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### Jennifer Sapen, AICP

Vice President of Land Planning Barraco and Associates, Inc. Civil Engineers ~ Land Surveyors ~ Land Planners 2271 McGregor Boulevard, Suite 100 Fort Myers, FL 33901 (239) 461-3170 Phone (239) 461-3169 Fax

File:

From: Craig Seibold [mailto:seiboldcraig@yahoo.com]

Sent: Friday, February 04, 2022 8:20 AM
To: Jennifer Sapen < Jennifer S@barraco.net>

Subject: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR

PRE-WORK INFORMATION]

Jennifer:
Can you please forward [email] me the specific details of the [9] Amendment(s) Items to preview prior to next weeks meeting.
Best Regards, Craig Seibold
seiboldcraig@yahoo.com

From:

Jennifer Sapen

Sent:

Wednesday, February 09, 2022 3:27 PM

To:

'cymkasl@gmail.com'

Subject:

FW: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Good afternoon Mr. and Mrs. Kasl. Yes, this evening's presentation is open to the public. We will be discussing 5 development orders (construction plans) and zoning amendments for additional density in the vacant undeveloped portions of the project.

Thank you,

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

----Original Message----

From: Barraco and Associates, Inc. [mailto:info@barraco.net]

Sent: Wednesday, February 09, 2022 3:18 PM

To: Amy Hughes < Amy H@Barraco.net>

Subject: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Site: Barraco and Associates, Inc. (http://barraco.net)

Name: Michele Kasl

Email: cymkasl@gmail.com

Messages: My husband and I are River Hall residents and I heard there is a meeting scheduled for 6pm at our Town Hall. Is that a public meeting regarding the expansion?

From:

Jennifer Sapen

Sent:

Monday, February 07, 2022 3:27 PM

To:

'ben mickus'

Subject:

RE: AD# 5092937

Attachments:

Sniplmage.jpg; 11. Proposed MCP.PDF

Good afternoon Ben. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

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River Hall Rezoning	Not Submitted	]
River Hall Administrative Amendment	ADD2021-00197	

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

----Original Message----

From: ben mickus [mailto:benmick@comcast.net]

Sent: Sunday, February 06, 2022 7:03 PM To: Jennifer Sapen < Jennifer S@barraco.net >

Subject: AD# 5092937

Can I get further information regarding the captioned agenda number.

Thank You

Ben Mickevicius

From: Jennifer Sapen

Sent: Thursday, February 03, 2022 2:10 PM

To: 'jasontschetter@gmail.com'
Subject: RE: IMPORTANT INFORMATION

Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Jason. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image. <a href="https://docsearch.leegov.com/Home/Index/customSearch/CompPlan">https://docsearch.leegov.com/Home/Index/customSearch/CompPlan</a>

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River Hall Rezoning	Not Submitted	
River Hall Administrative Amendment	ADD2021-00197	

### Jennifer Sapen, AICP

Vice President of Land Planning Barraco and Associates, Inc. Civil Engineers ~ Land Surveyors ~ Land Planners 2271 McGregor Boulevard, Suite 100 Fort Myers, FL 33901 (239) 461-3170 Phone (239) 461-3169 Fax

File:

From: Jason Tschetter [mailto:jasontschetter@gmail.com]

Sent: Monday, January 31, 2022 11:41 AM
To: Jennifer Sapen < JenniferS@barraco.net>
Subject: RE: IMPORTANT INFORMATION

Jennifer,

I will not be able to attend the meeting, but am familiar with the zoning and platting that was done. Are you sharing or able to share the materials being presented?

Jason Tschetter 612-802-2599 jasontschetter@gmail.com

From: donotreply@sandcastlecm.com Sent: Monday, January 31, 2022 10:05 AM

To: Jason Kelly Tschetter Revocable Trust Jason K. & Gina M. Tschetter, Trustees

Subject: IMPORTANT INFORMATION

## Good Morning,

I hope you are all surviving this bit of cold weather. It's almost over. Many of you have reached out to me regarding the meeting below. I am aware of it and making plans to attend. I certainly hope to see many of you there.

Thank You Elaine Aube

River Hall Corporation Seeking to expand currently accepted amount of high density housing on campus All Alva area residents invited to attend this information gathering meeting.

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING PUBLIC MEETING.

DATE: Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION: River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT: Barraco & Associates, Inc. Nine different

## PROJECT NAMES:

- 1. River Hall Map Amendment CPA2021-00016
- 2. River Hall Rezoning

- 3. River Hall Administrative Amendment ADD2021- 00197
- 4. Development Order South Crossing DOS2019-00071- A01
- 5. Development Order Parcel L
- 6. Development Order Parcel H DOS2005-00182
- 7. Development Order Parcel C DOS2020-00036
- 8. Development Order Parcel Z DOS2005-00182
- 9. Hampton Lakes South Phase 2

## **ACTION REQUESTED:**

- 1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
- 2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
- 3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
- 4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
- 5. Development Order Parcel L: Proposes  $\pm$  73 single family detached lots
- 6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy-foot (70') lots
- 7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
- 8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
- 9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE: A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net AD# 5092937 1/21/22

b Powered by CINC Community Association Management Software

## FEBRUARY 9, 2022 AT 6:00PM

## **RIVER HALL**

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/ Development Order Amendments

> River Hall Town Hall Amenity Center 3089 River Hall Parkway, Alva, FL 33920

NAME	PHONE NUMBER	E-MAIL ADDRESS
Kathy Glandorf	513-675-2676	River Hall @ GLANDORTE OR
Mr. and Mr. Perry Lee Mason	954-232-4447	Leemagon 39 & yatoo. Com
George There	239-770-2694	Fourwares Clonicast. nEi
gave Brochman	413-464-2930	SURRISE FABE ACL, C
Fred Brockman	413-464-2730	/1 /1
Patty Switaj	586-381-8771	pswitaj@yahoo.com
Side Deb Zaffron	631-793-6460	
JOHN ROEYER	6128013701	DZaffron@Mac, com ROCKNROSUER COMCAST- NET
CHAIS SCHOTTEI	651-488-2238	CE CISCIBITE/ @gange.c
MIKE ANDALORO	517-879-9997	MPANDALORO@ICLOUD.
HARRY + TAMMY BULLUCK	410-919-7241	h.bulluckacomcast, net
HARRY & TAMMY BULLUCK PEIC & BETTY RETWERTSON TONY PEDERSEN CRAKGLAUNA SEIBOLD	309-267-1277	IdLVER8@GMAIL.com
CRAKGLAUNA SEIBOLD	303-941-6529	LAURA BOIZ9 EYAHOO. COM
ike & Sue Martin	734 306 2755	StImartina yahoo, com
Jeff white	614-783-3314	Jeff 2263 + Hotmil. Com
Gloune Rojoxtensly	576 965 4610	POLCHT 76 GMMIN.CO
Melson Payet	303 587-2379	npay 12 @ grad, com
SEMARIS MODRE	239-565-7789	DBOOPERSO COMCAST.

## FEBRUARY 9, 2022 AT 6:00PM

## **RIVER HALL**

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/ Development Order Amendments

> River Hall Town Hall Amenity Center 3089 River Hall Parkway, Alva, FL 33920

NAME	PHONE NUMBER	E-MAIL ADDRESS
LARRY Greenfield		
Romen & bound Surwards	510 4507249	both warter tomust. not
BOBALBONNIE LEIG,	H 31351)214 392	bleighalikerow. NET
FRANK SMITH GAILS	muth 304 677 4805	FSMITH 620 @ AOL. COM
Jedd Savel	631-260-0071	jeddsavel 1914@gmail.com
CHRis Grego	917-680-1659	CBGiil etal. wm
Clau Clork	140 7049569	t clarks a columbus . rr. con
PAUL CARAPELLA	309 831 7379	PAULCGOLFEPHAT mut con
Conne Dennis	2397282472	ahleella 80 gmail.com
Roxanne Cayso	239 247019 5	Gause - RLa Tohoo. a.
Mark Enright	C21.311811807	mangantake @ hotmail. com
Terome Ladax	732-672-9927	Terrometeday a granticon
GAIL SylhuAN	815-703-8136	Sullockpora Compil.
Carol Martello	708-638-5141	ckurucar311equail.com
Charles Allen	9046529112	Caller 0624 Oyahos. com
HOUY SCHWARTZ	239 209-1081	HOWSCH312 gmail.com
Doug MITRO	239 994 6740	doug@ Themitrofamily. com
Wayneilisa Jokiel	2 412-215-5413	Imjakiela@ amcast.net
		1

## FEBRUARY 9, 2022 AT 6:00PM

## RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/ Development Order Amendments

> River Hall Town Hall Amenity Center 3089 River Hall Parkway, Alva, FL 33920

NAME	PHONE NUMBER	E-MAIL ADDRESS
Jacksommens	586-3836166	
Cathy Dommenick	586-337- 3375	
Robert Start	508 524 863	4
KEN HASENEI	410-608-6127	-
Joe Faust	61z-850-7273	
Lucinda Faust,	612-760-0245	Lucinda Faust Cogmail. com
Jerome Hetrick	410 336 2351	awesum2@gmail.com
Lenn Gehhar		
SonjaMitchell	216-570-7903	
Kenneth Mitelell	216 406 0133	
Fred RubiNO	207-450-7874	ogunguitriver@gnail
Robert Fosta	609 790 7499	
Jane Massick	215 ZH 4107	
MARGE GLEHSON		gleasin 932 ATT. NOT
KATHY RUSTAB		0
Mra Mas Wilson		
Prick+ BARB HRACH	314-280-8684	
Tom Ofander	**	

## FEBRUARY 9, 2022 AT 6:00PM

## RIVER HALL

Map Amendment - CPA2021 / Rezoning / Administrative Amendment - ADD2021-00197/ Development Order Amendments

> River Hall Town Hall Amenity Center 3089 River Hall Parkway, Alva, FL 33920

NAME	PHONE NUMBER	E-MAIL ADDRESS
Joseph Moran		JLM 4843@ A01. Com
GRRY STILLELL	128815	SEGONT CEMPARGINAL CO
CANDACE KAUFMAN	805-558-5568	candace Kav Fman @ oxolicom
Amy Seiler	720-419-6008	parkoursk8 Dicloud.co
HUARRY OLGON	928-821-242	PRIMAL FOODHARRY @GMARL
ANTHONY DiVietai	347-210-5615	advietriaverizon. net
Steve Nokes	919-971-1871	sekon1@hotmail.com
C BRUCE TRIMBLE	609-501-2113	bruceabraretrimble net
O'Brien Merrill	513-543-1252	Obimerrill@quoil.com
Kaul Cerrito	631-805-1861	Paul CCerrite@gmail-ran
Nangy Parell	724-884-3677	smith powella a ol. com
SYLUTA RAMOS	305 519-0022	ramoss04@aolicom
· DUAN JIMENEZ	305 684-5199	
GANDENCE DAMIN.	16988 Oakstand	L DAMAHI do OG map. (5)
Jim Sickels	910-663-6260	Buijin@yahoo,com
Samara R. Marin	786-514-7190	Samlori 227@aol. com

## FEBRUARY 9, 2022 AT 6:00PM

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NAME	PHONE NUMBER	E-MAIL ADDRESS
C Bruce Trimble	609-501.2113	cbtrim @ aol. Com
EDRU MODRE	610-740-4420	
SAlly ShowN	502-554-0762	
Cathernesserman	203,600 3272	Catherine R Berman @ gonaio
Mark Berman	203 606 3262	Catherine hotmail, Com
Anthony + Tiffany Massocco	239.462.7279	buyandsellwithtiff egmail
BILL & STRIK ALTIER	740-395-6666	BURETIEN O THERE, COM
Estable Lewins	515-250-3892	Donald be wins@gmail. Com
PAUL CONDY GRIPPITH	757-535-0989	PNGRIFF MED HOTHALL. COM
Jennifer Sapen	(239)461-3170	Jennifer S@Barraco.net
Carl A. Barraco	(239)461-3170	Carl B & Barraco.net
Russell Schropp	(239) 344-1280	Queins Russell. Schropp whenlaw.co
Stephen Leuna	(239) 332-2617	stephen.leung @dplummer.com
Grady Miars	(904)996-2485	gmiars@greenpointellc.com
Dawn Russell	(239) 461-3170	Dawy Ra Barraco. net
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