



## LEE COUNTY BOARD OF COUNTY COMMISSIONERS

### ZONING and COMPREHENSIVE PLAN AMENDMENT HEARING AGENDA

Wednesday, November 6, 2024  
9:30AM

DCI2023-00015  
Z-24-022

Pine Island Road CPD

DCI2023-00049  
Z-24-023

Royal Palm Multifamily RPD

CPA2023-00010

BSR 40

CPA2023-00012

Babcock Lee Comprehensive Plan Amendment

**NOTICE OF PROPOSED AMENDMENT TO THE  
LEE COUNTY COMPREHENSIVE LAND USE PLAN  
(ADOPTION HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of a proposed amendment to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, November 6, 2024. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2023-00010 BSR 40 - Amend Lee Plan Map 1-A, Future Land Use Map, to redesignate the +38.51 acre property from Open Lands and Wetlands to Central Urban and Wetlands future land use categories, and update Table 1(b), Year 2045 Allocations, to accommodate development within the Central Urban future land use category in the Burnt Store Planning District. The property is located on the east side of Burnt Store Road, east of the Cape Coral City Limits, and approximately one mile south of the Charlotte County boundary.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Raphaela Morais-Peroba, (239) 533-8782, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.



**SUMMARY SHEET  
CPA2023-00010 – BSR 40  
ADOPTION HEARING**

**REQUEST:**

Amend the Future Land Use Map (Map 1-A) to redesignate the subject property from the Open Lands and Wetlands future land use categories to the Central Urban and Wetlands future land use categories.

Amend the Year 2045 Allocations Table (Table 1(b)) to provide for residential acreage allocation in the Central Urban future land use category within the Burnt Store Planning District (District 5).

**LPA PUBLIC HEARING:**

The LPA discussed the proposed amendments and various merits of the case, including the expansion of transportation facilities, environmental impact, choice of proposed future land use category, specifics of amendments to Table 1(b), and availability of utilities.

**LPA PUBLIC INPUT:**

There were no public comments concerning the proposed amendment.

**LPA MOTION:**

A motion was made to recommend that the Board of County Commissioners (BoCC) **adopt** CPA2023-00010. The motion passed 4 to 2.

RAYMOND BLACKSMITH	<u>AYE</u>
DUSTIN GARDNER	<u>AYE</u>
DAWN RUSSELL	<u>AYE</u>
JENNIFER SAPEN	<u>AYE</u>
DON SCHROTENBOER	<u>ABSENT</u>
STAN STOUDE	<u>NAY</u>
HENRY ZUBA	<u>NAY</u>

**RECOMMENDATION:**

Staff and the LPA recommend that the BoCC **adopt** the proposed amendment as provided in Attachment 1.

**LEE COUNTY ORDINANCE NO. \_\_\_\_**  
**BSR 40**  
**(CPA2023-00010)**

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT PERTAINING TO BSR 40 (CPA2023-00010); PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE “LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND 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 private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency (“LPA”) held a public hearing on the adoption of the proposed amendment on September 23, 2024. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on November 6, 2024. At that hearing, the Board approved a motion to adopt proposed amendment CPA2023-00010 pertaining to BSR 40, amending Map 1-A of the Lee Plan, the Future Land Use Map. The subject parcel is located at the east side of Burnt Store Road, east of the Cape Coral City Limits, and approximately one mile south of the Charlotte County boundary.

**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 a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later 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 “BSR 40 (CPA2023-00010)”.

## **SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-A AND TABLE 1(b)**

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-A, the Future Land Use Map to re-designate the future land use categories of ±38.51 acres from Open Lands and Wetlands to Central Urban and Wetlands and to Table 1(b):Year 2045 Population Allocations to accommodate residential development in the Burnt Store Planning District. The subject parcel is located on the east side of Burnt Store Road, east of the Cape Coral City Limits, and approximately one mile south of the Charlotte County boundary. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as “support documentation” for the Lee Plan.

## **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 of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

## **SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND 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 re-numbered or re-lettered 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 a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

## **SECTION EIGHT: EFFECTIVE DATE**

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner \_\_\_\_\_ made a motion to adopt the foregoing ordinance, seconded by Commissioner \_\_\_\_\_. The vote was as follows:

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

DONE AND ADOPTED this 6<sup>th</sup> of November, 2024.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
\_\_\_\_\_, Chair

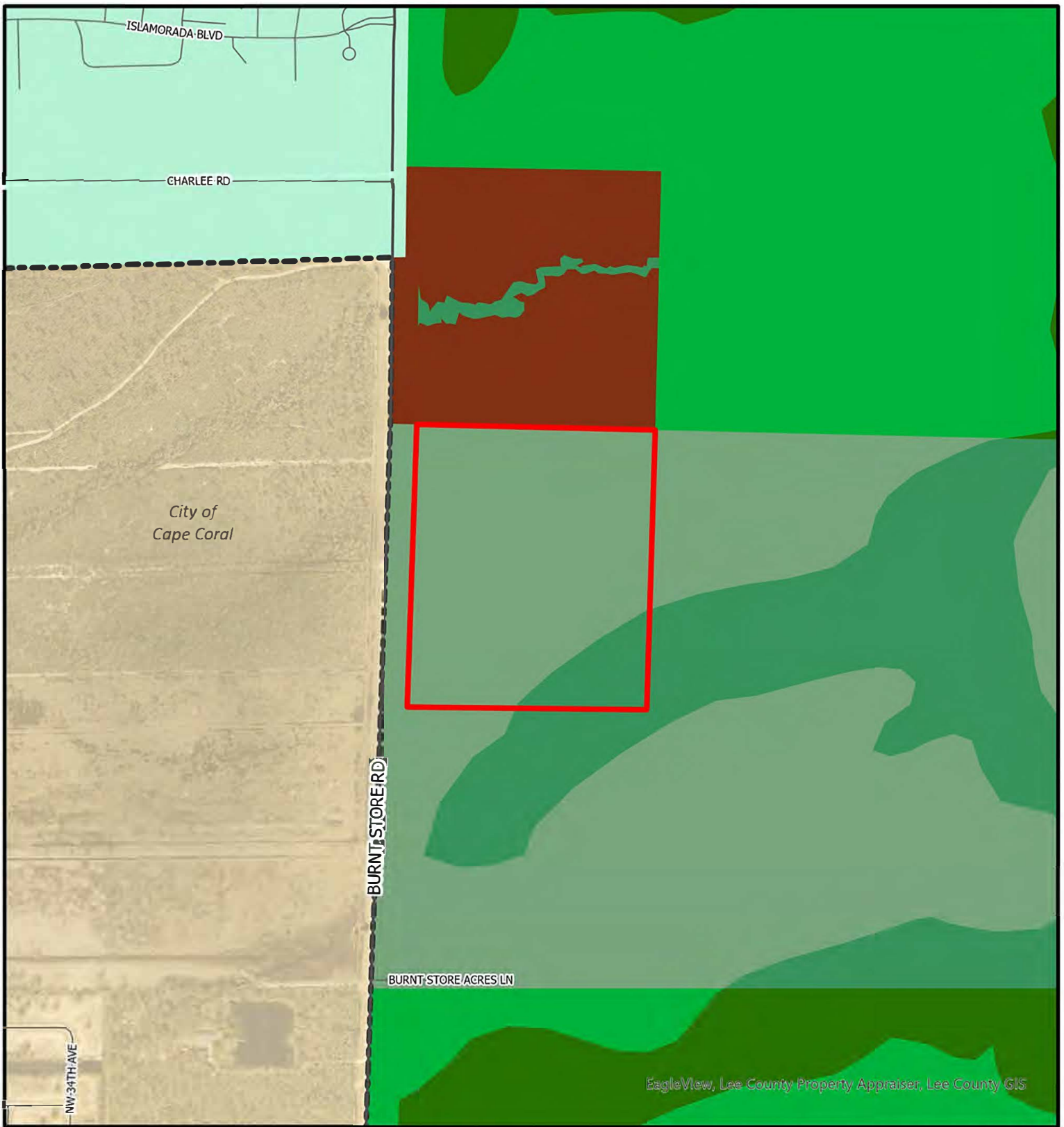
DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

\_\_\_\_\_  
Lee County Attorney's Office

Exhibit A (Adopted by BOCC November 6, 2024):  
Adopted existing Future Land Use Map 1-A  
Adopted revisions to Future Land Use Map 1-A  
Adopted revisions to Table 1(b) Year 2045 Allocations

CAO Draft 10/2/2024 10:42:29 AM



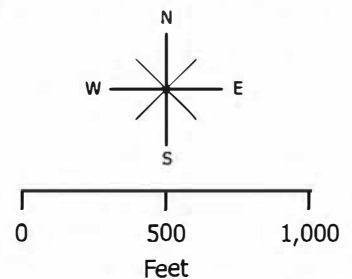
CPA2023-00010

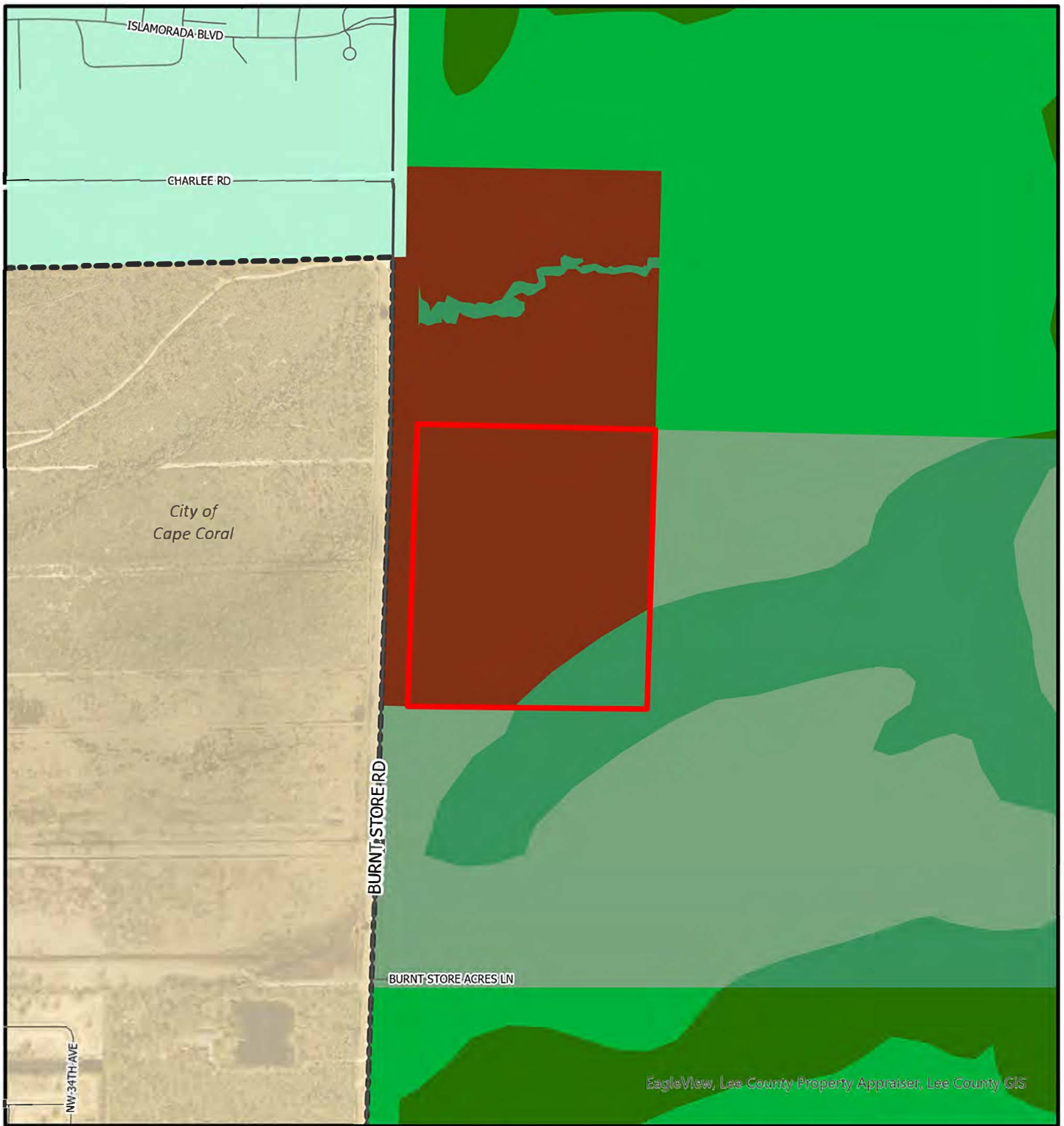


Map Generated: August 2024

- Central Urban
- Rural
- Open Lands
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Subject Property
- City Limits

Existing Future Land Use





CPA2023-00010



Map Generated: August 2024

- Central Urban
- Rural
- Open Lands
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Subject Property
- City Limits

## Proposed Future Land Use

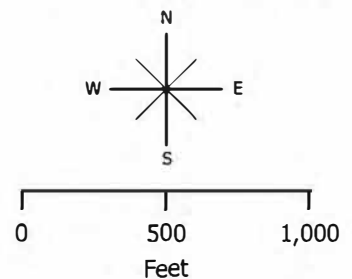


Table 1(b) Year 2045 Allocations

Future Land Use Category		Unincorporated County		Planning District										
		Existing	Proposed	District 1	District 2	District 3	District 4	District 5		District 6	District 7	District 8	District 9	District 10
				Northeast Lee County	Boca Grande	Bonita	Fort Myers Shores	Burnt Store		Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway / Airport
								Existing	Proposed					
Residential By Future Land Use Category	Intensive Development	1,483	1,483	-	-	-	17	-	-	21	-	238	-	-
	Central Urban	13,639	13,768	-	-	-	207	-	24	-	-	230	-	25
	Urban Community	22,739	22,739	813	453	-	475	-	-	-	-	-	-	150
	Suburban	14,913	14,913	-	-	-	1,950	-	-	-	-	80	-	-
	Outlying Suburban	3,648	3,648	25	-	-	490	13	13	3	429	-	-	-
	Sub-Outlying Suburban	1,732	1,732	-	-	-	330	-	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	15	-	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	503	-	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	8	-	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	2	-	-	-	-	2	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	115	115	-	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	2,104	1,115	-	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	3	-	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	7,764	2,431	-	-	800	730	730	-	-	-	-	-
	Rural Community Preserve	3,517	3,517	-	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	1,338	-	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	233	2	4	-	1	-	-	-	169	-	-	-
	Open Lands	2,186	2,186	153	-	-	-	257	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	6,974	131	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total		83,115	83,044	4,689	457	-	4,270	1,862	1,026	24	598	548	-	1,415
Residential		8,916	8,916	300	53	-	450	27	27	9	125	150	-	1,216
Industrial		4,788	4,788	30	3	-	300	10	10	15	70	315	-	2,134
Non Regulatory Allocations														
Public		120,211	120,211	14,191	622	-	4,864	7,323	7,323	6	2,340	583	-	9,660
Active AG		21,944	21,944	5,500	-	-	240	90	90	-	-	-	-	2
Passive AG		13,685	13,685	5,500	-	-	615	100	100	-	-	-	-	485
Conservation		87,746	87,746	2,458	297	-	1,163	3,186	3,186	67	1,595	926	-	2,206
Vacant		26,118	26,189	1,145	28	-	733	766	742	8	103	17	-	88
Total		366,523	366,523	33,793	1,460	-	12,635	12,504	12,504	129	4,831	2,539	-	17,206
Population Distribution (unincorporated)		584,331	584,331	8,235	1,470	-	35,253	2,179	2,949	152	725	5,273	-	22,566

Table 1(b) Year 2045 Allocations

Future Land Use Category		Planning District												
		District 11	District 12	District 13	District 14	District 15	District 16	District 17	District 18	District 19		District 20	District 21	District 22
		Daniels Parkway	Iona / McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers		Buckingham	Estero	Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	2,130	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,651	4,024	-	5,982	3,322	24,440	4,750	10,037	9,942	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	244	4	2	4
Non Regulatory Allocations														
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	1,183	850	130	1,425
Total		8,221	20,375	14,113	-	14,658	29,047	61,791	81,003	24,649	24,649	10,685	2,362	14,522
Population Distribution (unincorporated)		14,723	44,132	53,974	-	76,582	13,431	161,031	18,538	110,722	109,952	5,951	741	8,653



# STAFF REPORT FOR CPA2023-00010: BSR 40



## Privately Initiated Small-Scale Map Amendment

### Recommendation

Adopt

### Applicant

Kevin & AnnMarie Campbell

### Representative

Linda Miller, AICP  
Avalon Engineering

### Property Size

±38.51 Acres

### Planning District:

District 5

Burnt Store

### Commissioner District

District 4

### Hearing Dates

LPA: 09/23/2024

BoCC: 11/06/2024

### Attachment(s):

1: Proposed Amendments

2: Applicant Materials

### REQUEST

- Amend the Future Land Use Map (Map 1-A) to re-designate the future land use categories of ±38.51 acres from Open Lands and Wetlands to Central Urban and Wetlands.
- Amend Table 1(b): 2045 Population Allocation to accommodate residential development in the Burnt Store Planning District.

### SUMMARY

The amendment to the Future Land Use Map will change the allowable density and uses of the subject property from 1 dwelling unit per 10 acres to allow up to 10 dwelling units an acre. These proposed amendments are anticipated to facilitate the development of residential and non-residential uses compatible with nearby development anticipated within the City of Cape Coral.

### PROJECT LOCATION

The property is located on the east side of Burnt Store Road, east of the Cape Coral City Limits, and approximately one mile south of the Charlotte County boundary.

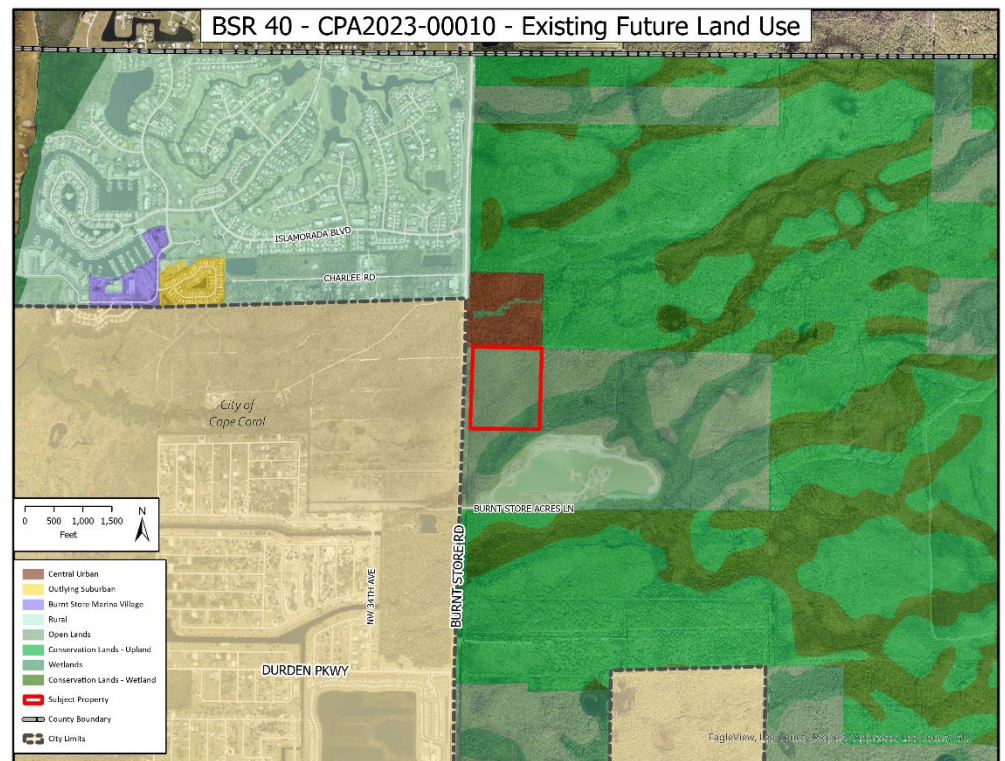


Figure 1: Subject Property Location Map including Existing Future Land Use designations

### RECOMMENDATION

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

**PART 1**  
**STAFF DISCUSSION AND ANALYSIS**

**Existing Conditions**

The ±38.51-acre subject property is currently undeveloped and consists of a single parcel. The property is currently in the Open Lands and Wetlands future land use categories and is zoned AG-2. The subject property is in Planning District 5 (Burnt Store) and is not within any established Community Plan Area within the Lee Plan.

The subject property is currently designated as Open Lands and Wetlands on the Future Land Use Map, described by Policy 1.4.4 and Objective 1.5 of the Lee Plan, respectively.

***POLICY 1.4.4:** Open Lands are upland areas that are located north of Rural and/or sparsely developed areas in Township 43 South. These areas are extremely remote from public services and are characterized by agricultural and low-density residential uses. Commercial and industrial uses are permitted in this category in accordance with the standards in the Rural category. The maximum density in this category is one dwelling unit per ten acres (1 du/10 acres); except that a maximum density of one dwelling unit per five acres (1 du/5 acres) is permitted if the Planned Development process is used to prevent adverse impacts on environmentally sensitive lands*

***POLICY 1.5.1:** Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.*

The proposed amendment would re-designate the subject property from the Open Lands and Wetlands future land use categories to the Central Urban and Wetlands future land use categories. This change removes the limitation that commercial uses must be intended to serve residents of the adjacent rural areas to allow general commercial uses and changes the maximum standard density from one dwelling unit per 10 acres to 10 dwelling units per acre.

A formal wetland jurisdictional determination was not provided by the applicant; therefore, in accordance with **Policy 124.1.2**, the existing portion of the property within the Wetlands future land use category will remain in the Wetlands future land use category until a formal wetland jurisdictional determination showing the extent of state-designated wetlands is provided. Calculation of density within the Wetlands future land use category will be determined through future zoning and development order actions.

The current zoning designation is AG-2, allowing for agricultural related uses. The applicant has stated an intention to file a future application to rezone the subject property. This application has not yet been submitted.

Adoption of the proposed amendment does not guarantee that future rezoning applications will be consistent with the Lee Plan. Consistency of any future rezoning application with the Lee Plan will be analyzed during the zoning process.

### ***Surrounding Properties***

The property north of the subject property is within the Central Urban and Wetlands future land use categories. This property was redesignated from Open Lands and Wetlands to Central Urban and Wetlands by Ordinance Number 23-04. The property to the north was also approved for a rezone to Mixed Use Planned Development (MPD) to permit 354 multi-family dwelling units and 222,900 square feet of commercial development by the BoCC on August 7, 2024.

Immediately to the east of the subject property is a ±42.3-acre privately owned vacant property in the Open Lands future land use category, zoned AG-2. To the east of this is the Yucca Pens Unit of the Babcock Webb Wildlife Management Area, managed by the Florida Fish and Wildlife Conservation Commission. This preserve consists of parcels owned by the State of Florida, generally acquired between 1996 and 2014.<sup>1</sup>

South of the subject property is a Residential Planned Development (RPD) consisting of approximately 123 acres. This RPD was approved for excavation for mining of fill dirt, to be followed by the construction of 19 single-family dwelling units. The RPD was approved in 2004 by Resolution Z-04-009.

The subject property is bordered on the west by Burnt Store Road. West of Burnt Store Road are the Charlotte Harbor Preserve State Park, Charlotte Harbor Buffer Preserve, and a vacant parcel in the City of Cape Coral Zoned R-1. The R-1 zoning district in Cape Coral is designed for single-family residential development and additional uses compatible with single-family homes. Maximum density within the R-1 zoning District is 4.4 dwelling units per acre. Additional information on the surrounding properties can be found in Table 1 below.

**TABLE 1: SURROUNDING PROPERTIES INFORMATION**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Central Urban	MPD Approved for 354 dwelling units and 263,470 square feet of commercial and light industrial	Vacant
<b>East</b>	Open Lands & Wetlands	AG-2	Vacant/Preserve
<b>South</b>	Open Lands & Wetlands	Residential Planned Development approved for 19 dwelling units	Vacant
<b>West</b>	Single and Multi-Family (Cape Coral) & Commercial Activity Center (Cape Coral)	R1 (Cape Coral)	Vacant/Preserve

### **Discussion and Analysis**

The comprehensive plan applies to all land use decisions within the county. Where goals, objectives, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee

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<sup>1</sup> *A Management Plan for Fred C. Babcock-Cecil M. Webb Wildlife Management Area*, Florida Fish and Wildlife Conservation Commission, November 2014.

Plan as a whole. The Lee Plan analysis included in this staff report outlines the proposed amendments in relation to the most applicable Lee Plan goals, objectives, and policies to determine their appropriateness.

**Map 1-A: Future Land Use Map**

The proposed amendment redesignates the majority of the subject property from the Open Lands future land use category to the Central Urban future land use category. The Central Urban future land use category is described by Policy 1.1.3.

**POLICY 1.1.3:** *The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

This region of the county, traditionally characterized by very low-intensity and low-density development, has become a subject of interest for future growth in recent years. In 2016, an interlocal agreement was executed between Charlotte and Lee Counties, allowing Charlotte County Utilities to provide water, sewer, and reuse service to land in Lee County along Burnt Store Road. This expansion included the subject property. Based on **Policies 4.1.1 and 4.1.2**, the density allowed and anticipated by the proposed amendment would require future development connections to public sewer and water systems. The ability of the subject property to connect to public utilities enables the applicant to comply with Policies 4.1.1 and 4.1.2.

**Objective 2.2** provides that new development should be directed “to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.” As discussed above, the subject property is located where public facilities are planned and will be available. Burnt Store Road is also being expanded from a two-lane arterial road to a four-lane arterial. More information regarding the expansion of Burnt Store Road can be found in the “Transportation” section of this report. In addition to the availability of utility and transportation infrastructure, the City of Cape Coral has recently approved changes to their development regulations that would allow for intense mixed-use development along the Burnt Store Road corridor. These changes are discussed in greater detail in this report's “Surrounding Municipalities” subsection. The increased development allowed by the proposed amendment can be served by planned or available infrastructure and is consistent and compatible with the development anticipated within the City of Cape Coral along the Burnt Store Road corridor and is consistent with Objective 2.2.

**Goal 5** provides that Lee County will accommodate the projected population in appropriate locations with attractive and safe neighborhoods with various housing types and prices. **Policy 5.1.2** prohibits residential development where physical constraints or hazards exist or require density and design to be adjusted accordingly. The property is in FEMA flood zone “X (shaded)” and is not within the Coastal High Hazard Area as depicted on Lee Plan Map 5-A. **Policy 135.1.9** requires Lee County to “ensure a mix of residential

types and designs on a County-wide basis” through the Future Land Use Map. The proposed amendment will help to accommodate Lee County’s projected population in an appropriate location and may help ensure a mix of residential types and designs throughout the County, consistent with **Goal 5, Policy 5.1.2,** and **Policy 135.1.9** of the Lee Plan.

### ***Environmental Analysis***

Lee Plan **Policy 126.1.4** requires that development designs maintain or improve surface water flows, groundwater levels, and lake levels at or above existing conditions prior to future development. The subject property is within both the Yucca Pen Creek and Durden Creek watersheds.

The Yucca Pen Creek Watershed is on the Florida Department of Environmental Protection Study List for Dissolved Oxygen based on the number of exceedances for the sample size. The Northwest Lee County Surface Water Management Plan provides the following recommendation: “Future developments within the unincorporated areas of Lee County east of Burnt Store Road should be required to provide treatment for 1-inch of runoff generated from the developed areas through wet or dry retention/detention systems as the BMPs.” Future rezonings and development orders will be analyzed to determine consistency with **Goal 125**, which ensures the maintenance or improvement of water quality for the protection of the environment of Lee County.

Future development will require a Lee County Development Order approval and Environmental Resource Permit approval from the South Florida Water Management District (SFWMD) and must comply with surface water quality standards as required by SFWMD and Lee County.

### ***Table 1(b): Year 2045 Allocations***

The applicant is also proposing an amendment to Table 1(b). This amendment is necessary to maintain internal consistency with the 2045 Lee County population accommodations and **Policy 1.6.5** of the Lee Plan at the time of the development order. The Table 1(b) amendment is consistent with Lee Plan **Goal 5**, which is to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2045 projected population of Lee County. Staff recommends that Table 1(b) be amended to add 24 acres of residential development acreage to the Central Urban future land use category in Planning District 5 (Burnt Store) and subtract 95 residential acres in the Central Urban future land use category of Planning District 19 (North Fort Myers) in order to accommodate the anticipated development and make the population balance countywide. Staff’s recommended changes to Table 1(b) are identified in Attachment 1.

**The proposed amendments are consistent with the Lee Plan and help accomplish several aims of the Lee Plan. The proposed amendment is also consistent with the area surrounding the subject property.**

### ***Surrounding Municipalities***

Due to the subject property’s unique location, approximately one mile from the Charlotte County boundary and adjacent to the City of Cape Coral, Staff examined how the proposed FLUM amendment would fit with the surrounding municipalities.

The subject property is adjacent to the boundary of the City of Cape Coral, which has a separate Comprehensive and Land Development Regulations. Lee County staff consulted with Cape Coral



Development Services Division staff to understand the future land use and anticipated development patterns of parcels near the subject property within city boundaries.

Cape Coral passed a text amendment to their comprehensive plan to guide future development along Burnt Store Road on December 7, 2022, to plan for what is likely the next area of urban development over the coming years. This area is one of the last remaining areas in Cape Coral with large, vacant lots available for development. In anticipation of potential growth in this corridor, the city created the Burnt Store Road District (BURST).

Cape Coral's BURST does not allow for stand-alone residential uses. Multi-family development of up to 25 dwelling units an acre will be permitted as part of a mixed-use building. Commercial development in this future land use category will allow a maximum floor area ratio of 1.0.

Cape Coral followed up the text amendments with the BURST map amendment (LU21-0017) to incorporate BURST in the City's future land use map. The map amendment has been transmitted to the State Reviewing Agencies, and the Cape Coral City Council expects to hold the adoption hearing on the amendment on September 18, 2024<sup>2</sup>. Based on the proposed map amendment, the area of the BURST will include most of the parcels bordering Burnt Store Road north of Van Buren Parkway within Cape Coral city limits. The proposed density and intensity permitted within adjacent properties in Cape Coral indicates that this area will be the city's next center of higher-intensity development.

Recent development pressure along Burnt Store Road within Charlotte County has prompted the Charlotte County Board of County Commissioners to direct Charlotte County Community Development Staff to analyze the Burnt Store corridor and determine if changes should be made to the Charlotte County Comprehensive Plan or Land Development Code to better guide development that meets the needs residents within the vicinity of Burnt Store Road.

**The proposed amendment to Lee County's Future Land Use Map would allow for uses that are compatible and complimentary with the development anticipated in adjacent communities.**

#### **Service Availability and Capacity**

Consistent with **Objective 2.2**, there are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, and school services and facilities to accommodate the proposed amendment.

**Transportation:** Access to the property is from County Road 765 (Burnt Store Road), which is a paved, county-maintained arterial roadway. Lee Plan amendments require both a short-range (5 years) and long-range (20+ years) level of service (LOS) analysis. Based on the information in the application materials, the proposed amendment will cause a reduction in LOS standards for Burnt Store Road in the short-range. This level of service deficit is expected to be rectified in the long-range, with Burnt Store Road operating at or above adopted LOS standards by 2045.

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<sup>2</sup> At the September 18, 2024, meeting of the Cape Coral City Council, LU21-0017 was withdrawn from consideration in order to revise the legal description of lands to be included within the BURST category to ensure consistency with the City Council's motion during the transmittal hearing. According to City of Cape Coral staff, this item will be brought back to the City Council to adopt the BURST category on the Future Land Use Map in the near future.

Lee County has designated Burnt Store Road, from State Road 78 (Pine Island Road) to the Charlotte County line, as a controlled access road facility. Improvements are underway for Burnt Store Road, which will expand the roadway from two to four lanes and implement controlled access locations. Connection from the subject property to Burnt Store Road must comply with Lee County Resolution 20-09-26. The expansion of the Burnt Store Road segment adjacent to the subject property is currently in the design phase, with the expected completion of the design by the end of 2024.

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

**Mass Transit:** The subject property is not within one-quarter mile of a fixed-route corridor, the closest bus stop is not within one-quarter mile of a bus stop, and the 2016 TDP does not identify the need for enhanced or additional transit services in the area.

**Utilities:** The subject property has water, sewer, and reclaimed water service through a 2016 interlocal agreement between Lee and Charlotte counties. Charlotte County Utilities will provide water and sewer service. In a letter dated February 9, 2024, Charlotte County Utilities indicated that potable water, sanitary sewer, and reclaimed water connections are available.

**Solid Waste:** Lee County Solid Waste indicated in a letter dated July 5, 2023, that collection services are available to the subject property. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

**Fire:** The Cape Coral Fire Department indicated in a letter dated June 28, 2023, that they are capable of providing fire protection. A full-time fire station is located approximately two miles from the subject property.

**EMS:** Lee County Emergency Medical Services indicated in a letter dated July 20, 2023, that service is available to the property. One ambulance is located approximately 5.8 miles south of the site.

**Law Enforcement:** The Lee County Sheriff’s Office (LCSO) indicated in a letter dated July 7, 2023, that adequate service can be provided to the subject property. LCSO will provide law enforcement services from the Gulf District offices in Saint James City. LCSO requests a Crime Prevention Through Environmental Design Report in future submittals.

**Schools:** The subject property is in the West Choice Zone, W2. There is adequate school seat capacity to serve the subject property and the project’s generation of elementary and middle school students, according to a letter from the Lee County School District dated July 5, 2023. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level; however, capacity is available in the adjacent CSA.

**Adequate public services and infrastructure are available to serve future development of the subject property at intensities allowed by the Central Urban future land use category.**

## **Conclusions**

Anticipated development and infrastructure improvements to this area of Lee County make the subject property appropriate to be developed as a Future Urban Area, as the property will no longer be “extremely remote from public services” and the area will not be “characterized by agricultural and low-density residential uses” as typically found on lands within the Open Lands future land use category. The proposed Lee Plan Amendments are consistent with the Goals, Objectives, and Policies contained in the Lee Plan, as discussed in the report and summarized below.

- The increased development that would be allowed by the proposed amendment is consistent and compatible with the development anticipated within the City of Cape Coral along Burnt Store Road and with parcels adjacent to the subject property.
- There are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, and school services and facilities to accommodate the proposed amendment.
- Burnt Store Road is expected to operate at adopted LOS standards following the completion of the widening project.
- The proposed amendment will help to accommodate Lee County’s projected population in an appropriate location.

For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners ***adopt*** the proposed amendments.



PART 2  
LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: June 24, 2024

**A. LOCAL PLANNING AGENCY REVIEW**

The applicant's representatives provided a presentation addressing the requested amendments, subject property, existing and proposed future land use categories, surrounding uses, consistency with the Lee Plan, adjacent municipality planning, and future transportation facilities.

Following this, staff made a presentation addressing the requested amendments, subject property, conditions of the region, and consistency with the Lee Plan and staff recommendation.

Members of the LPA asked about the timing of future expansion of Burnt Store Road, specifics of the amendments to Table 1(b), reason for the proposed future land use category, surrounding conservation properties, and availability of utilities.

There were no public comments concerning the proposed amendment.

**B. LOCAL PLANNING AGENCY RECOMMENDATION**

A motion was made to recommend that the Board of County Commissioners (BoCC) ***adopt*** CPA2023-00011. The motion passed 4 to 2.

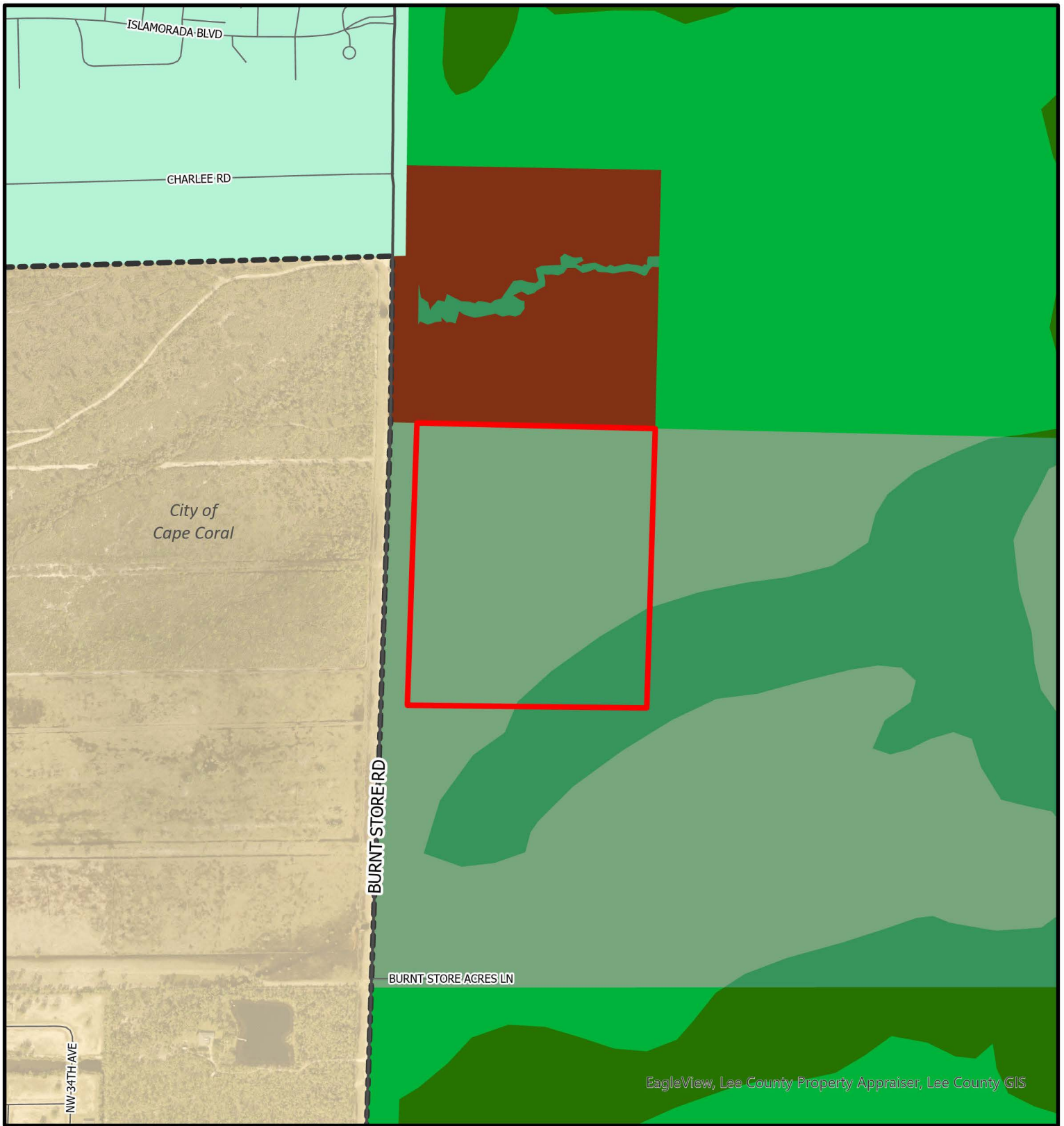
RAYMOND BLACKSMITH	<u>AYE</u>
DUSTIN GARDNER	<u>AYE</u>
DAWN RUSSELL	<u>AYE</u>
JENNIFER SAPEN	<u>AYE</u>
DON SCHROTENBOER	<u>ABSENT</u>
STAN STOUDE	<u>NAY</u>
HENRY ZUBA	<u>NAY</u>

**C. STAFF RECOMMENDATION**

Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

# **ATTACHMENT 1**

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**
- **Table 1(b) Existing and Proposed**



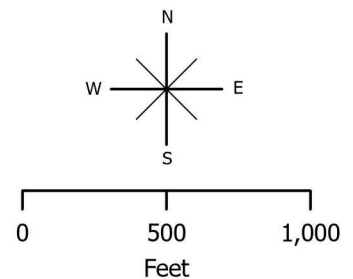
CPA2023-00010

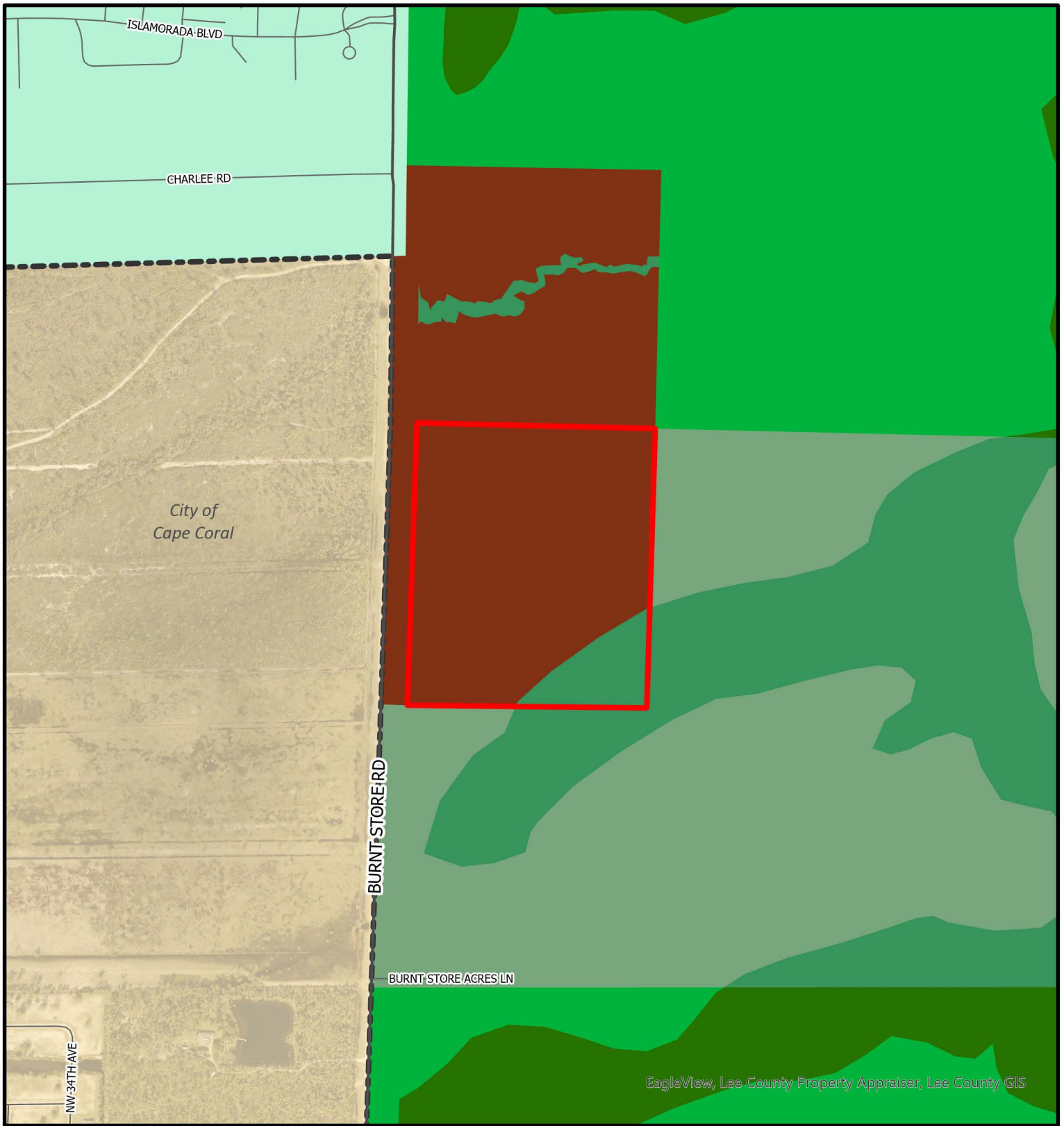


Map Generated: August 2024

- Central Urban
- Rural
- Open Lands
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Subject Property
- City Limits

Existing Future Land Use





EagleView, Lee County Property Appraiser, Lee County GIS

CPA2023-00010



Map Generated: August 2024

- Central Urban
- Rural
- Open Lands
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Subject Property
- City Limits

## Proposed Future Land Use

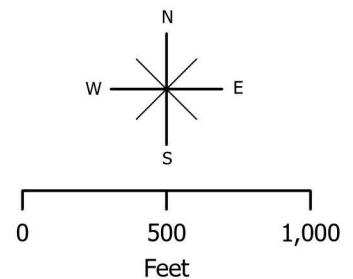


Table 1(b) Year 2045 Allocations

Future Land Use Category		Unincorporated County		Planning District										
		Existing	Proposed	District 1	District 2	District 3	District 4	District 5		District 6	District 7	District 8	District 9	District 10
				Northeast Lee County	Boca Grande	Bonita	Fort Myers Shores	Burnt Store		Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway / Airport
								Existing	Proposed					
Residential By Future Land Use Category	Intensive Development	1,483	1,483	-	-	-	17	-	-	21	-	238	-	-
	Central Urban	13,639	13,768	-	-	-	207	-	24	-	-	230	-	25
	Urban Community	22,739	22,739	813	453	-	475	-	-	-	-	-	-	150
	Suburban	14,913	14,913	-	-	-	1,950	-	-	-	-	80	-	-
	Outlying Suburban	3,648	3,648	25	-	-	490	13	13	3	429	-	-	-
	Sub-Outlying Suburban	1,732	1,732	-	-	-	330	-	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	15	-	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	503	-	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	8	-	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	2	-	-	-	-	2	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	115	115	-	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	2,104	1,115	-	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	3	-	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	7,764	2,431	-	-	800	730	730	-	-	-	-	-
	Rural Community Preserve	3,517	3,517	-	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	1,338	-	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	233	2	4	-	1	-	-	-	169	-	-	-
	Open Lands	2,186	2,186	153	-	-	-	257	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	6,974	131	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total		83,115	83,044	4,689	457	-	4,270	1,862	1,026	24	598	548	-	1,415
Residential		8,916	8,916	300	53	-	450	27	27	9	125	150	-	1,216
Industrial		4,788	4,788	30	3	-	300	10	10	15	70	315	-	2,134
Non Regulatory Allocations														
Public		120,211	120,211	14,191	622	-	4,864	7,323	7,323	6	2,340	583	-	9,660
Active AG		21,944	21,944	5,500	-	-	240	90	90	-	-	-	-	2
Passive AG		13,685	13,685	5,500	-	-	615	100	100	-	-	-	-	485
Conservation		87,746	87,746	2,458	297	-	1,163	3,186	3,186	67	1,595	926	-	2,206
Vacant		26,118	26,189	1,145	28	-	733	766	742	8	103	17	-	88
Total		366,523	366,523	33,793	1,460	-	12,635	12,504	12,504	129	4,831	2,539	-	17,206
Population Distribution (unincorporated)		584,331	584,331	8,235	1,470	-	35,253	2,179	2,949	152	725	5,273	-	22,566

Table 1(b) Year 2045 Allocations

Future Land Use Category		Planning District												
		District 11	District 12	District 13	District 14	District 15	District 16	District 17	District 18	District 19		District 20	District 21	District 22
		Daniels Parkway	Iona / McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers		Buckingham	Estero	Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	2,130	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,651	4,024	-	5,982	3,322	24,440	4,750	10,037	9,942	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	244	4	2	4
Non Regulatory Allocations														
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	1,183	850	130	1,425
Total		8,221	20,375	14,113	-	14,658	29,047	61,791	81,003	24,649	24,649	10,685	2,362	14,522
Population Distribution (unincorporated)		14,723	44,132	53,974	-	76,582	13,431	161,031	18,538	110,722	109,952	5,951	741	8,653



December 5, 2023

Lee County Planning and Zoning Division  
Community Development Department  
1500 Monroe Street  
Fort Myers, Florida 33901



**SUBJECT:** BSR 40  
Application for a Comprehensive Plan Amendment - Map

On behalf of Kevin and Annmarie Campbell and Robert D and Elaine J Gerrero, Avalon Engineering is submitting a comprehensive plan map amendment application package for amending the future land use of approximately 40+/- acres of property on Burnt Store Road N from AG-2 Open Lands to Central Urban.

Provided, please find the following items to help assist with the review and approval process:

- . Cover Letter;
- . Project Request;
- . Project Narrative;
- . Exhibit M1 Comprehensive Plan Map Amendment Application;
- . Exhibit M2 Disclosure of Interest Affidavit;
- . Exhibit M3 Surrounding Property Owners List, Map and Mailing Labels;
- . Exhibits M4 Future Land Use Map Existing and Exhibit 4A Future Land Use Map Proposed;
- . Exhibit M5 Existing Use Land Map;
- . Exhibit M6 Existing Zoning Map;
- . Exhibit M7 Legal Description of Sketch of Description;
- . Exhibit 8 Quit Claim Deed;
- . Exhibit M9 Aerial Map and Subject property and Surrounding Properties;
- . Exhibit 10 Authorization from Property Owner; NA
- . Exhibit 11 Proposed Amendments NA;
- . Exhibit 12 Lee Plan Analysis;
- . Exhibit 13 Environmental Impact Analysis;
- . Exhibit 14 Historic Resources Impact Analysis;
- . Exhibit 15 Public Facilities Impacts Analysis;
- . Exhibit 16 Traffic Circulation Analysis;
- . Exhibit 17 Existing Future and Conditions Analysis (Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools);
- . Exhibit 18 Letter of Determination for the Adequacy/Provision of Existing and Proposed Support Facilities (Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools)

BSR 40 / Application for a Comprehensive Plan Amendment – Map

December 5, 2023

Page 2

- . Exhibit 19 State Policy Plan and Regional Policy Plan
- . Exhibit 20 Justification of Proposed Amendment
- . Exhibit 21 Planning Communities/Community Plan Area Requirement

If you have any questions or comments, please feel free to call me at 583-2077 Extension 216 or email me at [linda@avaloneng.com](mailto:linda@avaloneng.com)

Sincerely,

AVALON ENGINEERING, INC.

A handwritten signature in black ink that reads "Linda Miller". The signature is written in a cursive, flowing style.

Linda Miller, AICP  
Planning Director/Vice President



## BSR 40

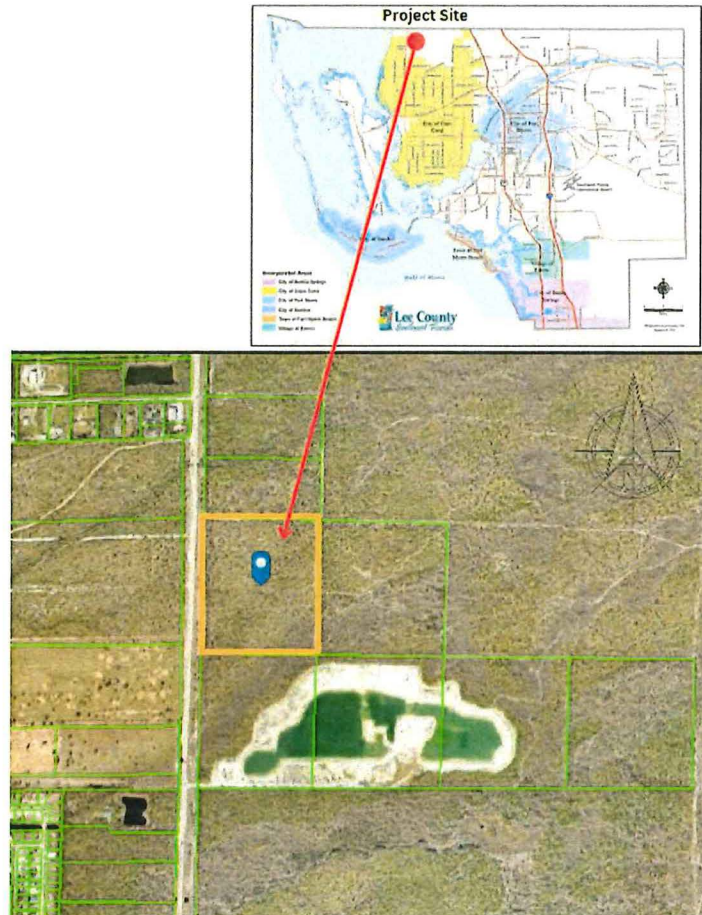
### Application for a Comprehensive Plan Amendment-Map Revised 3/4/2024

#### Project Request

The requested application for a Comprehensive Plan Amendment-Map to amend the Future Land Use for approximately 34.36 +/- acres of property on Burnt Store Road N from Open Lands to Central Urban. The 4.15 acres of Wetland classified area will remain as wetland within this request.

#### Project Narrative

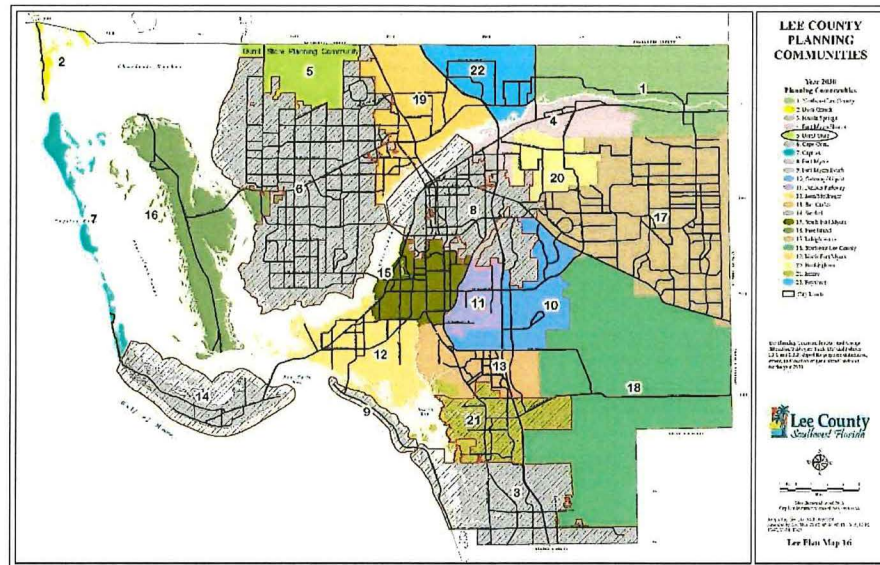
The property subject to this application request is one parcel containing approximately 38.51 +/- acres southeast of the intersection of Burnt Store Road and Charlee Road, Strap Number 08-43-23-00-00001.0000.



Project Location Map

The subject parcel and adjacent parcels are within Lee County. There are two other governmental jurisdictions within close proximity to the subject parcel, the City of Cape Coral, along the western side of Burnt Store Road, and Charlotte County northeast and northwest of the subject parcel.

The subject parcel is designated as Open Lands for 34.35 acres and Wetland for 4.15 acres. The site is zoned AG-2 (Agricultural). The parcel is square in size with an average depth of 1194 feet and 1404 feet in length. The parcel is in the Burnt Store Planning Community, Area 5 as designated on the Lee County Planning Communities, Lee Plan Map 16.



Lee County Planning Communities Map

### Burnt Store Planning Community

"Burnt Store - This Community is in the northwest corner of the mainland of unincorporated Lee County. The property east of Burnt Store Road is designated Open Lands and the land west of Burnt Store Road is designated as Rural (also known as Burnt Store Marina) with the exception of 10 acres designated as Outlying Suburban. Most of The Burnt Store Marina development was approved prior to the adoption of the 1984 Lee Plan and is "vested" for densities higher than allowed by the current plan.

The Burnt Store Marina development is primarily residential with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina development primarily serving residents of that development. This area is expected to substantially grow through the year 2030. Today, most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers, and Fort Myers, or in Charlotte County. This development pattern is expected to remain through 2020."

The subject parcel is vacant with the closest development being the Dollar General located on the west side of Burnt Store Road, north of the subject parcel, an 18-lot residential development on Burnt Store Road south of the subject parcels and Burnt Store Marina, a residential community also north of the subject parcels.



The subject property is near parcels within the City of Cape Coral, on the west side of Burnt Store Road, and south of the subject property that have a Future Land Use designation that supports a higher density and greater intensity of uses than what is currently permitted by the Open Lands Future Land Use on these parcels. The Lee County Open Lands Future Land Use permits one dwelling unit per every 5 acres and limited commercial uses.

Within 1.4 miles of the subject parcel, heading south on Burnt Store Road, there is a total of 125.12 acres that supports a greater density and intensity land use than the subject parcel currently: there are 87.48 acres in Cape Coral that have a Commercial Activity Center Land Use, which is a Mixed-Use Land Use supporting a minimum of 12 du/acres or 75 units and a maximum of 16 du/ac of density and an Intensity of 1.0 FAR. Within 0.45 of a mile, there are 56 acres in Cape Coral designated as Commercial Land Use, which supports a variety of commercial retail, office and support uses with an FAR of 1.0. Within 0.30 of a mile, there are 21.12 acres, currently designated as Single Family/Multi-Family, which if zoned RML would support 16 du/ac. A 502 site RV Resort is located just over a mile south of the subject parcel.

"Policy 1.15.m of the City of Cape Coral's Future Land Use Element of their Comprehensive Plan. The purpose of the Commercial Activity Center (CAC) future land use classification is to promote non-residential and mixed-use development at key locations, within proximity to major corridors throughout the City of Cape Coral in areas where a mix of uses may be developed. The Commercial Activity Center classification is a mixed-use classification designed to minimize the need for vehicle trips through the development of both residential and non-residential uses in a single project. Furthermore, the purpose of the Commercial Activity Center is to integrate all uses through landscape, site, and architectural design standards. In addition, the Commercial Activity Center land use classification is intended to provide locations that offer employment opportunities and daily goods and services to the local community and, in some instances, attract patrons from the region. Commercial Activity Centers are intended to be pedestrian friendly and interconnected with adjacent projects – whether residential or non-residential".

"Policy 1.15.m of the City of Cape Coral's Future Land Use Element of their Comprehensive Plan. Commercial/Professional: Intensities of use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0. The Commercial (C) District is designed to facilitate a broad variety of large or small commercial uses. Uses allowed in the C District range from a variety of small or neighborhood-based commercial uses to larger retail or service uses, which may serve a relatively large trade area and, which may be developed as major shopping facilities. As many commercial uses have the potential to generate relatively high levels of vehicular trips from customers and sometimes delivery vehicles, preferred locations for the C District have direct access onto arterial or collector roads and adequate depth (a minimum of 250 feet) for larger-scale development."

Within a little over a half of a mile to the south of the subject parcels is a Planned Community called "Hudson Creek". Hudson Creek is a mixed-use development in the City of Cape Coral. The project consists of a total of 1732 acres with residential, commercial, and conservation/preserve land use. The project is a MXPUD for 3500 residential units (2500 single family and 1000 multi-family units), an Assisted Living Facility with 800 beds, a university, retail, and restaurant square footage totaling 425,000, 150,000 square feet of office uses and a 500 room Hotel.

**BSR 40**

**Exhibit M1**

Application for a Comprehensive Plan  
Amendment – Map



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**Project Name:** BSR 40

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

Open Lands to Central Urban

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

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

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

Address: 10791 Orange River Boulevard

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

Phone Number: 239-872-2953 or 239-872-2955

E-mail: kevincampbell1@comcast.net

Campbell\_ann@comcast.net

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

Address: 2503 Del Prado Boulevard South, Suite 200

City, State, Zip: Cape Coral, Florida 33904

Phone Number: 239-573-2077 Extension

E-mail: linda@avaloneng.com

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

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

4. **Property Location:**

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

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

5. **Property Information:**

Total Acreage of Property: 38.51+/-

Total Acreage Included in Request: 34.35+/-

Total Uplands: 34.35

Total Wetlands: 4.16+/-

Current Zoning: AG-2

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

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

Existing Land Use: Vacant Property

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

Residential Units/Density: 7 du/ 1 per 5 acres

Commercial Intensity: minimal uses

Industrial Intensity: N/a

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

Residential Units/Density: 400 units

Commercial Intensity: 150,000

Industrial Intensity: 10,000



## **Public Facilities Impacts**

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

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

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

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

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

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

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

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

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

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

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

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

**Environmental Impacts**

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

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

**Impacts on Historic Resources**

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

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

**Internal Consistency with the Lee Plan**

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

**State Policy Plan and Regional Policy Plan**

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

**Justify the proposed amendment based upon sound planning principles**

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

**Planning Communities/Community Plan Area Requirements**

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



### **Sketch and Legal Description**

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

### **SUBMITTAL REQUIREMENTS**

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

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

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

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

### **APPLICANT – PLEASE NOTE:**

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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

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



## AFFIDAVIT OF AUTHORIZATION

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

We, Kevin & Annmarie Campbell + Robert D & Elaine J Guerrero, as Joint Tenants in Common of 08-43-23-00-00001.0000, swear or affirm under oath, that we are the owners or the authorized representative of the owner(s) of the property and that:

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

**\*Notes:**

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

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

<u>[Signature]</u> Signature (Kevin Campbell)	<u>7-14-23</u> Date
<u>[Signature]</u> Signature (Annmarie Campbell)	<u>7/14/2023</u> Date
<u>[Signature]</u> Signature (Robert D Guerrero)	<u>7/14/23</u> Date
<u>[Signature]</u> Signature (Elaine J Guerrero)	<u>7/14/23</u> Date

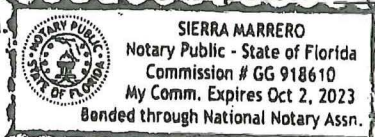
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*

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 14<sup>th</sup> day of July, 2023, by Kevin Campbell & others above (name of person providing oath or affirmation), who is personally known to me or who has produced (personally known) (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public



## Property Data

STRAP: 08-43-23-00-00001.0000 Folio ID: 10026914

Generated on 6/13/2023 2:57 PM

Owner Of Record - Tenants in Common [\[Change Address\]](#)

CAMPBELL KEVIN & ANNMARIE +  
GERRERO ROBERT D & ELAINE J  
10791 ORANGE RIVER BLVD  
FORT MYERS FL 33905

### Site Address

Site Address maintained by [E911 Program Addressing](#)

BURNT STORE RD N  
CAPE CORAL FL 33993

### Property Description

Do not use for legal documents!

NW 1/4 OF NW 1/4 LESS WLY 132 FT

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)



[\[Pictometry Aerial Viewer\]](#)



Current Working Values

[Tax Roll Value Letter](#)

[Tax Refund Status](#)

Just

315,520

### Attributes

Land Units Of Measure [?](#)

AC

Units [?](#)

39.44

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll [?](#)

N/A

Historic Designation

No

### Image of Structure



◀ Photo Date January of 2008 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

## Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	280,800	280,800	280,800	280,800	0	280,800
1993	280,800	2,090	2,090	2,090	0	2,090
1994	280,800	2,660	2,660	2,660	0	2,660
1995	280,800	6,620	6,620	6,620	0	6,620
1996	280,800	10,150	10,150	10,150	0	10,150
1997	280,800	10,440	10,440	10,440	0	10,440
1998	280,800	10,260	10,260	10,260	0	10,260
1999	280,800	10,010	10,010	10,010	0	10,010
2000	280,800	10,220	10,220	10,220	0	10,220
2001	309,740	10,480	10,480	10,480	0	10,480
2002	309,730	10,400	10,400	10,400	0	10,400
2003	248,190	11,240	11,240	11,240	0	11,240
2004	536,090	11,560	11,560	11,560	0	11,560
2005	1,111,880	12,030	12,030	12,030	0	12,030
2006	2,382,600	12,470	12,470	12,470	0	12,470
2007	2,382,600	10,520	10,520	10,520	0	10,520
2008	873,620	12,350	12,350	12,350	0	12,350
2009	476,520	13,380	13,380	13,380	0	13,380
2010	428,868	11,754	11,754	11,754	0	11,754
2011	299,744	11,556	11,556	11,556	0	11,556
2012	256,360	12,779	12,779	12,779	0	12,779
2013	256,360	19,286	19,286	19,286	0	19,286
2014	153,816	20,667	20,667	20,667	0	20,667
2015	193,256	20,627	20,627	20,627	0	20,627
2016	193,256	22,836	22,836	22,836	0	22,836
2017	193,256	20,548	20,548	20,548	0	20,548
2018	193,256	19,602	19,602	19,602	0	19,602
2019	193,256	20,114	20,114	20,114	0	20,114
2020	193,256	22,323	22,323	22,323	0	22,323
2021	315,520	21,140	21,140	21,140	0	21,140
2022	315,520	21,258	21,258	21,258	0	21,258

## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit M2**

Disclosure of Interest

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Kevin & Annmarie Campbell + Robert D & Elaine J Gerrero, who, being first duly sworn and deposed says:

1. That they are the record owners, or a legal representative of the record owner, of the property that is located in 08-43-23-00-00001.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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



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

Kevin Campbell  
Signature of Property Owner

Kevin Campbell  
Print Name

[Signature]  
Signature of Property Owner

Annemarie Campbell  
Print name

[Signature]  
Signature of Property Owner

Robert D. Gerrero

[Signature]  
Signature of Property Owner

Elaine J. Gerrero

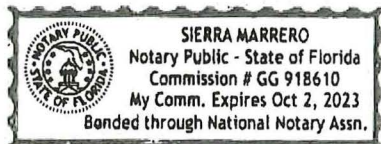
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 7/14/23 (date) by All parties above (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.

STAMP/SEAL

[Signature]  
Signature of Notary Public

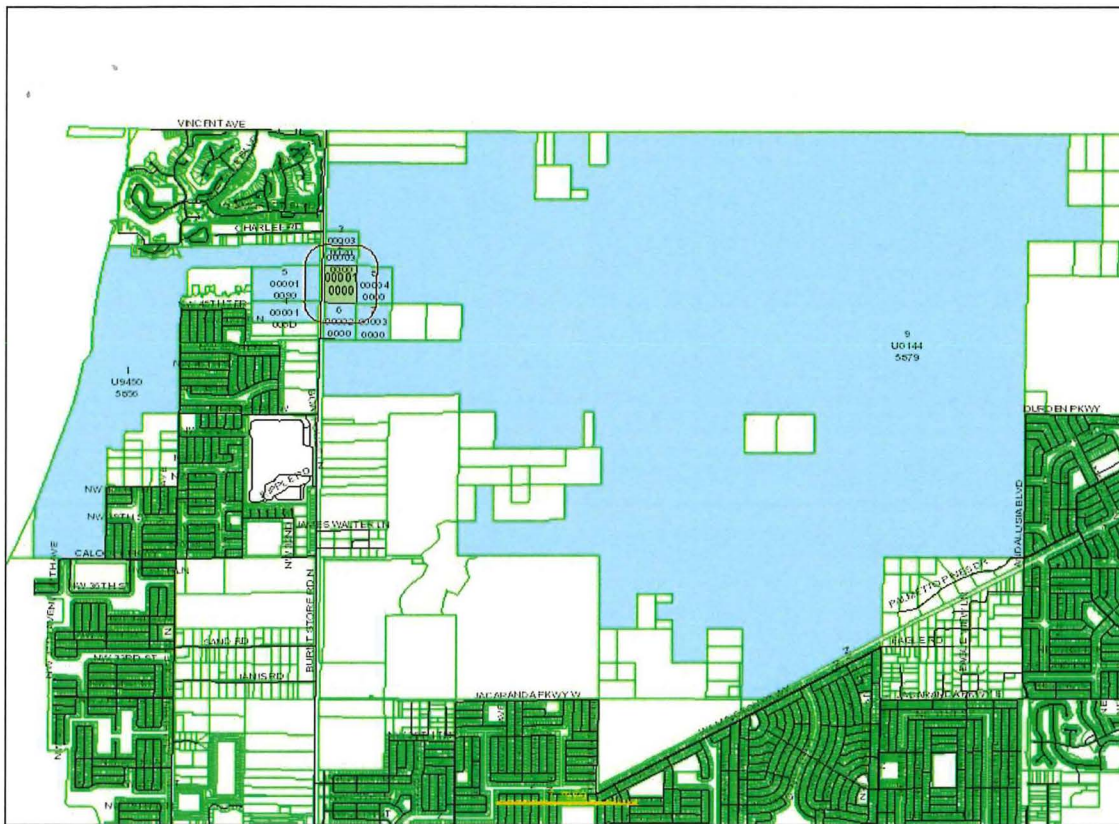


## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit 3**

Surrounding Property Owners List, Map  
and  
Mailing Labels



Date of Report: June 28, 2023  
 Buffer Distance: 750 feet   
 Parcels Affected: 9  
 Subject Parcel: 08-43-23-00-00001.0000

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	12-43-22-C3-U9450.5856 CHARLOTTE HARBOR PRESERVE STATE PARK CAPE CORAL FL 33993	PRESERVE LANDS LYING WLY BURNT STORE RD + WLY NWLY CC UNIT 90	1
SVR INVESTMENTS LLC 2135 MAYFAIR WAY LOT 28 TITUSVILLE FL 32796	05-43-23-00-00003.0000 BURNT STORE RD N CAPE CORAL FL 33993	S 1/2 OF SW 1/4 OF SW 1/4 LESS W 132 FT	2
SVR INVESTMENTS LLC 2135 MAYFAIR WAY LOT 28 TITUSVILLE FL 32796	05-43-23-00-00003.0020 BURNT STORE RD N CAPE CORAL FL 33993	N 1/2 OF SW 1/4 OF SW 1/4 LESS W 132 FT	3
DUBOSE SHAWN R 36750 WHISPERING PINES RD NORTH FORT MYERS FL 33917	07-43-23-C2-00001.008D ACCESS UNDETERMINED CAPE CORAL FL 33993	N 1/2 OF S 1/2 OF NE 1/4 + S 1/8 OF N 1/2 OF NE 1/4 LESS R/W SR 765	4
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	07-43-23-C2-00001.0090 BURNT STORE RD N CAPE CORAL FL 33993	N 1/2 OF NE 1/4 LESS N 50 FT RES FOR RD R/W + LESS STATE R/W	5
CC LAND DEVELOPMENT COMPANY 2222 SECOND ST FORT MYERS FL 33901	08-43-23-00-00002.0000 4751 BURNT STORE RD N CAPE CORAL FL 33993	SW 1/4 OF NW 1/4 LESS WLY 132 FT	6
CC LAND DEVELOPMENT COMPANY 2222 SECOND ST FORT MYERS FL 33901	08-43-23-00-00003.0000 ACCESS UNDETERMINED CAPE CORAL FL 33993	SE 1/4 OF NW 1/4 OF SEC 08 TWN 43 RGE 23	7
HENRY JEWEL A & STEVEN M 16820 SANTUARY EST DR CAPE CORAL FL 33993	08-43-23-00-00004.0000 ACCESS UNDETERMINED CAPE CORAL FL 33993	NE 1/4 OF NW 1/4 SEC 08 DESC IN OR 1904 PG 2670	8
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	10-43-23-L3-U0144.5879 ACCESS UNDETERMINED CAPE CORAL FL 33993	YUCCA PENS LANDS LYING IN TWN 43 RGE 23	9



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

SVR INVESTMENTS LLC  
2135 MAYFAIR WAY LOT 28  
TITUSVILLE FL 32796

SVR INVESTMENTS LLC  
2135 MAYFAIR WAY LOT 28  
TITUSVILLE FL 32796

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

LEE COUNTY  
CONSERVATION 2020  
PO BOX 398  
FORT MYERS FL 33902

CC LAND DEVELOPMENT COMPANY  
2222 SECOND ST  
FORT MYERS FL 33901

CC LAND DEVELOPMENT COMPANY  
2222 SECOND ST  
FORT MYERS FL 33901

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

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

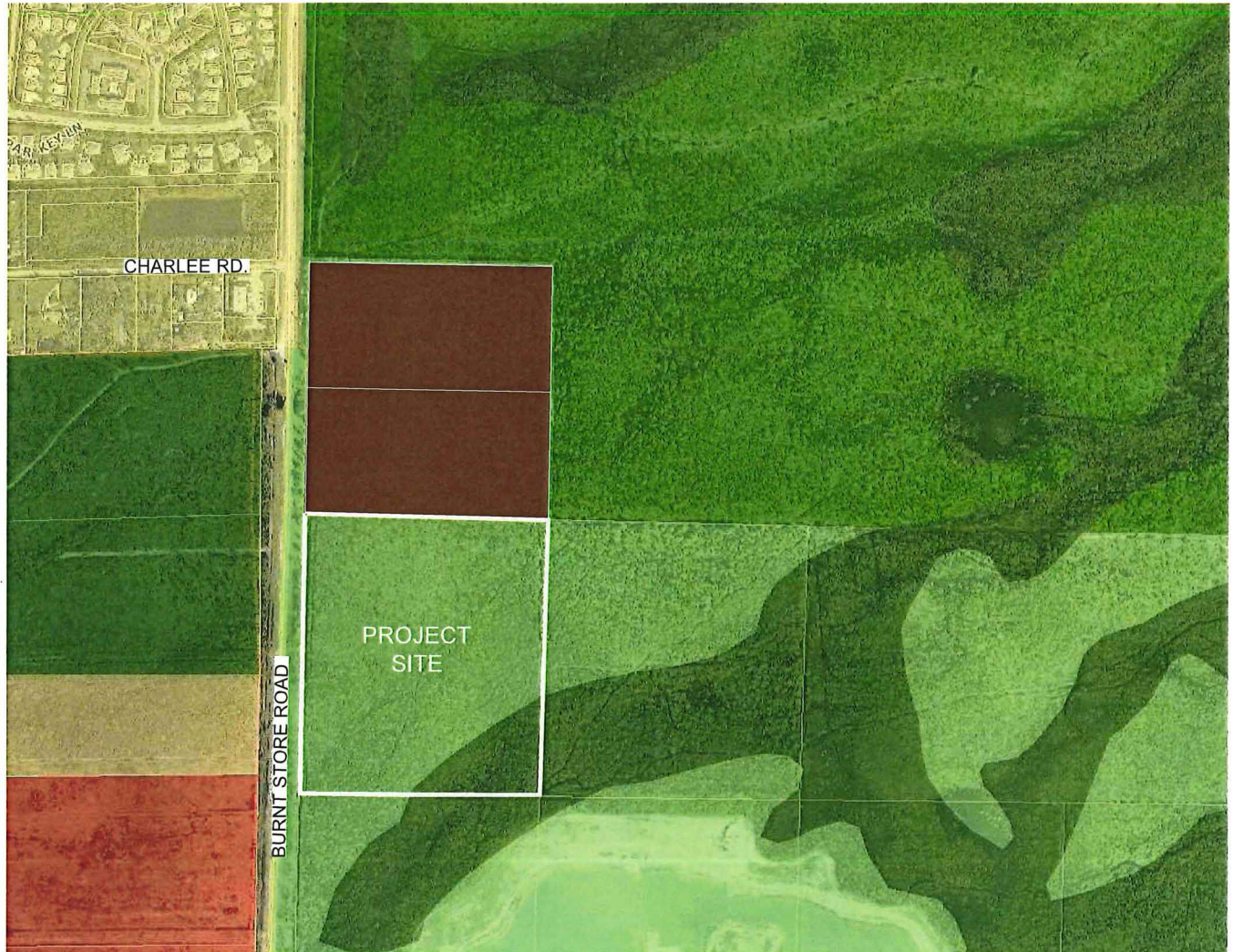
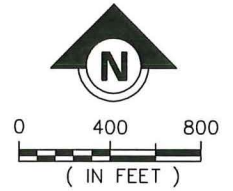
## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit 4**

Existing Future Land Use Map

# BSR 40



## FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

## INTERCHANGE AREAS

- General Interchange
- University Village Interchange
- Industrial Commercial Interchange
- Industrial Interchange
- General Commercial Interchange

## NEW COMMUNITY

- New Community

## AIRPORT AREAS

- Tradeport
- Airport

## NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

## ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland
- City Limits

See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

## **BSR 40**

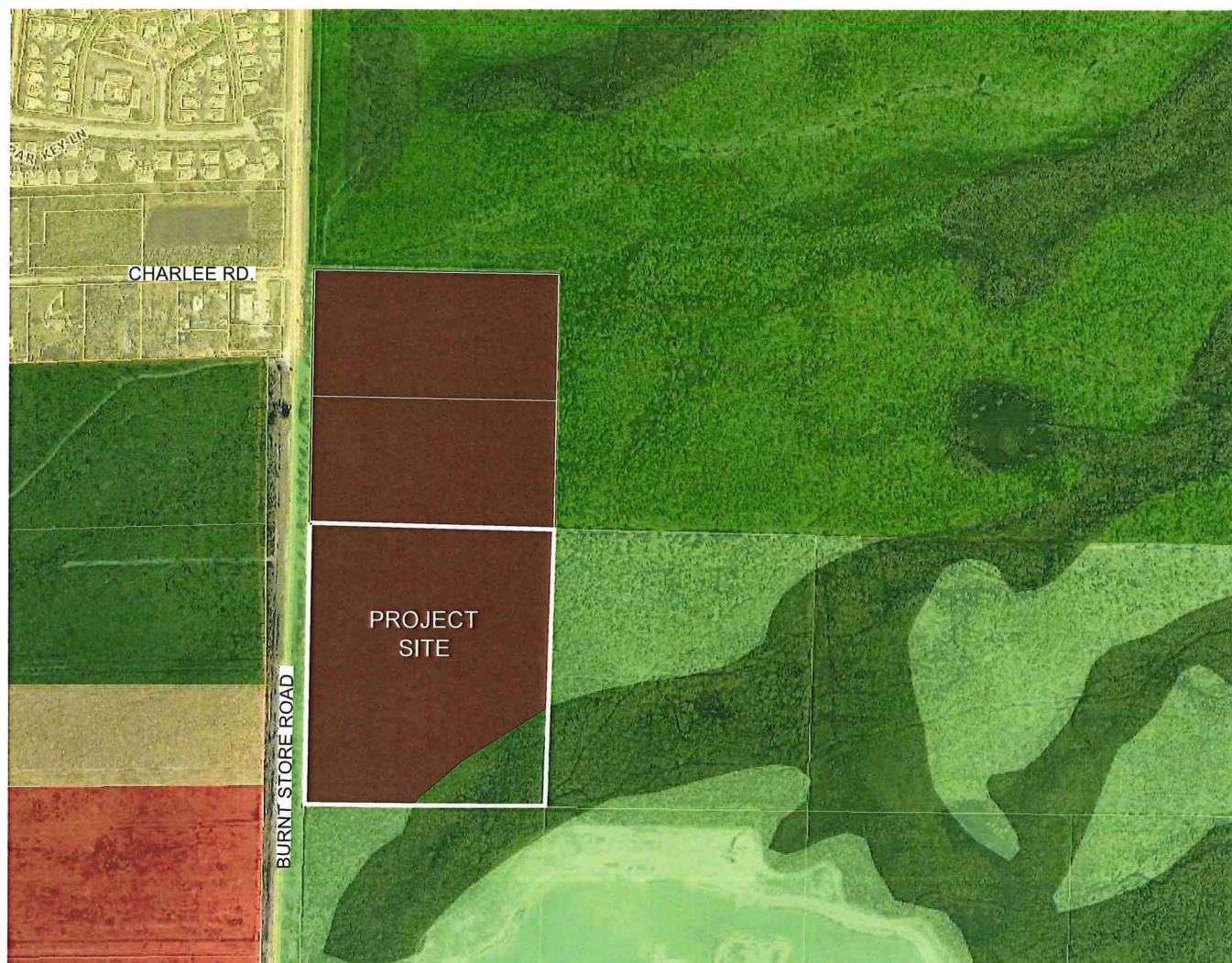
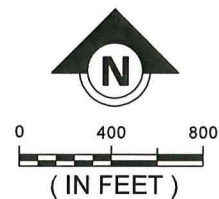
Application for a Comprehensive Plan Amendment-Map

### **Exhibit 4A**

Existing Future Land Use Map Proposed



BSR 40



FUTURE URBAN AREAS	INTERCHANGE AREAS	NON-URBAN AREAS
Intensive Development	General Interchange	Rural
Central Urban	University Village Interchange	Rural Community Preserve
Urban Community	Industrial Commercial Interchange	Coastal Rural
Suburban	Industrial Interchange	Outer Island
Outlying Suburban	General Commercial Interchange	Open Lands
Sub-Outlying Suburban		Density Reduction/Groundwater Resource
Commercial	<b>NEW COMMUNITY</b>	Conservation Lands - Upland
Industrial Development	New Community	<b>ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)</b>
Public Facilities	<b>AIRPORT AREAS</b>	Wetlands
University Community	Tradeport	Conservation Lands - Wetland
Burnt Store Marina Village	Airport	City Limits
Destination Resort Mixed Use Water Dependent		

See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

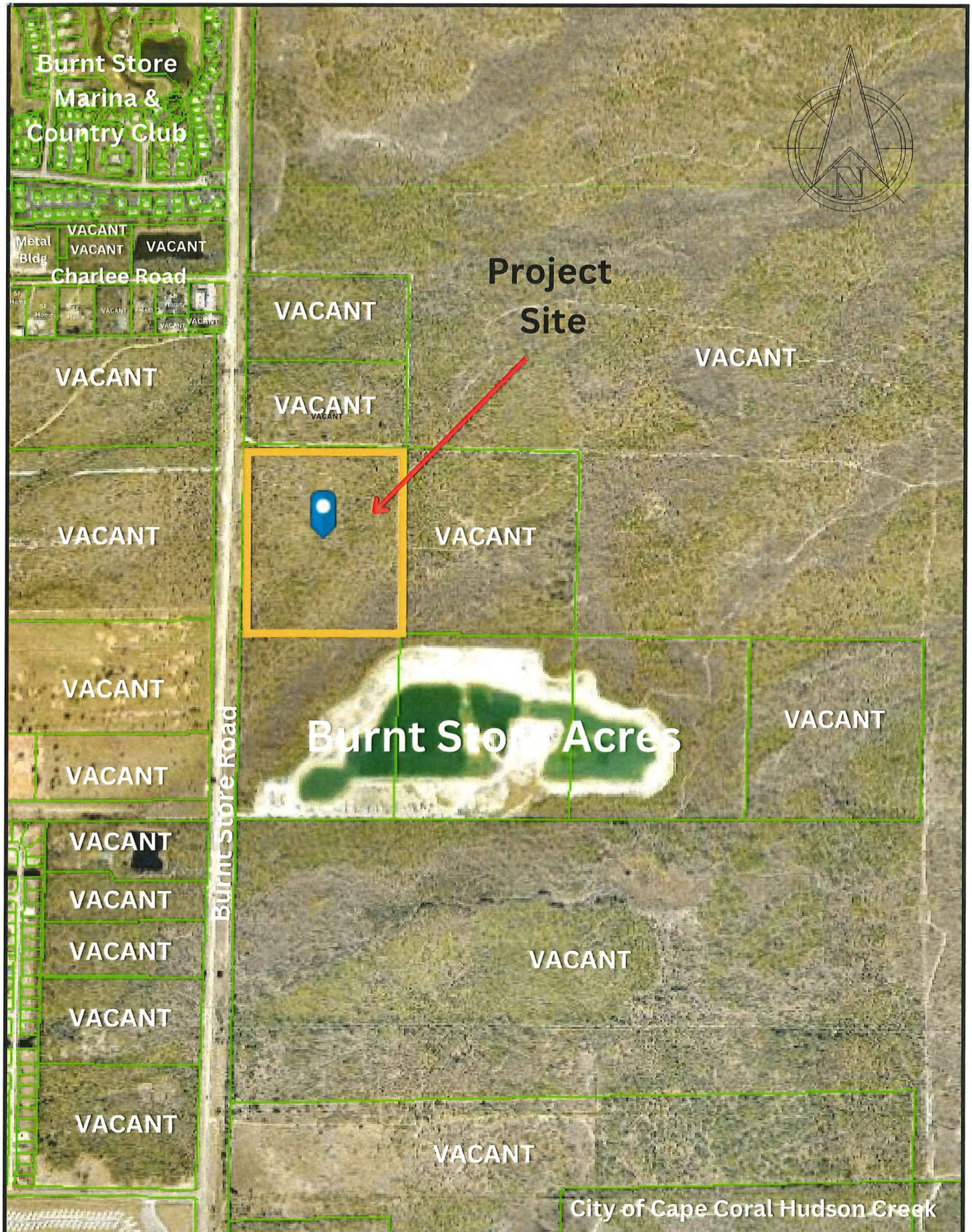
## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit M5**

Existing Use Map







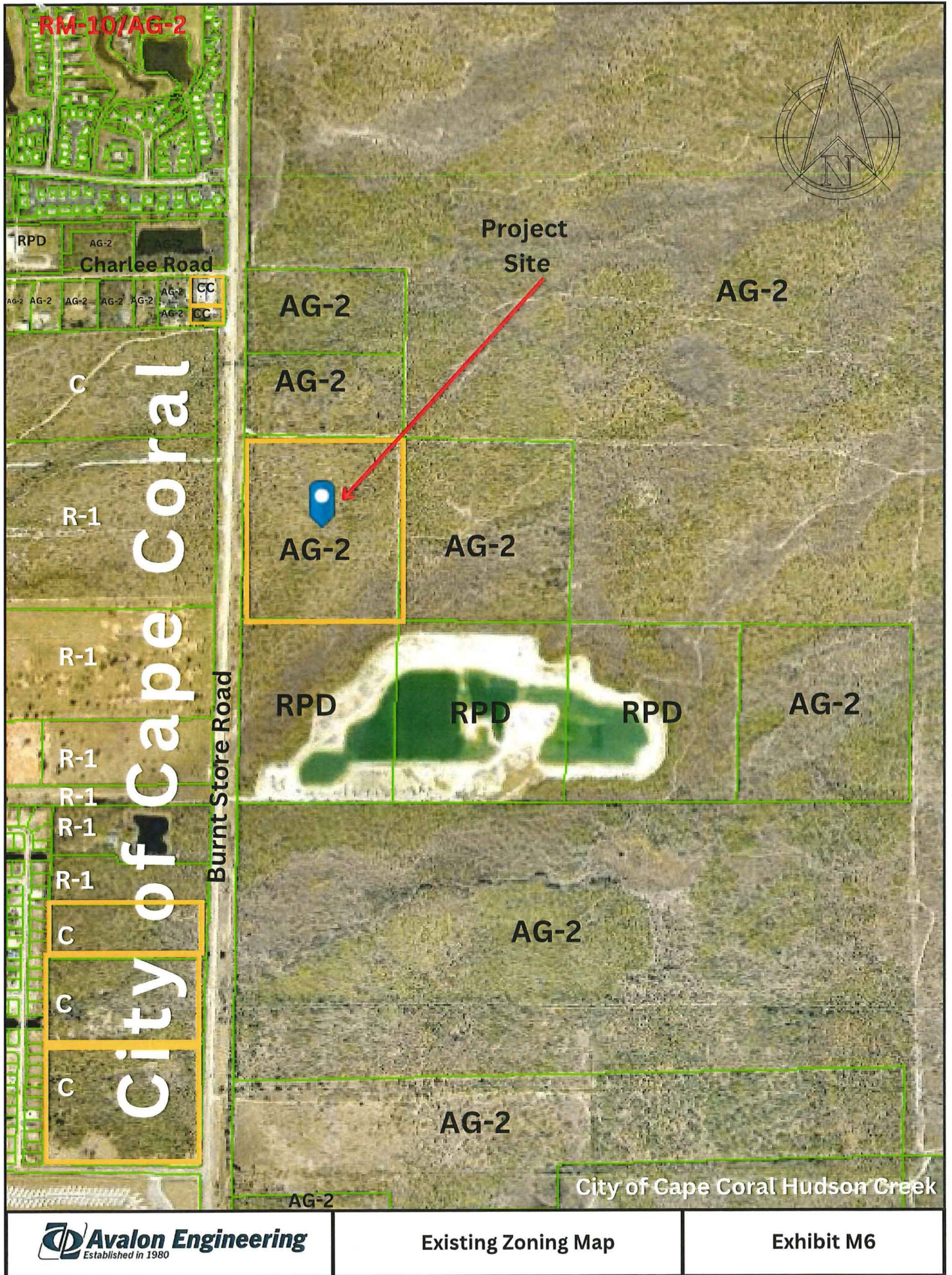
# **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit M6**

Existing Zoning Map





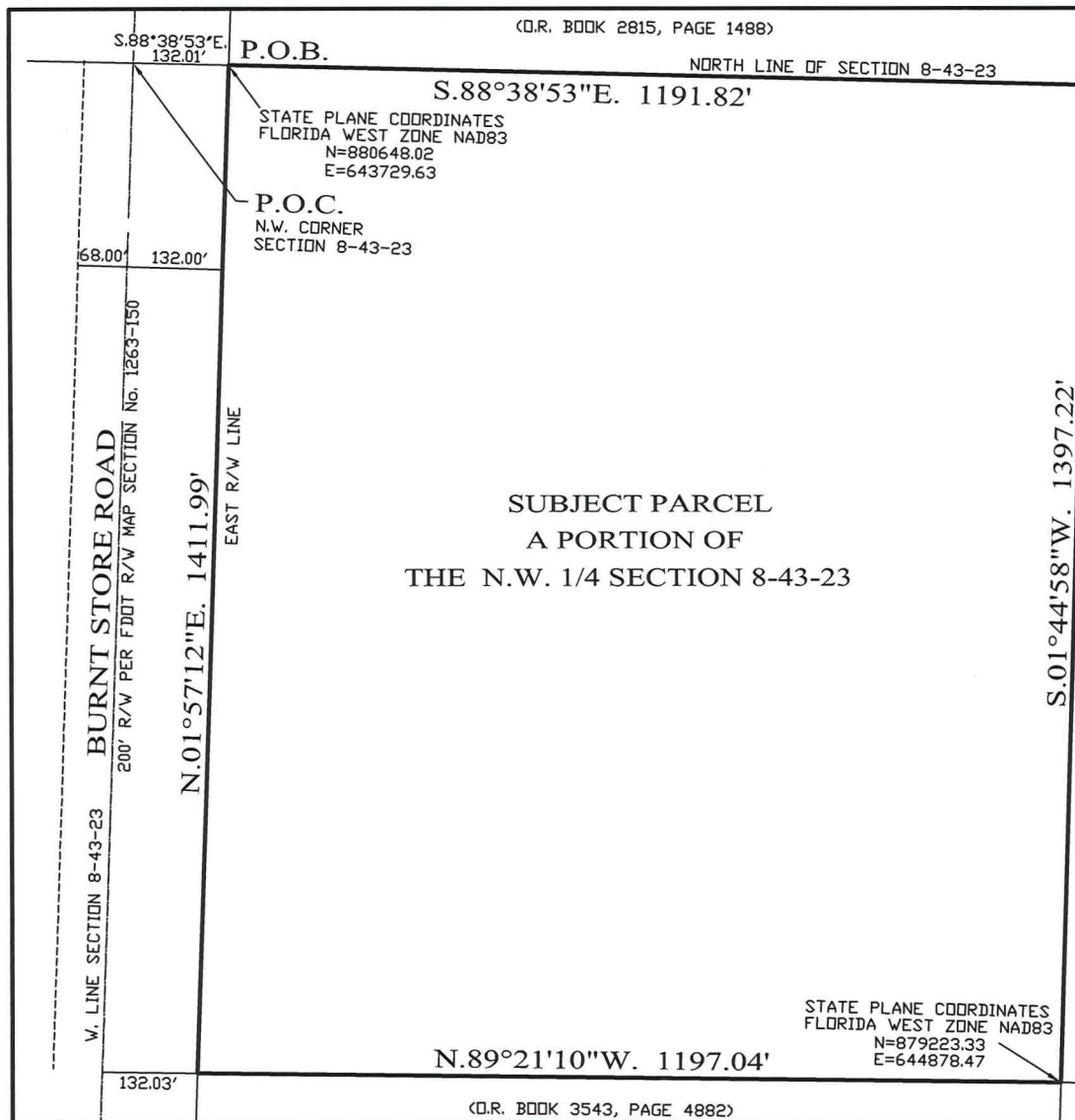


## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

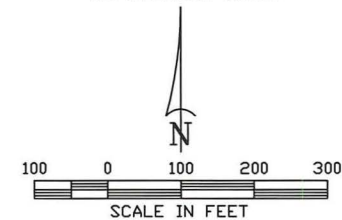
## **Exhibit M7**

Sketch and Legal Description of Subject Property



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

NOT A BOUNDARY SURVEY



**SKETCH / DESCRIPTION NOTES:**

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

C.R. BOOK 3603, PAGE 3206

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

CERTIFICATE OF AUTHORIZATION: LB6921

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

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

# EXHIBIT "A"

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

DESCRIPTION TO ACCOMPANY SKETCH

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

NOT A BOUNDARY SURVEY

### DESCRIPTION:

A PLOT OR PORTION OF LAND LYING IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PORTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

# **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit 8**

Quit Claim Deed

PREPARED WITHOUT TITLE  
EXAMINATION, SURVEY OR OPINION

Property Appraiser's Parcel Identification No.  
08-43-23-00-00001.0000

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made this 25<sup>th</sup> day of April, 2023, between **ANNMARIE CAMPBELL and WALLACE D. CAMPBELL**, as joint tenants in common with rights of survivorship, whose post office address is 10791 Orange River Blvd., Fort Myers, Florida 33905, party of the first part, and **KEVIN CAMPBELL and ANNMARIE CAMPBELL, Husband and Wife**, whose post office address is 10791 Orange River Blvd., Fort Myers, Florida 33905, party of the second part, and **ROBERT D. GERRERO and ELAINE J. GERRERO, Husband and Wife**, whose post office address is 3015 S.E. 22<sup>nd</sup> Place, Cape Coral, Florida 33904, party of the third part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said party of the second part and the party of the third part, and love and affection, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part and party of the third part, in the proportions set forth below, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

**An undivided two-thirds (2/3) interest** in the following described property to **KEVIN CAMPBELL and ANNMARIE CAMPBELL, Husband and Wife**, party of the second part;

and

**An undivided one-third (1/3) interest** in the following described property to **ROBERT D. GERRERO and ELAINE J. GERRERO, Husband and Wife**, party of the third part:

Northwest quarter (1/4) of the Northwest quarter (1/4) of Section 8, Township 43 South, Range 23 East, less any portion of land for road purposes.



**SUBJECT TO** Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any, and taxes for the current and subsequent years.

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

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

This deed is given with only the stated nominal consideration and among family members and involves the assumption of no mortgage, therefore minimum state documentary stamps are affixed.

**The property described herein is not and has never been the homestead of the grantors, nor is it contiguous to the homestead of the grantors.**

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

Debra L Hardwick  
DEBRA L. HARDWICK

Zoe Kaiser  
ZOE KAISER

By: Ann Marie Campbell  
ANNMARIE CAMPBELL

By: Wallace D. Campbell  
WALLACE D. CAMPBELL

STATE OF FLORIDA       )  
                                      ) SS:  
COUNTY OF LEE        )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of April, 2023, by ANNMARIE CAMPBELL and WALLACE D. CAMPBELL, who are personally known to me or who has produced \_\_\_\_\_ as identification.



Nancy R. Viecele  
NANCY R. VIECELE  
Notary Public - State of Florida  
My Commission No. HH 367202  
My Commission Expires: 03/31/2027

PREPARED BY/RETURN TO:

Andre J. Patrone, Esq.  
PATRONE, KEMP, BENTLEY & MACE, P.A.  
8695 College Parkway, Suite 202  
Fort Myers, Florida 33907

SEND TAX BILL TO:

Kevin Campbell and Annmarie Campbell  
10791 Orange River Blvd.  
Fort Myers, Florida 33905

PREPARED WITHOUT TITLE  
EXAMINATION, SURVEY OR OPINION

Property Appraiser's Parcel Identification No.  
08-43-23-00-00001.0000

**QUIT CLAIM DEED**

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WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said party of the second part and the party of the third part, and love and affection, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part and party of the third part, in the proportions set forth below, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

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**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

This deed is given with only the stated nominal consideration and among family members and involves the assumption of no mortgage, therefore minimum state documentary stamps are affixed.

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IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

Debra L Hardwick  
DEBRA L. HARDWICK

Zoe Kaiser  
ZOE KAISER

By: Ann Marie Campbell  
ANNMARIE CAMPBELL

By: Wallace D. Campbell  
WALLACE D. CAMPBELL



STATE OF FLORIDA       )  
                                      ) SS:  
COUNTY OF LEE        )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of April, 2023, by ANNMARIE CAMPBELL and WALLACE D. CAMPBELL, who are personally known to me or who has produced \_\_\_\_\_ as identification.



Nancy R. Vieceli  
NANCY R. VIECELI  
Notary Public - State of Florida  
My Commission No. HH 367202  
My Commission Expires: 03/31/2027

PREPARED BY/RETURN TO:

Andre J. Patrone, Esq.  
PATRONE, KEMP, BENTLEY & MACE, P.A.  
8695 College Parkway, Suite 202  
Fort Myers, Florida 33907

SEND TAX BILL TO:

Kevin Campbell and Annmarie Campbell  
10791 Orange River Blvd.  
Fort Myers, Florida 33905



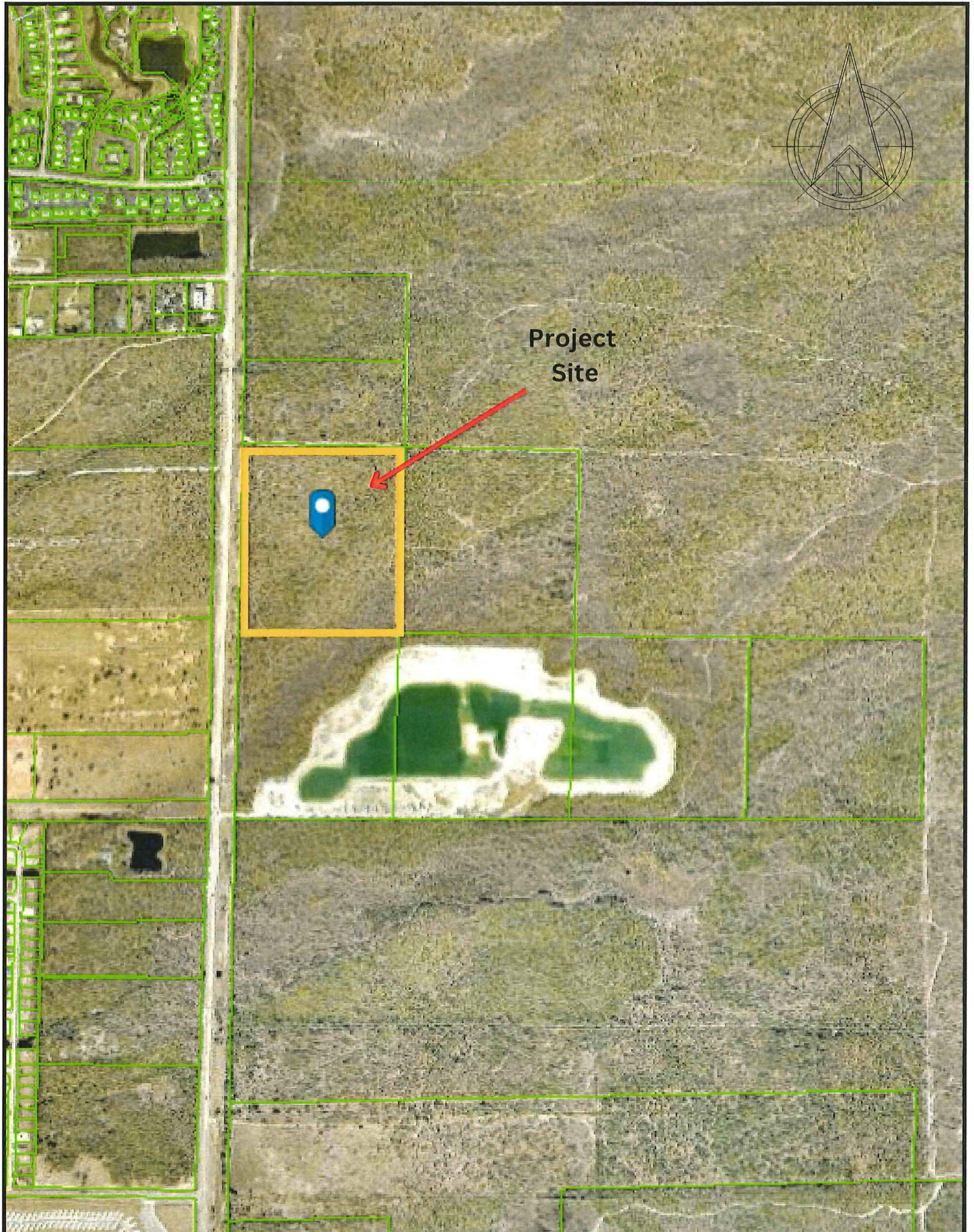
## **BSR 40**

Application for a Comprehensive Plan Amendment-Map

### **Exhibit M9**

Aerial Map Showing the Subject Property and  
Surrounding Properties







# **BSR 40**

Application for a Comprehensive Plan Amendment-Map

## **Exhibit M12**

Lee Plan Analysis

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Lee Plan Analysis

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

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

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

#### FUTURE LAND USE ELEMENT

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

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

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

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



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

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

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

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

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low-density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

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

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

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

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

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

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

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	34	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,640	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	223	952	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	
Unincorporated County Total Residential		83,113	4,659	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

November 2021 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09)  
Printed 11/06/2021

TABLE 1(b) Page 1 of 2

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

***This request is consistent with Goal 4.***

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

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

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

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

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



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

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

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

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

#### **TRANSPORTATION ELEMENT**

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

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

#### **COMMUNITY FACILITIES ELEMENT**

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

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

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

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

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

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

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

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

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

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

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

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

#### **PARKS, RECREATION & OPEN SPACE ELEMENT**

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

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

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

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

***The development of this site will comply with this policy.***

## **HOUSING ELEMENT**

GOAL 135: MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.

OBJECTIVE 135.1: HOUSING AVAILABILITY. To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers.

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

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

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

## **HISTORIC PRESERVATION ELEMENT**

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

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

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

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



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

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

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

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

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

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

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

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



# **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit 13**

Environmental Impact Analysis

Protected Species Survey and Florida Bonneted Bat

Roost Survey

Environmental Assessment

# **BSR 40**

## **Environmental Assessment**

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

**June 2023**  
**Revised February 2024**

Prepared for:

**Kevin Campbell**  
**10791 Orange River Blvd**  
**Fort Myers, Florida 33905**

Prepared by:



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

## Introduction

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

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

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

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

## Existing Vegetative Communities

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

Table 1. Acreage Summary by FLUCCS Code

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

\* Potential Jurisdictional Wetland

## Surrounding Land

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



## Soils

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

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

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

Please see Exhibit D for the Soils Map.

## Wetlands

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

## Potential Listed Species

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

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

Table 2. Listed Species That Could Potentially Occur Onsite

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



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

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

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

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

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

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

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



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

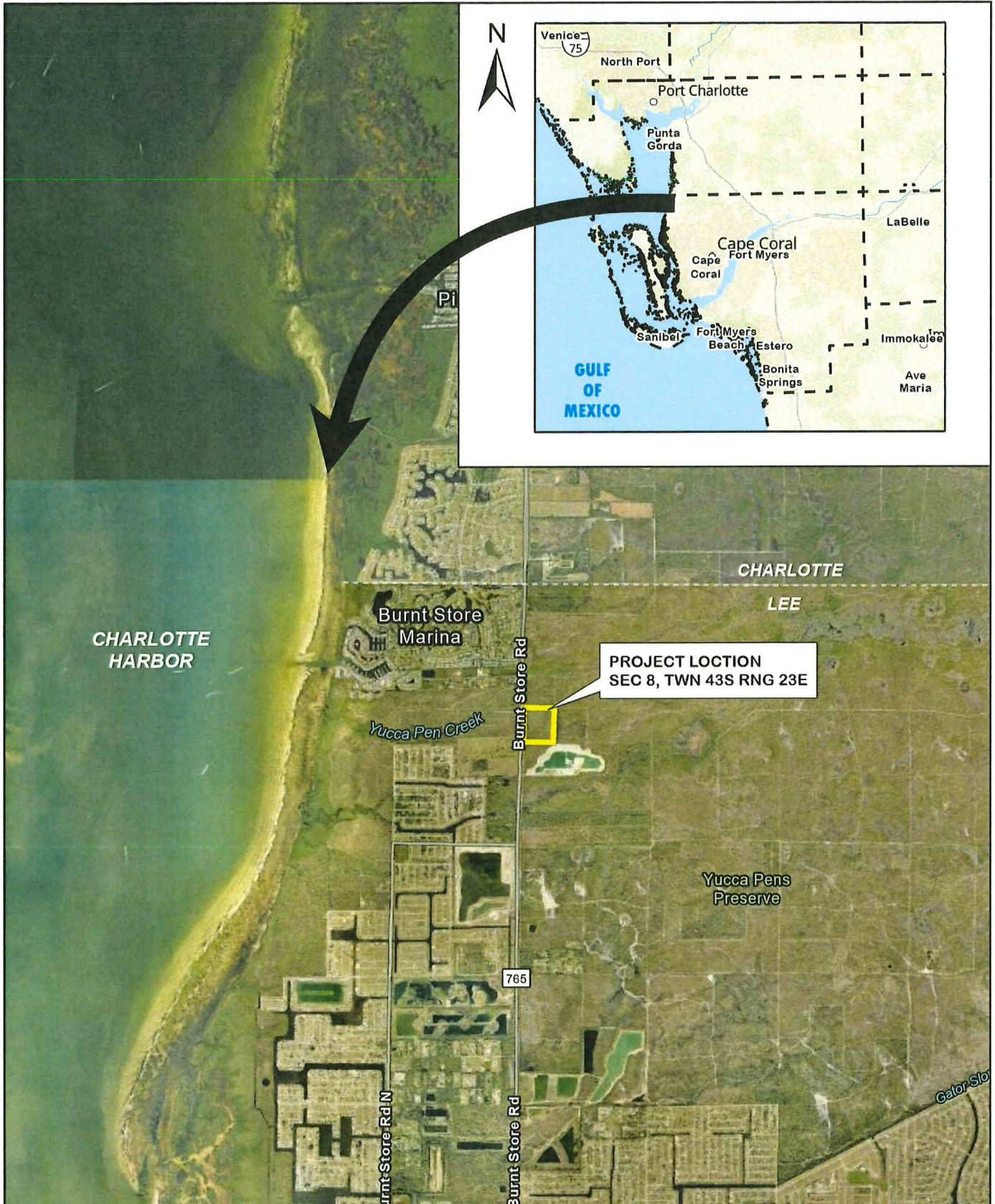
Given the habitats on-site and the presence of gopher tortoise burrows, the eastern indigo snake (*Drymarchon corais couperi*) may also be present on the property. The eastern indigo snake is listed as threatened by the FWC and FWS. The FWS uses a model that focuses on the size of contiguous potential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

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

# **Exhibit A**

## **Location Map**





**Project Location Map**

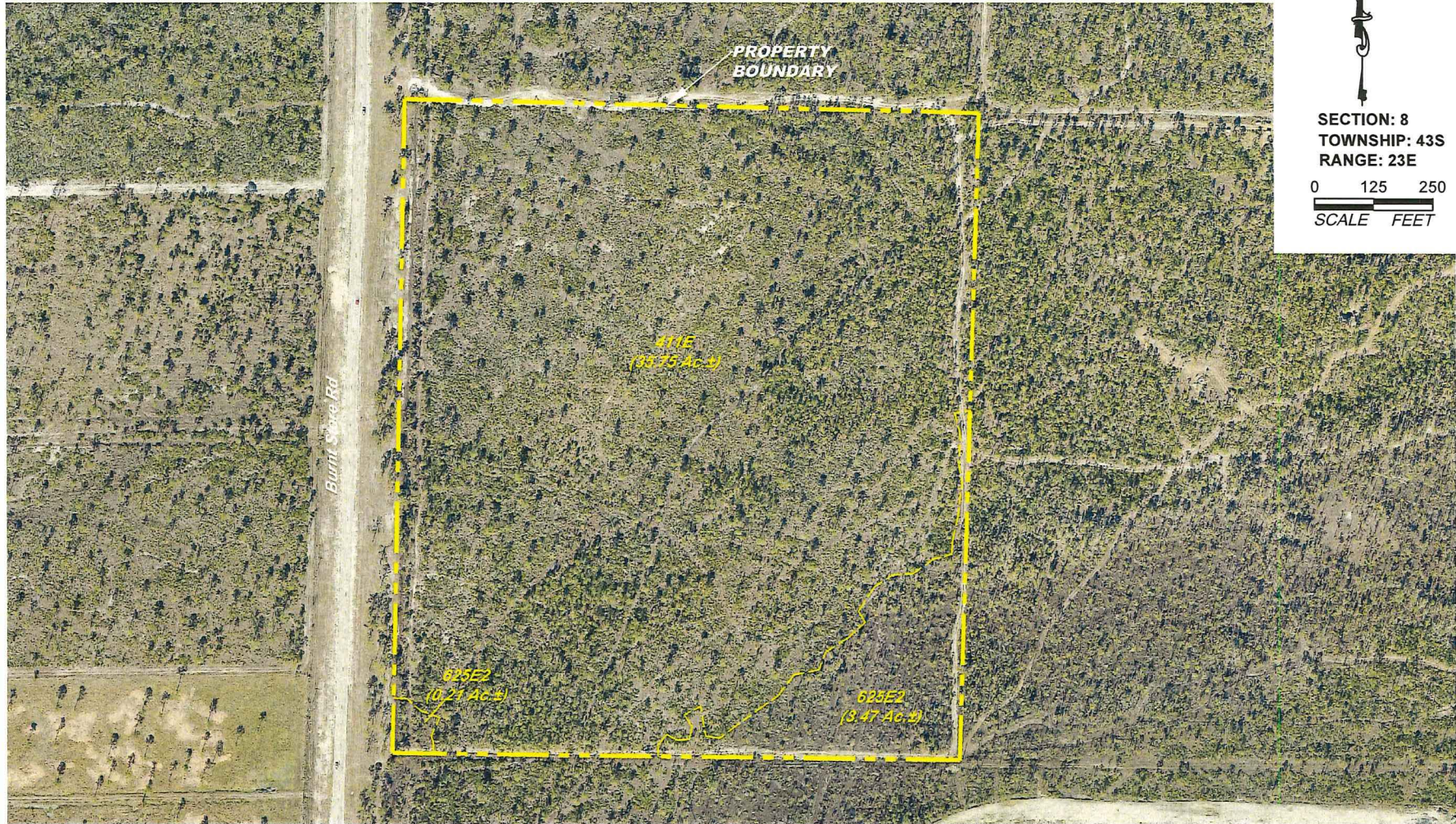
**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-994-9007



**Exhibit B**  
**Vegetation Map**



# BSR 40



## Notes:

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

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

23-033

**Vegetation Map**

**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-694-9007



**Exhibit C**  
**Surrounding Land Map**



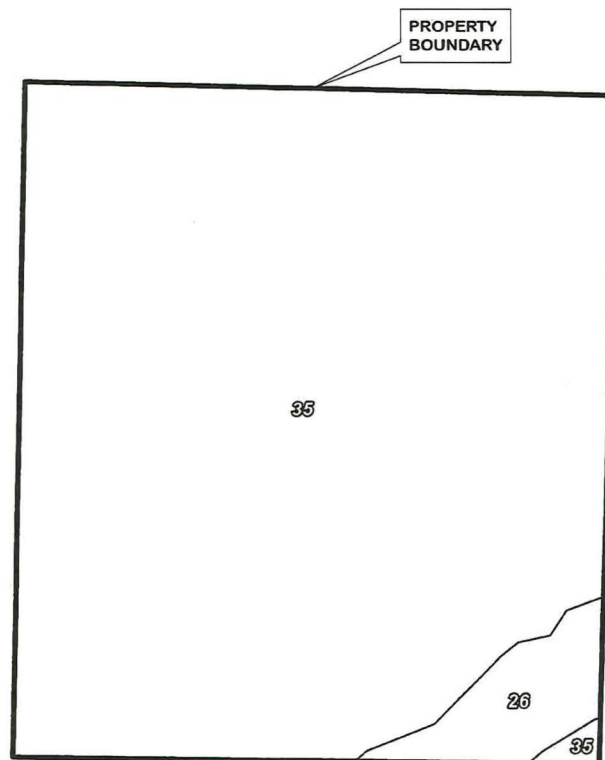


**Surrounding Lands Map**

**BSR 40**

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

**Exhibit D**  
**Soils Map**



PROPERTY  
BOUNDARY

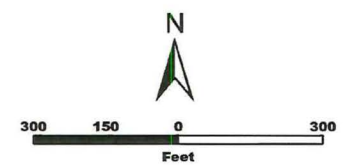
35

26

35

**Soil Legend**

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



**Soils Map**

**BSR 40**

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

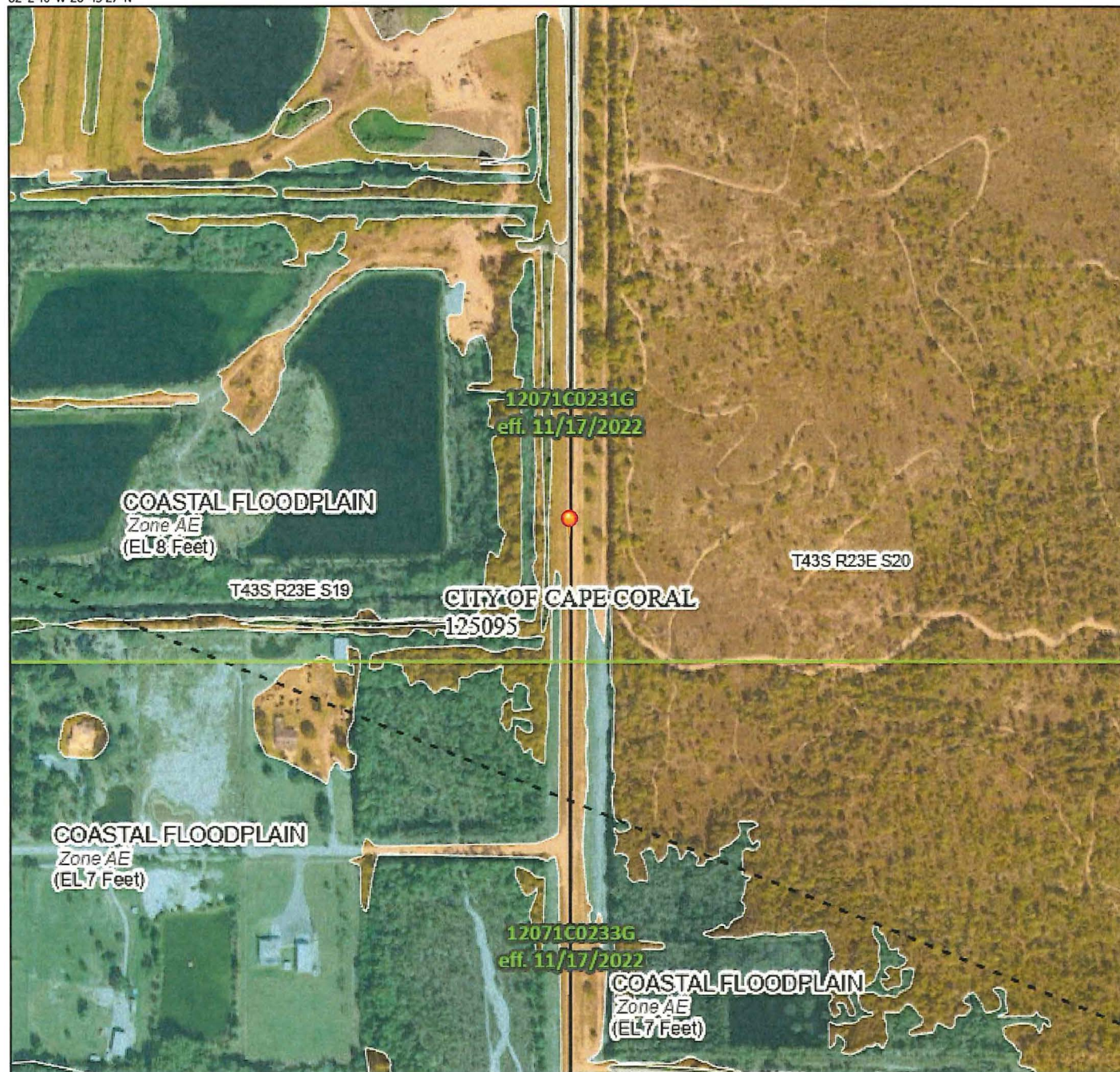


**Exhibit E**  
**FEMA Maps**

# National Flood Hazard Layer FIRMette



82°2'40"W 26°43'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

82°2'2"W 26°42'55"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

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



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

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

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

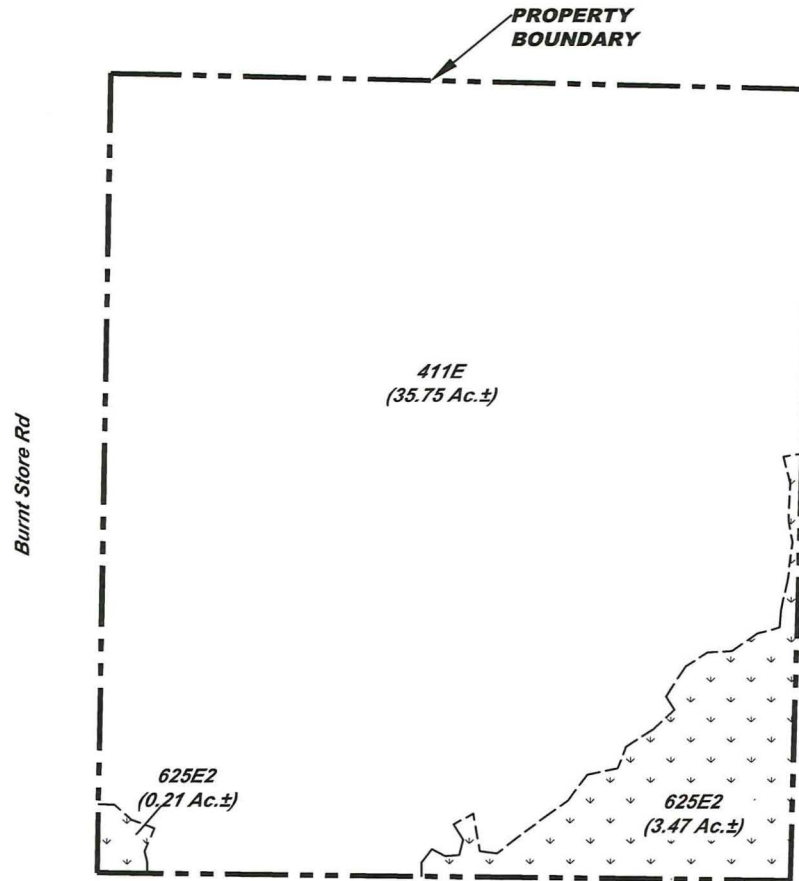
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



**Exhibit F**  
**Wetland Map**



BSR 40



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

Legend:



Potential Jurisdictional Wetlands  
(3.68 Ac.±)

**Notes:**

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

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

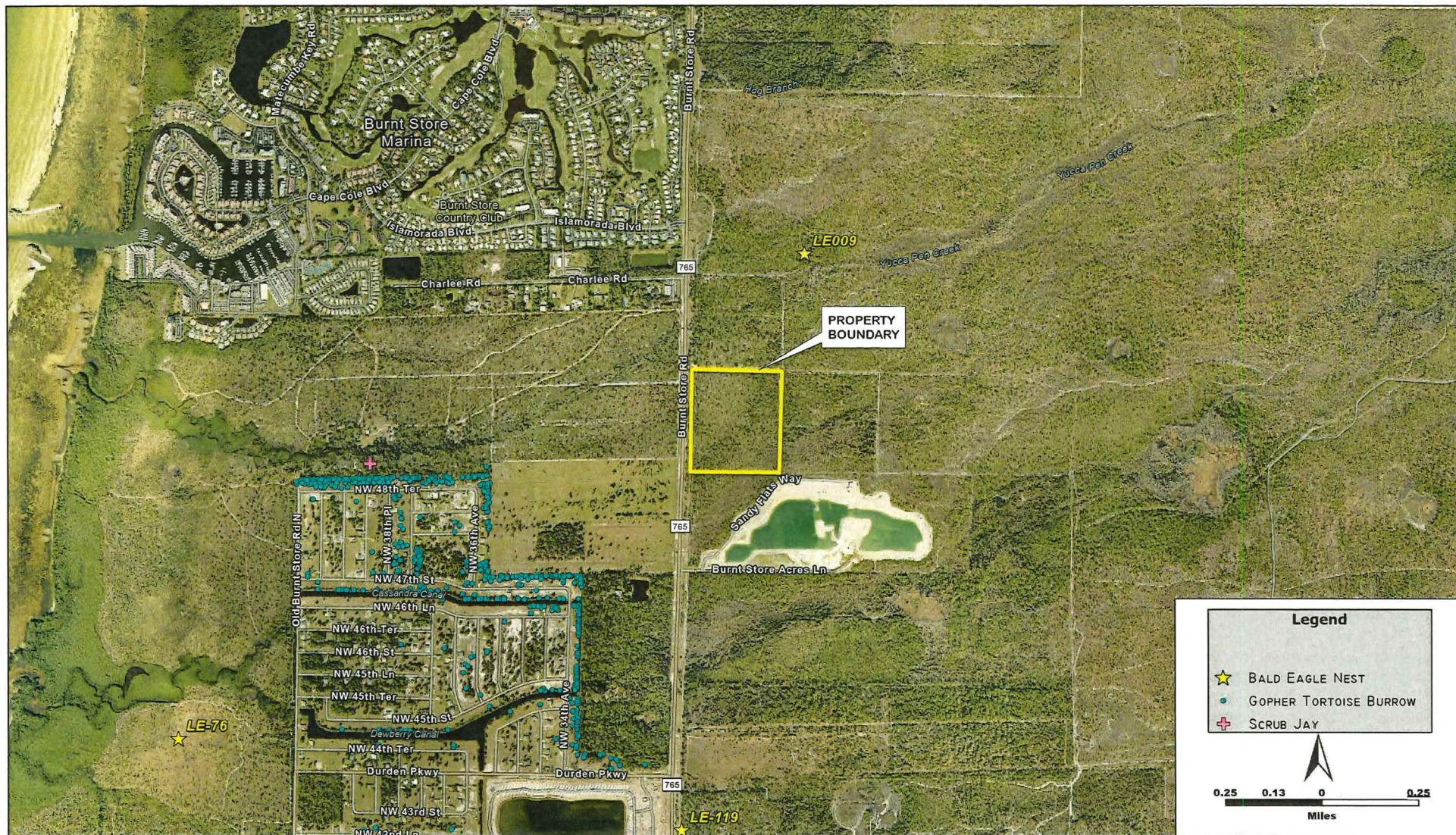
23-033

**Wetland Map**

**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-904-9007

**Exhibit G**  
**Protected Species**  
**Database Map**





**Aerial with Listed Species Database Map**

**BSR 40**

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



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M14**

Historic Resources Impact Analysis

## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **Historic Preservation Element**

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

***Even though there are no historic resources noted on this site, the development of the site will comply with all policies and procedures if any archaeological items are discovered during construction. See email below from the Bureau of Historic Preservation | Division of Historical Resources| Florida Department of State.***

**From:** [Frederick, Cassandra A.](#)  
**To:** [Lynda Brooks](#)  
**Subject:** (23-110) Burnt Store Road N Mixed Use Development  
**Date:** Wednesday, June 28, 2023 10:00:17 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Map.pdf](#)

---

Good morning Lynda,

There are no previously recorded resources in the area you indicated. I have attached a map for your reference. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

**CASSIE FREDERICK**

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of  
Historical Resources | Florida Department of State | **500 South Bronough Street | Tallahassee,  
Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245. 6439 | [flheritage.com](http://flheritage.com)**

Dear Mr. Fowler:

As part of a Lee County Comprehensive Plan Amendment application a letter of determination for the adequacy/provision of existing proposed support services facilities available to the proposed development is required.

Please address your letter to the attention of Mrs. Linda Miller, AICP, Planning Director at the address provided below.

Your time and attention to this matter is greatly appreciated.

Thank you,

*Lynda*

*Life may not be the party we hoped for, but while we are here we might as well dance*

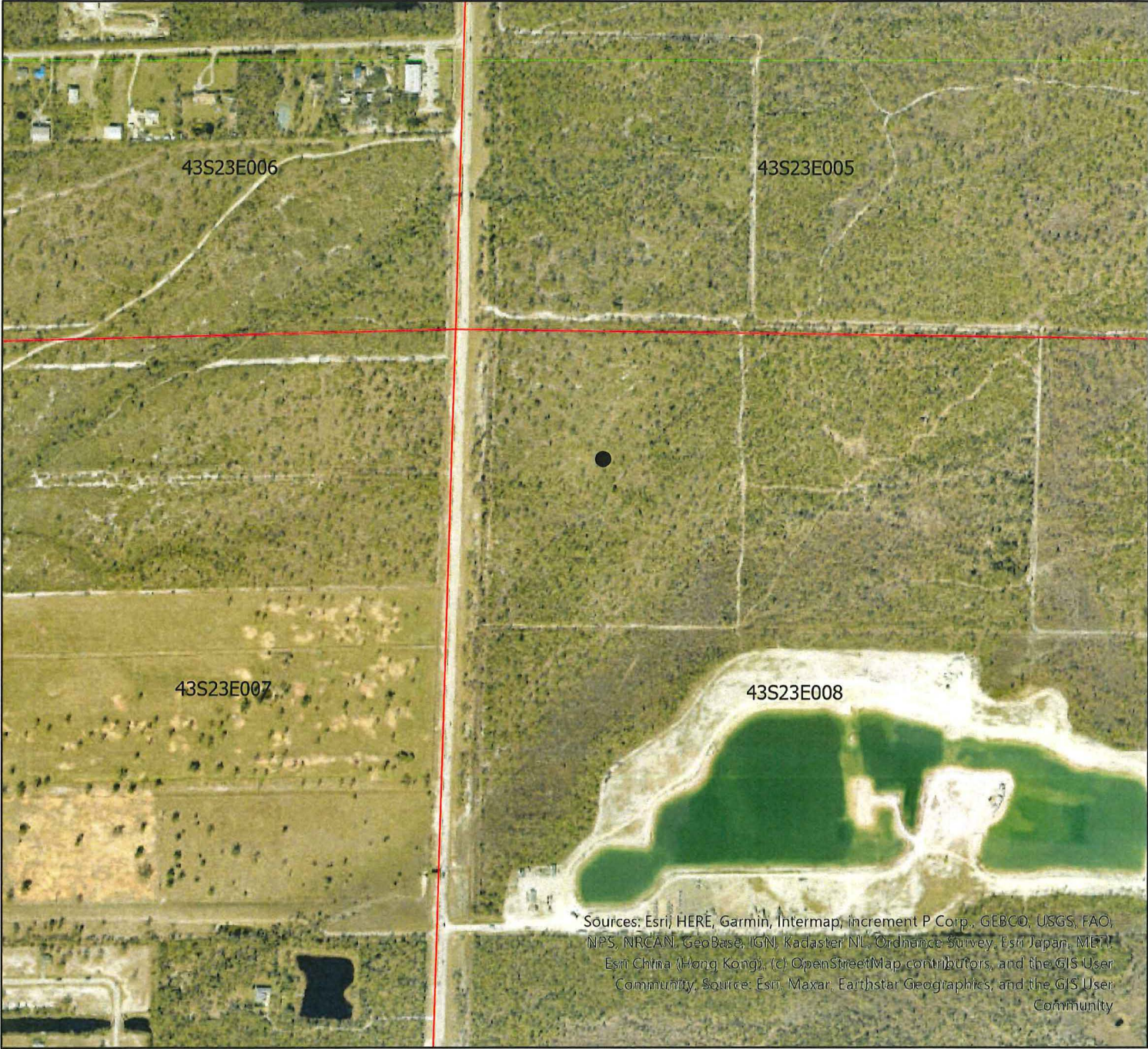
*Anonymous*

**Lynda Brooks**  
**Project Coordinator**

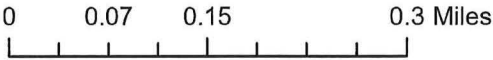
**Avalon Engineering, Inc.**  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904  
*Serving our community since 1980*  
Office (239) 573 – 2077  
[lynda@AvalonEng.com](mailto:lynda@AvalonEng.com)



# Project Map



- BufferLines
- FloridaStructures
- FloridaSites
- HistoricalBridges
- ResourceGroups
- NationalRegister
- HistoricalCemeteries
- TRS
- BufferPolygon
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- BufferPoints



# **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M15**

Public Facilities Impacts Analysis

## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

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

In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcel and other Lee County parcels along the eastern side of Burnt Store Road. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M16**

TIS Report

MEMORANDUM

TO: Ms. Linda Miller  
Avalon Engineering, Inc.

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

DATE: Revised: April 25, 2024

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

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

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

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

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

**Table 1**  
**Land Uses**  
**Burnt Store Road – 40 Acre**

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

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

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



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

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

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

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

\*Included internal capture between the residential and commercial uses.

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

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

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

**Long Range Impacts (20-year horizon)**

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

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

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



**Short Term Impacts Analysis (2029)**

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

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

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the latest *Lee County Traffic Count Report*. At the request of the County Staff, an annual growth rate of 5.44% was assumed. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the Lee County Traffic Count Report is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the project trips to the network will only cause Burnt Store south of the site to fall below the adopted Level of Service standard. From Table 4A, Burnt Store Road north of site was shown to operate at acceptable Level of Service in the 2029 both with and without project traffic conditions. As previously mentioned, Florida Department of Transportation (FDOT) is currently preparing PD&E study to evaluate widening of Burnt Store Road to a four-lane divided roadway from Van Buren Parkway to Lee County/Charlotte County line. This study is anticipated to be completed by late 2024. The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan also indicates the widening of Burnt Store Road from Van Buren Parkway to Lee County/Charlotte County line with a construction timeframe between years 2031-2035. The future widening of Burnt Store Road to a four-lane facility will address the roadway capacity deficiencies shown in the short-range Level of Service Analysis conducted as part of this report. Therefore, based on this analysis no modifications will be necessary to the Lee County or Cape Coral short term capital improvement programs. Capacity analysis will be evaluated again at the time the project seeks rezoning and local Development Order approvals.



**Conclusion**

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

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

The results of the short-range link Level of Service analysis indicated that the addition of the project trips to the network will only cause Burnt Store south of the site to fall below the adopted Level of Service standard. Burnt Store Road north of site was shown to operate at acceptable Level of Service in the 2029 both with and without project traffic conditions. As previously mentioned, Florida Department of Transportation (FDOT) is currently preparing PD&E study to evaluate widening of Burnt Store Road to a four-lane divided roadway from Van Buren Parkway to Lee County/Charlotte County line. This study is anticipated to be completed by late 2024. The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan also indicates the widening of Burnt Store Road from Van Buren Parkway to Lee County/Charlotte County line with a construction timeframe between years 2031-2035. The future widening of Burnt Store Road to a four-lane facility will address the roadway capacity deficiencies shown in the short-range Level of Service Analysis conducted as part of this report.

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

**Attachments**

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

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

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

- Denotes the LOS Standard for each roadway segment

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



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

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

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

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

\* Due to lack of traffic data for Durden Pkwy, the K and D Factors were assumed from County's PCS No. 12.

**TABLES 3A & 4A**  
**5-YEAR LOS ANALYSIS**

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

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

 - Denotes the LOS Standard for each roadway segment

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

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



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

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

					2021		2029			2029						2029			
					PK HR	PK HR	PK SEASON	PERCENT			BCKGRND			BCKGRND					
LCDOT PCS OR BASE YR		2022	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C					
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. <sup>1</sup>	RATE	PEAK DIR. <sup>2</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Burnt Store Road	N. of Vincent Ave	12	5,200	11,500	9	5.44%	528	807	C	0.86	15%	25	47	831	C	0.88	854	C	0.91
	N. of Islamorada Blvd	12	5,200	11,500	9	5.44%	528	807	C	0.86	20%	33	63	839	C	0.89	869	C	0.92
	N. of Site	12	5,200	11,500	9	5.44%	528	807	C	0.86	35%	57	110	864	C	0.92	916	D	0.97
	N. of Durden Pkwy	12	5,200	11,500	9	5.44%	528	807	C	0.86	65%	107	203	913	D	0.97	1,010	F	1.07
	S. of Durden Pkwy	12	5,200	11,500	9	5.44%	528	807	C	0.86	60%	98	188	905	D	0.96	994	F	1.06

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

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

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

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

April 2016

c:\input5

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

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

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

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

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

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



**TRAFFIC DATA FROM LEE COUNTY**  
**TRAFFIC COUNT REPORT**

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
BONITA BEACH RD	W OF SPANISH WELLS	131								24700	31800	32200
BONITA BEACH RD	E OF OLD 41 RD	226										
BONITA BEACH RD	E OF RACE TRACK RD	130								29300	39700	39700
BONITA BEACH RD	W OF I-75	42	28800	35100	35300		36400	38900	40500	37900	43500	44200
BONITA BEACH RD	E OF I - 75	235										22400
BROADWAY (ESTERO)	W OF US 41	463	5200		5700		6200		6300		5700	
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	8800	9000	9300	9800	9800	10400	11400	11100	13100	13800
BUCKINGHAM RD	S OF CEMETERY RD	227		10600		9800		9600		8600		7800
BUCKINGHAM RD	E OF ALVIN AVE	232		7000		8600		9200		10700		10600
BURNT STORE RD	N OF PINE ISLAND RD	233	12600	12600	13600	14800	15300	15100	19100	16800		
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	5200	6300	7000	7700	8000	8300	8800	8600	10000	11500
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	25100	27200	28000				35600	33500	38200	41500
CAPE CORAL PKWY	E OF 11TH CT	114								20300	25300	25900
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	26400	27700	28800	29700	28200	29600	30400	27700	31100	31600
CAPE CORAL PKWY	E OF 6TH ST	2112										44600
CAPE CORAL PKWY	W OF PALM TREE	56	44800	44100								
CAPE CORAL BRIDGE	W OF BRIDGE	234	45600	51600								
CAPE CORAL BRIDGE	AT TOLL PLAZA	122			44000	42600	42000	43100	47800	43400	49700	49400
CEMETERY RD	E OF BUCKINGHAM RD	486		5700		5800		5500		6700		7100
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	1200	1200	1200	1200						
CHIUQUITA BLVD	N OF SW 27TH ST	58	17100	17700	16800	16700						

## PCS 12 - Burnt Store Rd south of Charlotte County Line

2022 AADT = 11,500 VPD

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

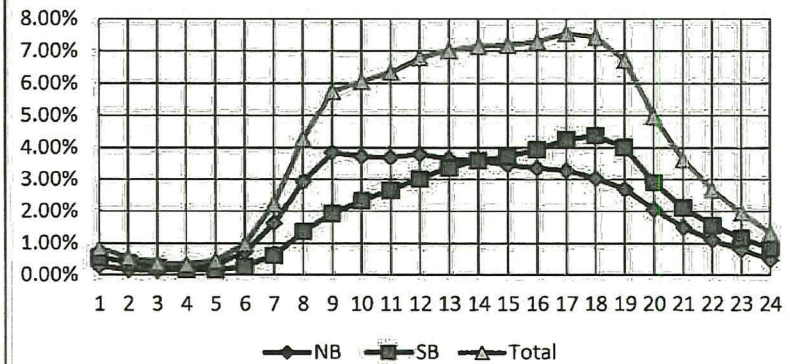
Month of Year	Fraction
January	0.97
February	1.08
March	1.1
April	1.04
May	0.91
June	0.88
July	0.9
August	0.67
September	0.86
October	1.18
November	1.1
December	1.12

Directional Factor		
AM	0.72	NB
PM	0.56	SB

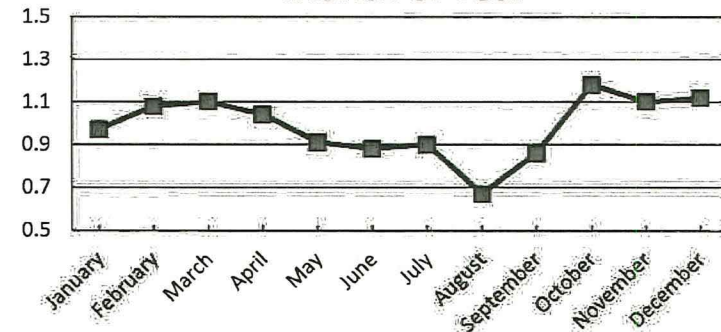
Day of Week	Fraction
Sunday	0.83
Monday	1
Tuesday	1
Wednesday	1.04
Thursday	1.06
Friday	1.11
Saturday	0.95

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

### Hour of Day



### Month of Year





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

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

Table 21 b) 1 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO											
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.60	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	152	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	193	0.12	C	115	0.14	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	554	0.32	C	822	0.46	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87	D	2,152	1.02	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	State	4LD	D	2,100	C	1,222	0.58	C	1,441	0.69	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	State	2LN	D	924	C	741	0.80	D	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	D	941	1.02	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,763	0.88	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,430	0.72	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	P. Art	6LD	E	3,000	A	1,123	0.37	A	1,215	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	Controlled xs	4LD	E	1,980	A	980	0.49	A	1,030	0.52	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	Maj. Col	2LN	E	860	C	340	0.40	C	565	0.66	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	P. Art	4LD	E	1,900	C	736	0.39	C	774	0.41	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	P. Art	4LD	E	1,900	C	1,433	0.75	C	1,506	0.79	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	P. Art	4LD	E	1,860	C	1,427	0.77	C	1,500	0.81	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	P. Art	6LD	E	2,800	C	1,908	0.68	C	2,005	0.72	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	P. Art	6LD	E	2,800	C	2,091	0.75	C	2,197	0.78	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	Maj. Col	2LN	E	860	D	692	0.80	E	782	0.91	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	287	0.33	C	302	0.35	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	Maj. Col	2LN	E	860	C	153	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 50	North RIVER RD	Maj. Col	2LN	E	860	C	280	0.33	C	294	0.34	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	P. Art	2LN	E	990	D	491	0.50	D	516	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	P. Art	2LN	E	990	C	395	0.40	C	415	0.42	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	P. Art	2LN	E	990	D	644	0.65	D	1,057	1.07	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55	
04200	BUS 41 (N TAMAMI TR, CITY LIMITS (N END EDISON BRG))	PONDELLA RD	SR 78	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04300	BUS 41 (N TAMAMI TR, PONDELLA RD)	SR 78	LITTLETON RD	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMAMI TR, SR 78)	LITTLETON RD	US 41	State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMAMI TR, LITTLETON RD)	US 41	McGREGOR BLVD	State	4LD	D	2,100	C	596	0.28	C	796	0.38	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

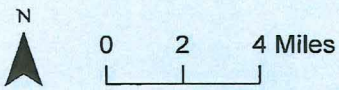
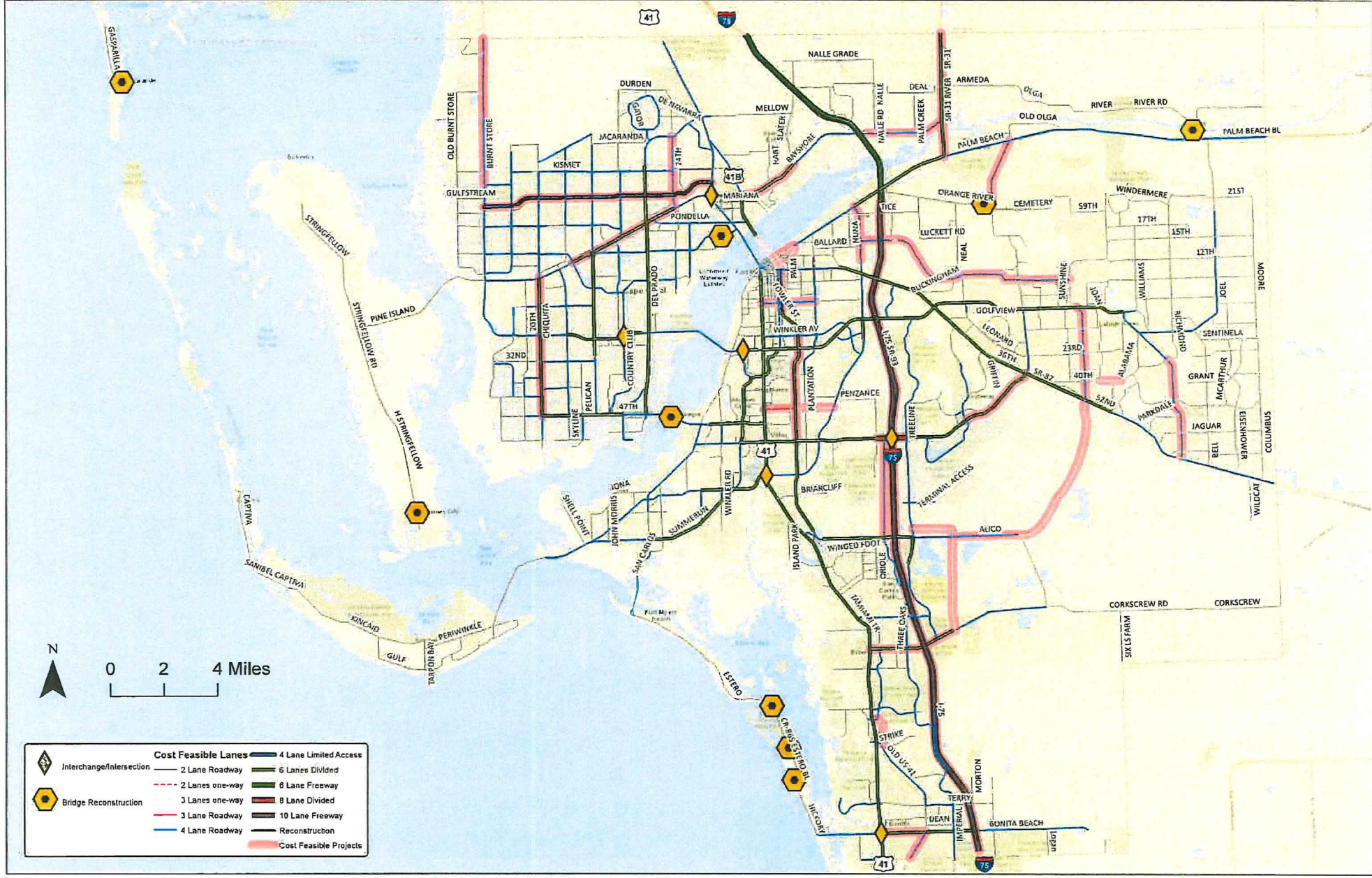
County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

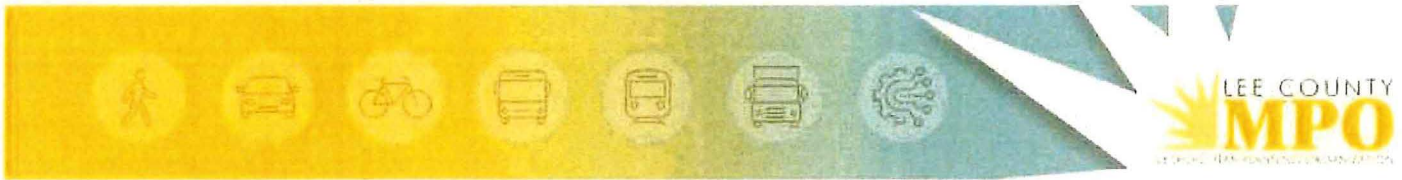
**LEE COUNTY MPO 2045 COST  
FEASIBLE HIGHWAY PLAN**





- | Cost Feasible Lanes      |                        |
|--------------------------|------------------------|
| Interchange/Intersection | 4 Lane Limited Access  |
| Bridge Reconstruction    | 6 Lanes Divided        |
| 2 Lane Roadway           | 8 Lane Divided         |
| 2 Lanes one-way          | 10 Lane Freeway        |
| 3 Lane one-way           | Reconstruction         |
| 3 Lane Roadway           | Cost Feasible Projects |
| 4 Lane Roadway           |                        |





## 4.0 Implementation

### 4.1 Identifying Needs

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

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

#### 4.1.1 Existing and Committed Transportation Conditions

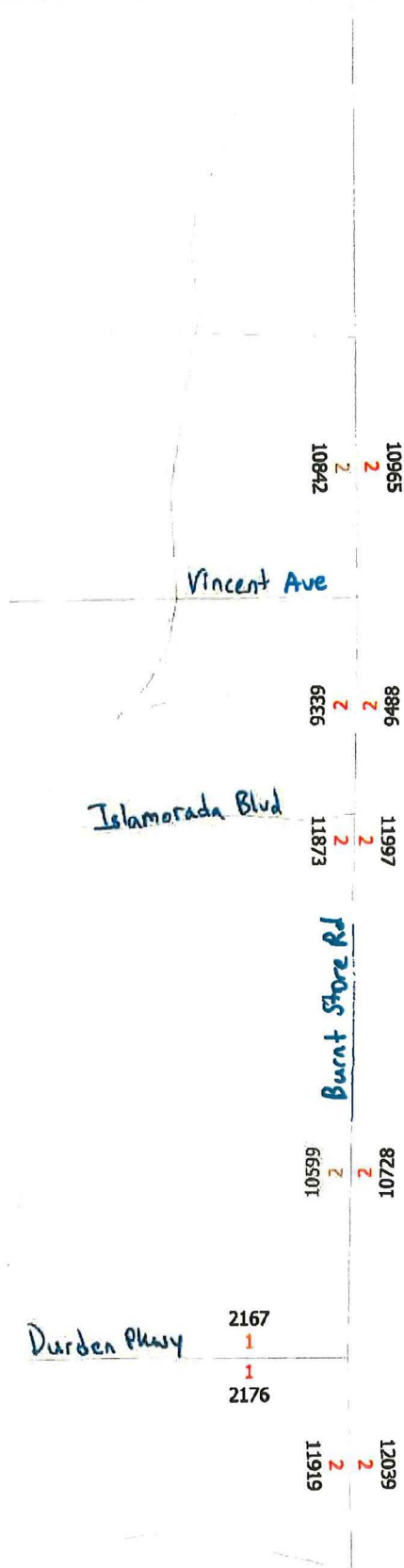
Prior to developing a list of transportation improvement needs, projects committed to be completed over the next five years were reviewed. Table 4-1 illustrates the transportation projects currently underway and funded for construction through 2025.

Table 4-1: Existing Priority Projects

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

# **2045 E+C NETWORK VOLUMES**



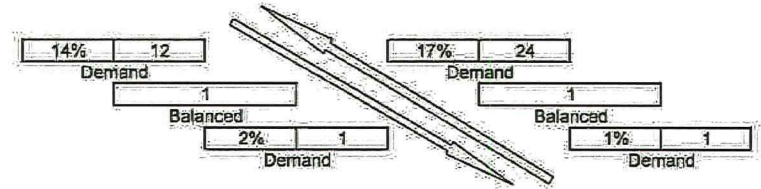
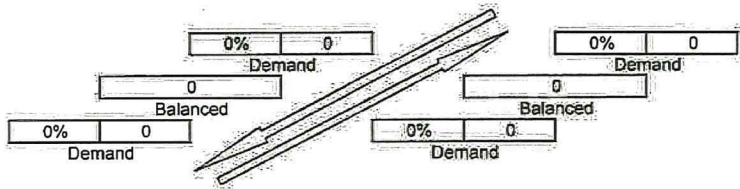


# 2045 E+C COST FEASIBLE NETWORK VOLUMES AND LANES

# **INTERNAL CAPTURE WORKSHEETS**

# **Internal Capture Calculation Summary Sheet** **WEEKDAY AM PEAK HOUR**

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



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

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

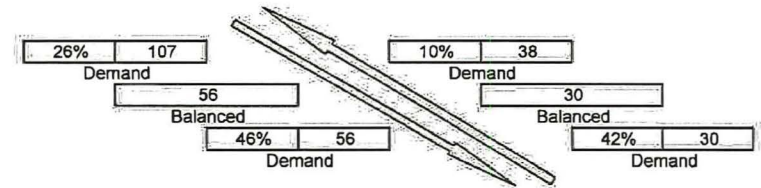
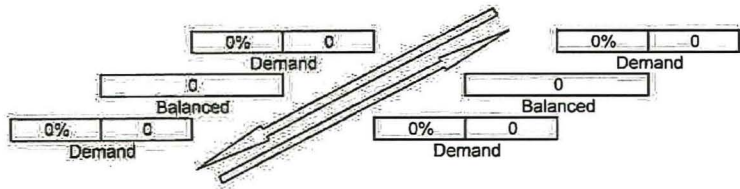
Land Use C - Residential Uses				Exit to External
	Total	Internal	External	
Enter	35	1	34	111
Exit	112	1	111	←
Total	147	2	145	→
%	100%	1%	99%	34
				Enter from External

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	140	0	34	174
Exit	86	0	111	197
Total	226	0	145	371
Single-Use Trip Gen. Est.	228	0	147	375
Internal Capture Rate				1%



# **Internal Capture Calculation Summary Sheet** **WEEKDAY PM PEAK HOUR**

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



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

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

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

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

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



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

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

Contact Information	
<b>PD&amp;E Project Manager</b>	
Steven A Andrews	
863-519-2270	





## **ITE PASS-BY RATES**

### Vehicle Pass-By Rates by Land Use

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

[illegible]

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
Pass-By Characteristics for Individual Sites									
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

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



# **TRIP GENERATION EQUATIONS**

# Tractor Supply Store (810)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

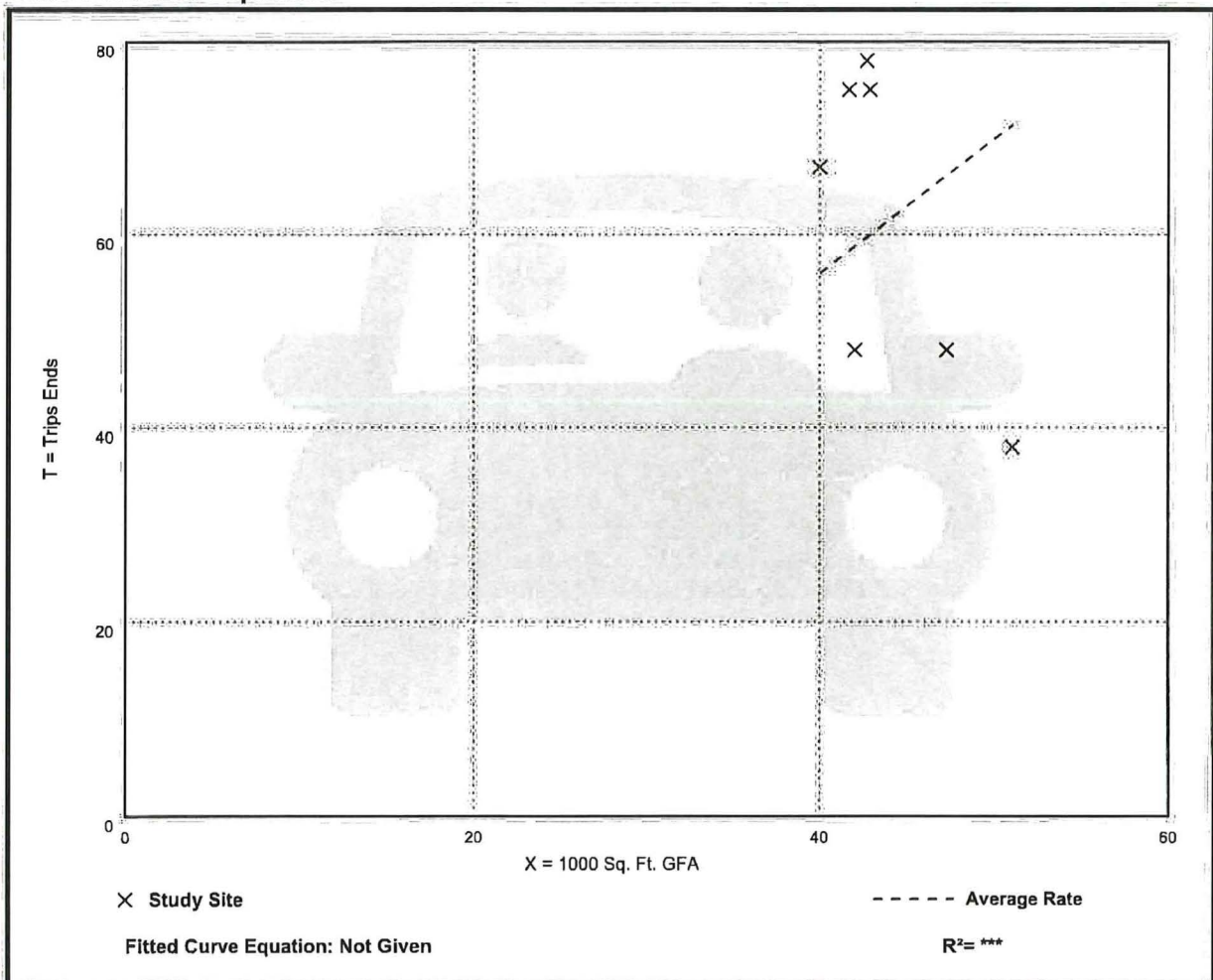
Avg. 1000 Sq. Ft. GFA: 44

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

## Data Plot and Equation



# Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 29

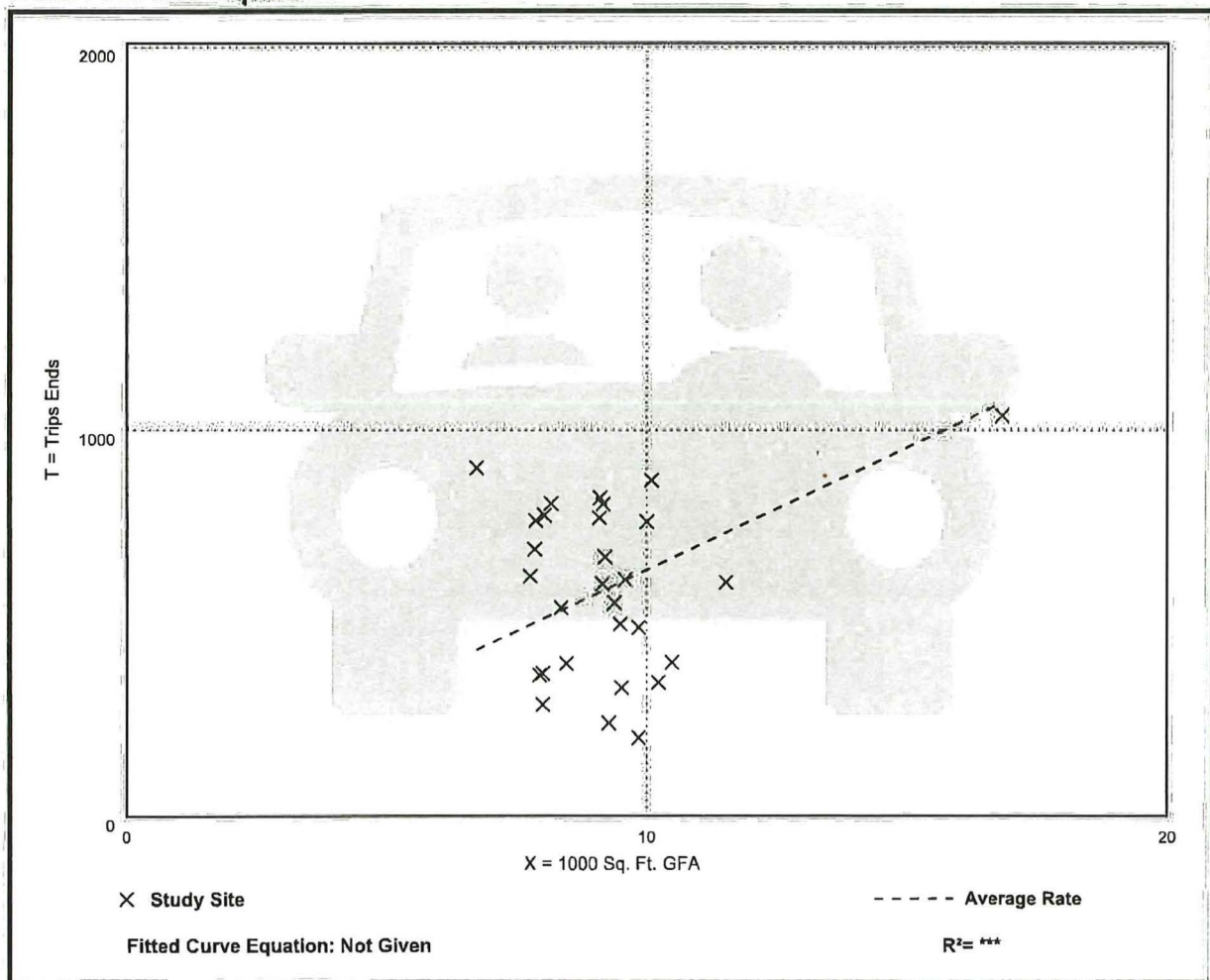
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

## Data Plot and Equation





# Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

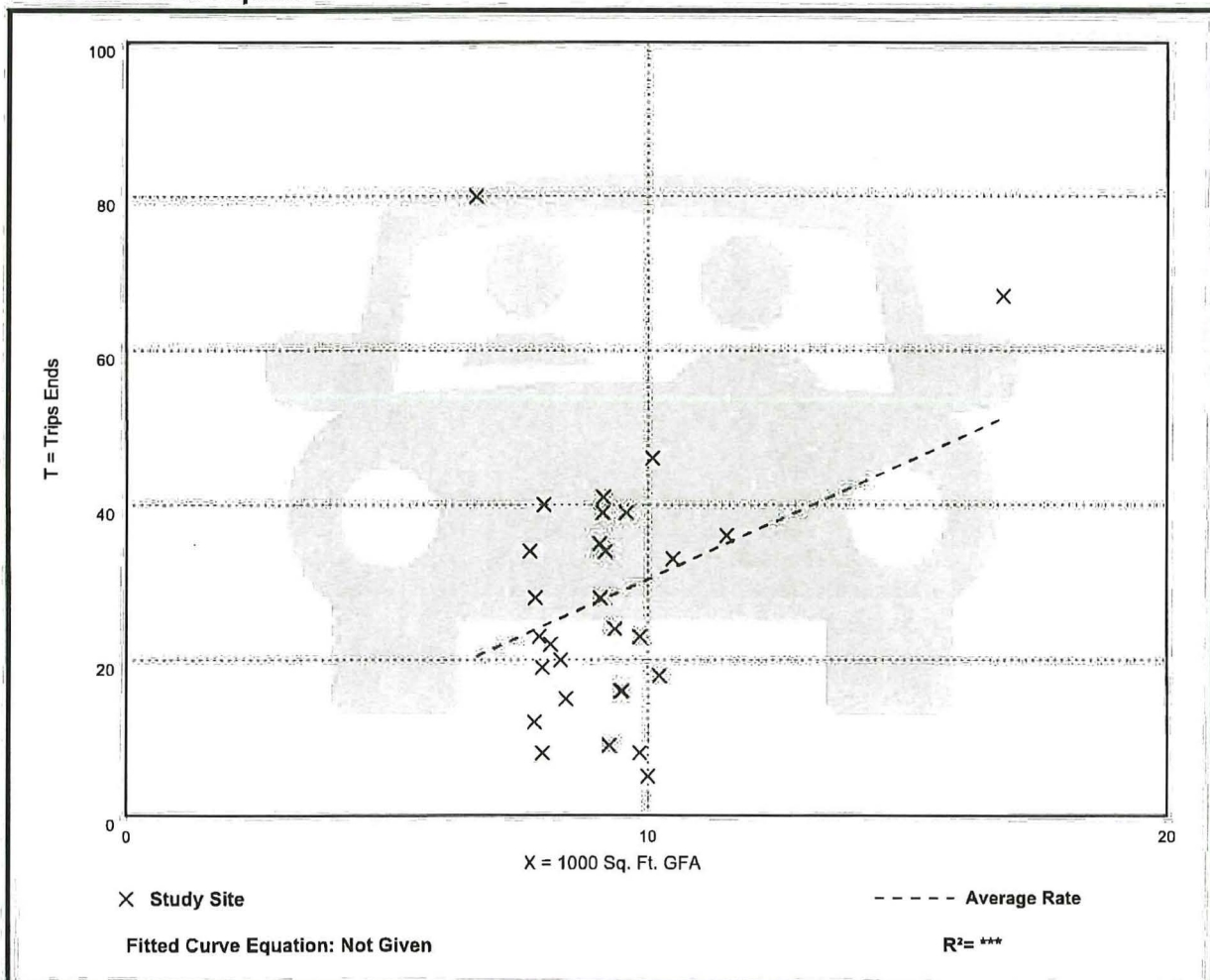
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 55% entering, 45% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

## Data Plot and Equation



## Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

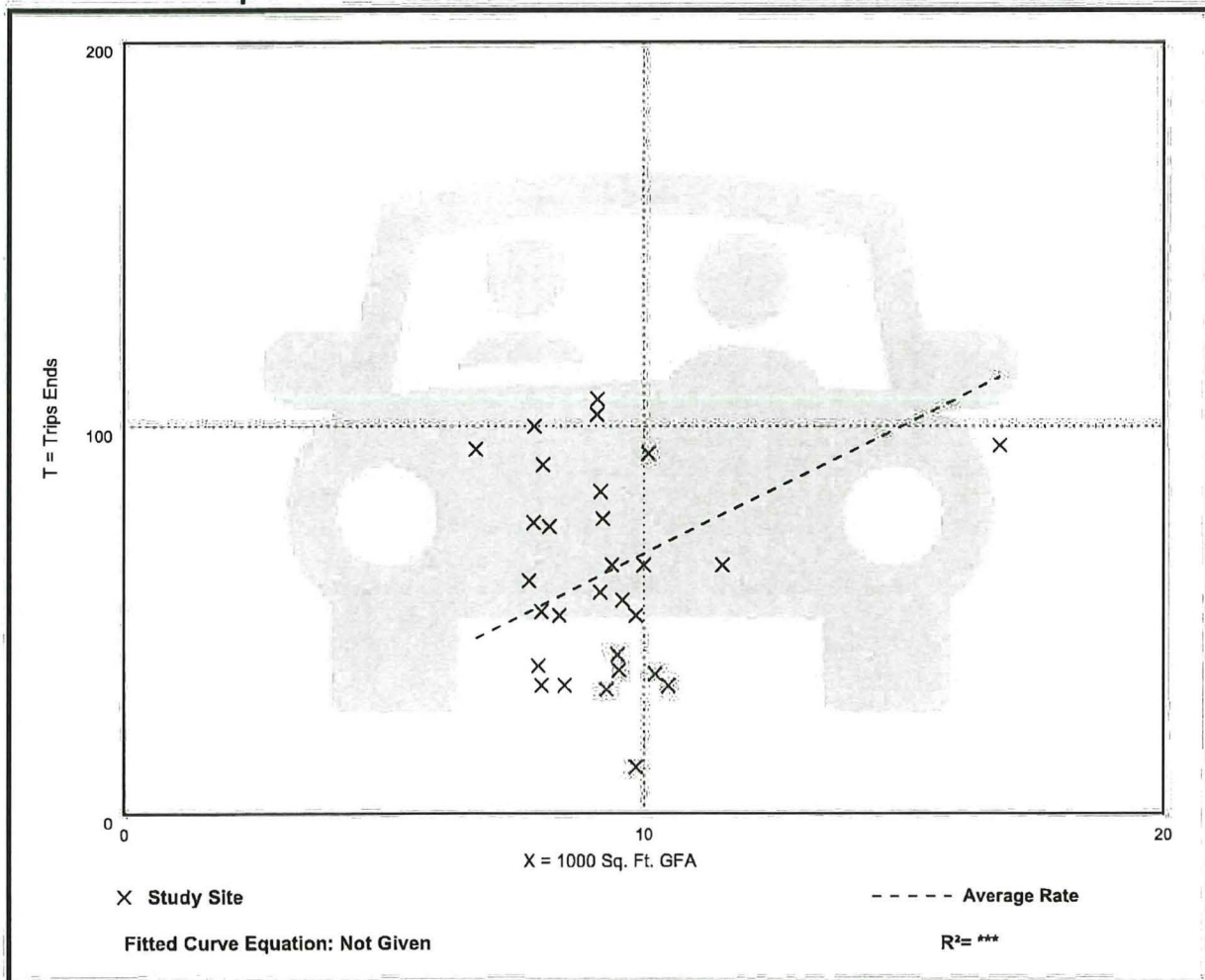
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

### Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

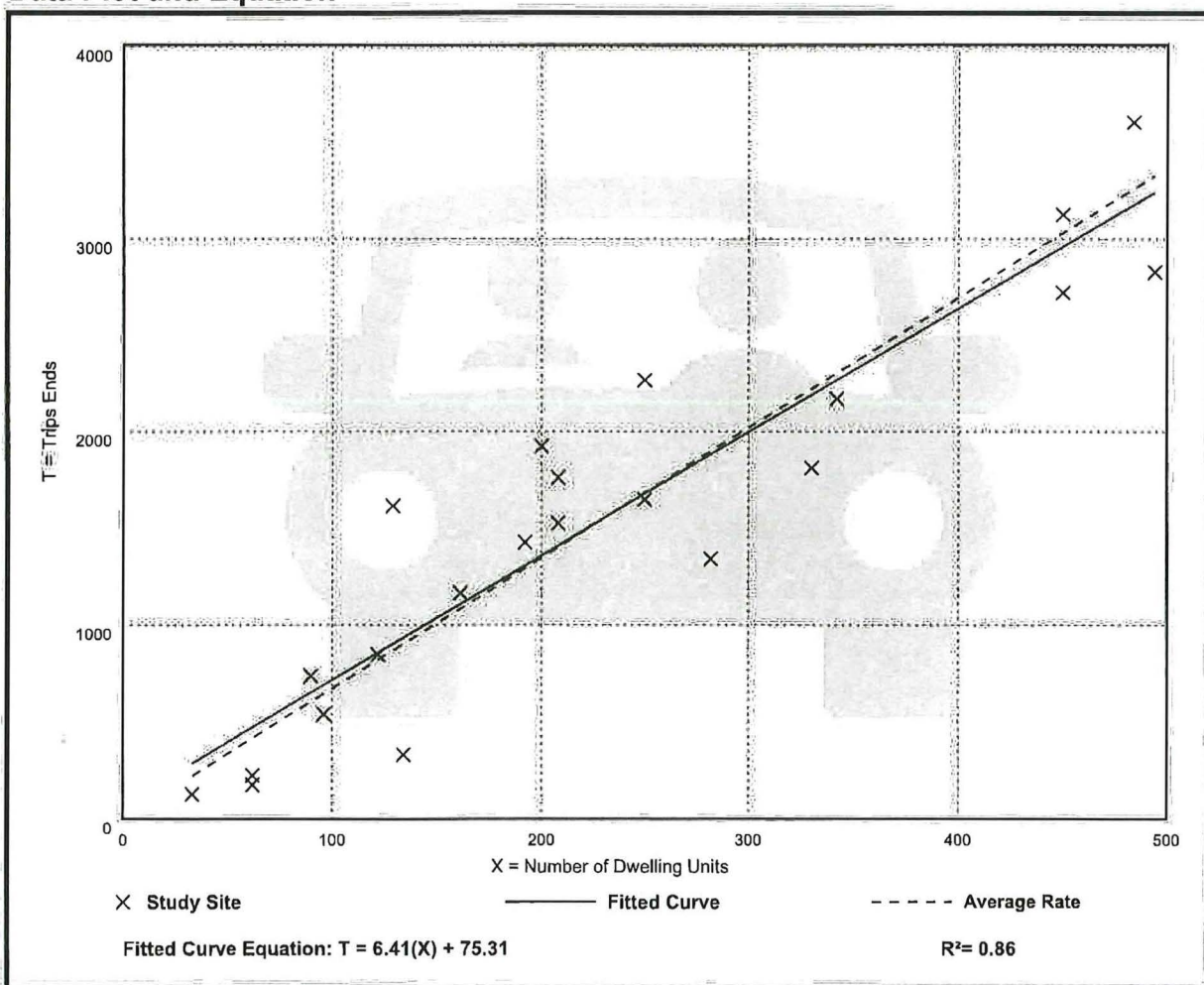
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation





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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

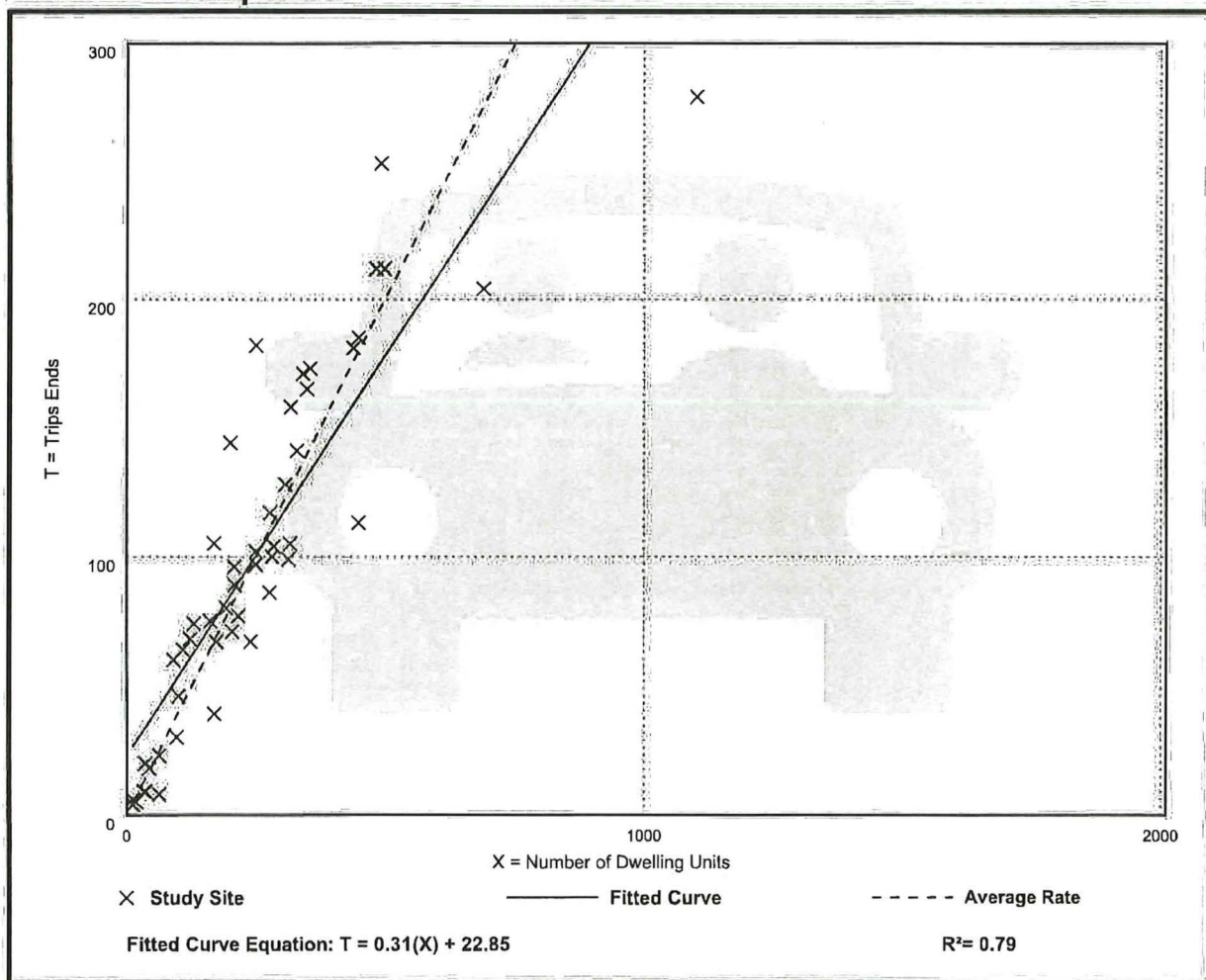
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

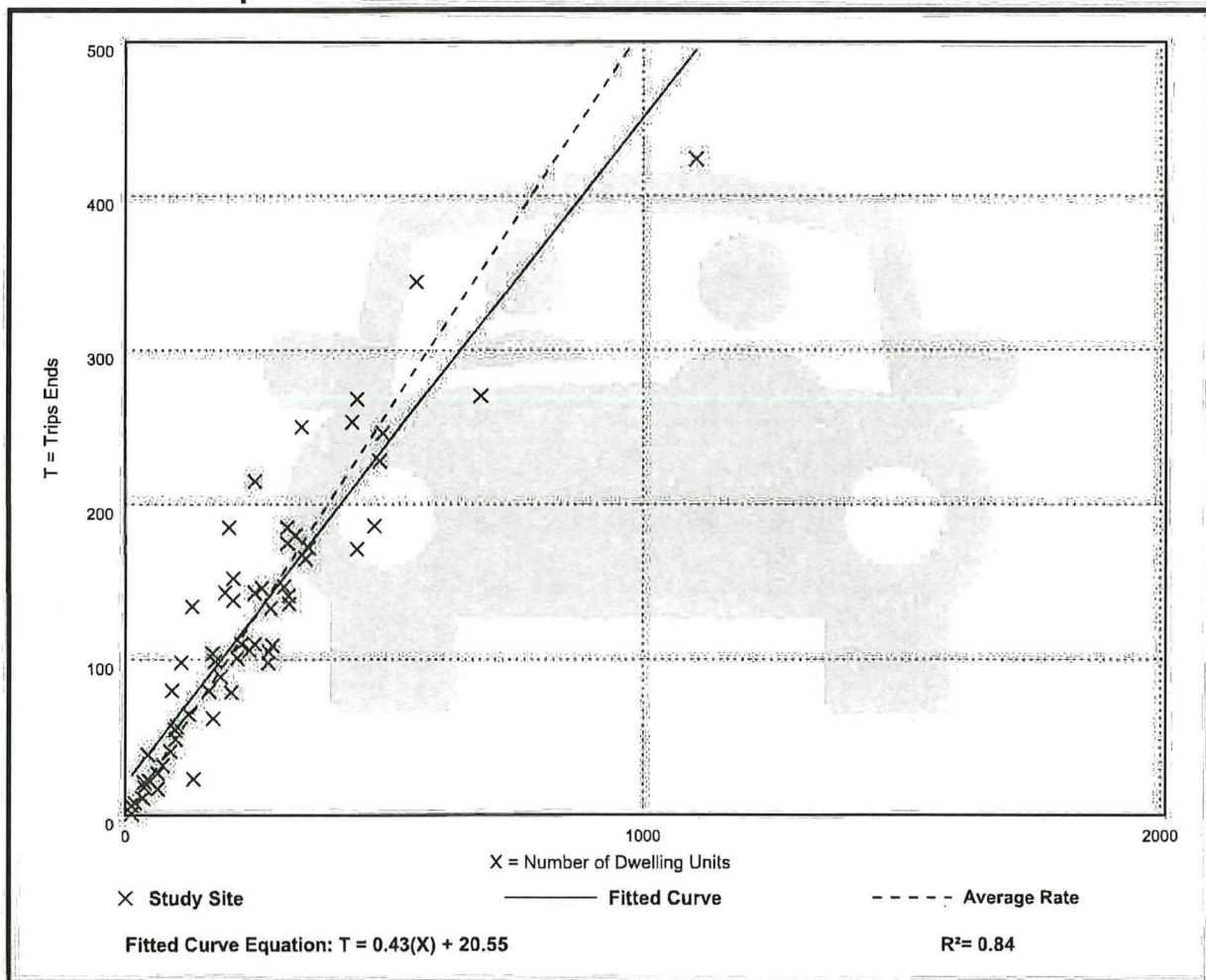
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

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

### Data Plot and Equation



# Shopping Center (>150k) (820)

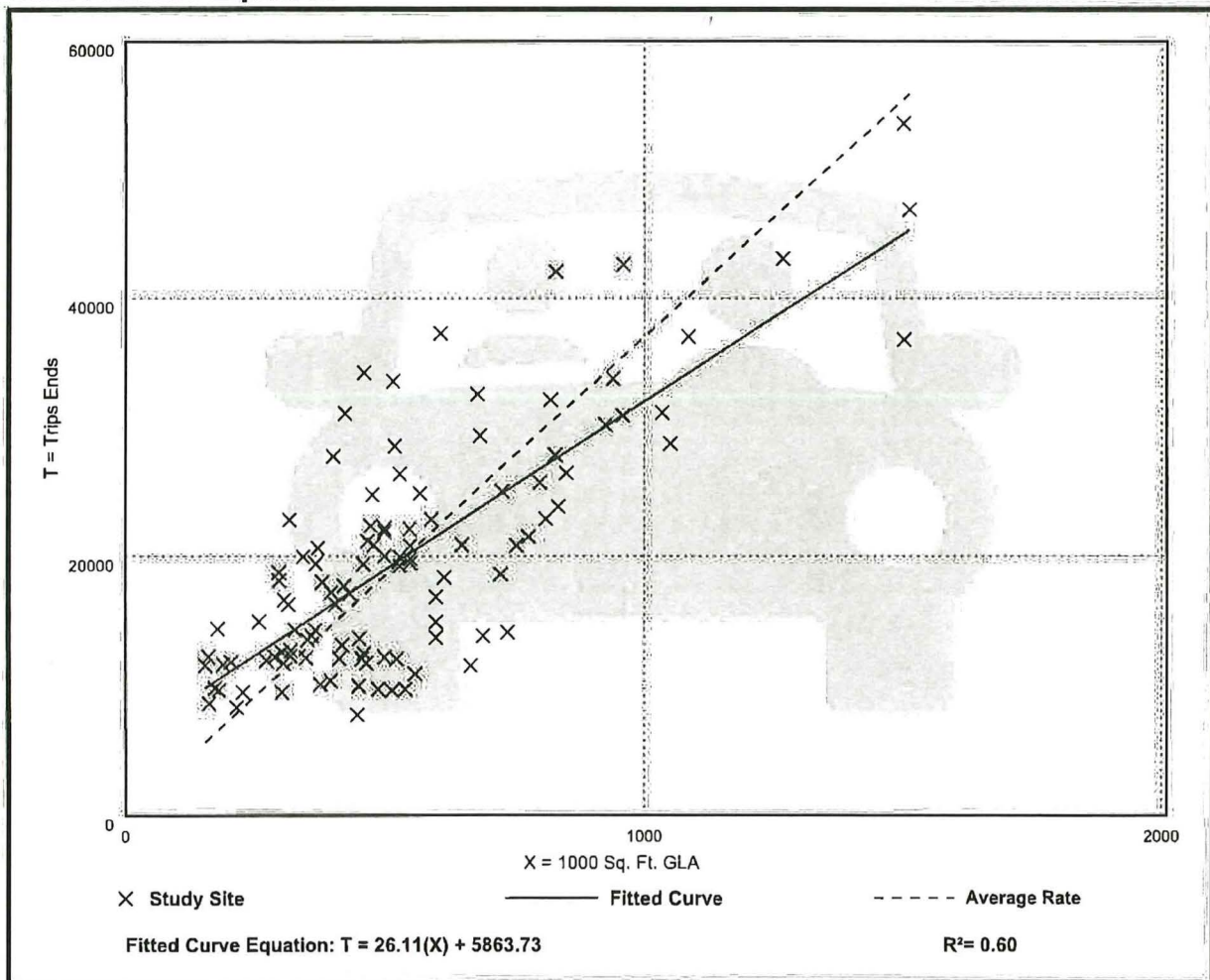
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

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

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

## Data Plot and Equation





# Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

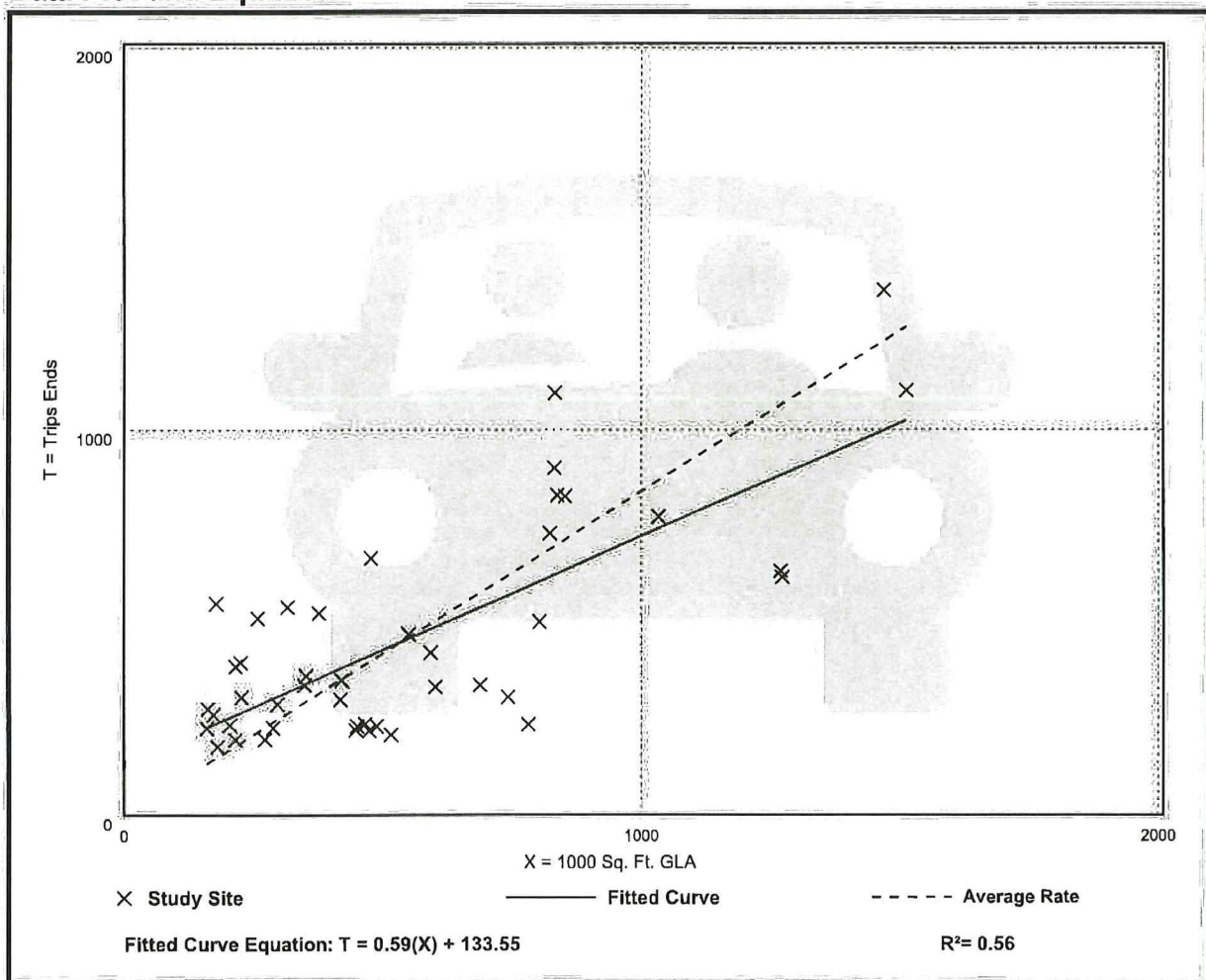
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

## Data Plot and Equation



## Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

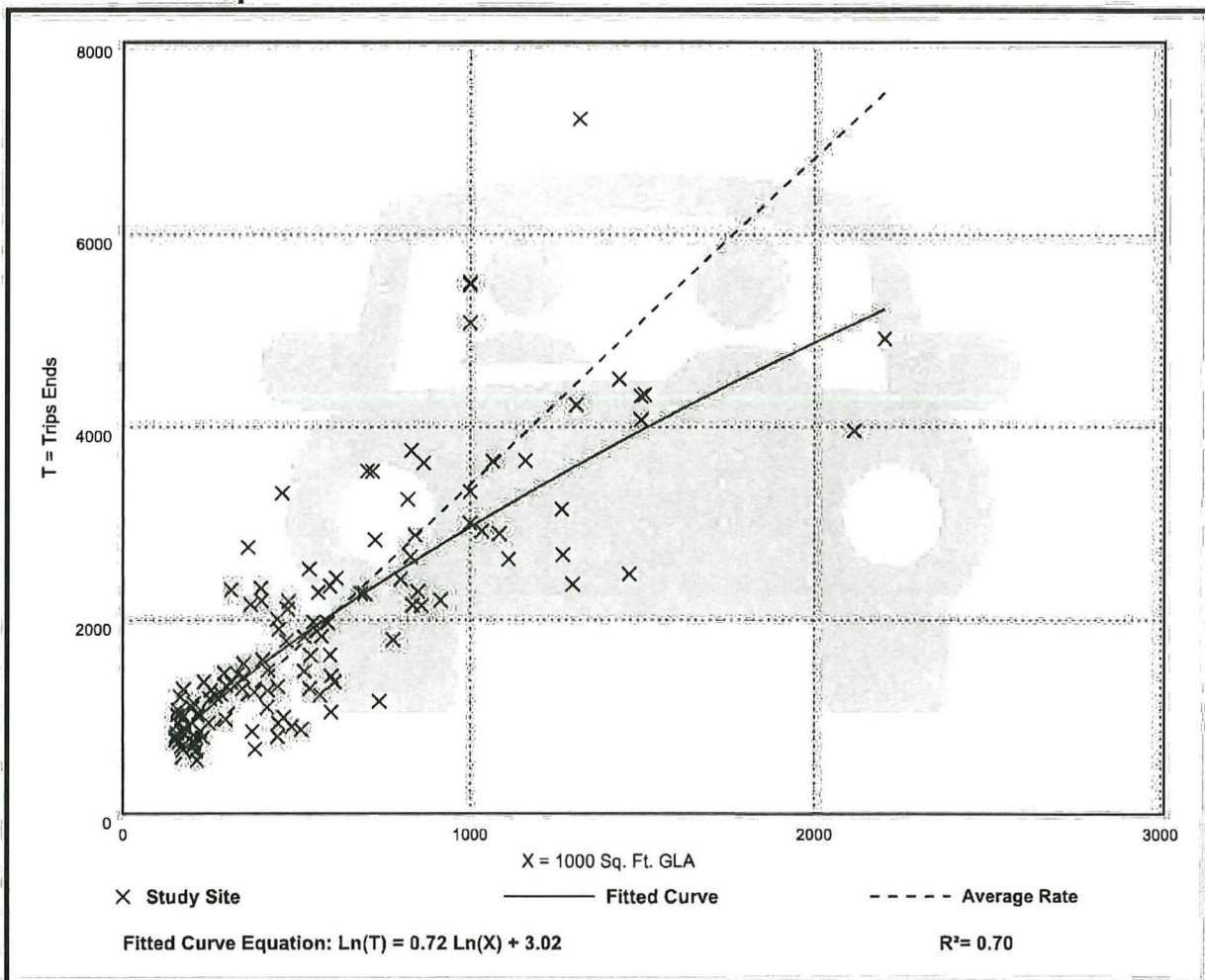
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

### Data Plot and Equation



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit 17**

Existing and Future Conditions Analysis  
(Sanitary Sewer, Potable Water, Surface  
Water/Drainage Basins, Parks and Rec, Open  
Space, Public Schools)



## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **Existing and Future Conditions Analysis**

##### Urban Services and Accessibility

The future of this area especially for the parcels along Burnt Store Road will look much different than what we see today with development consisting of a mixture of commercial centers, apartment complexes and even some recreational activities.

We anticipate that this mixed-use development will seek development approval through a Mixed-Use Planned Development with a master planned community containing well-defined internal roads, connection to utilities, stormwater facilities that will provide for a variety of commercial uses and a multi-family community.

The subject parcel is in an area of the County where the County recognizes that urban services are available to support the future development of these parcels with both commercial and residential uses from Charlotte County, the City of Cape Coral, and Lee County.

##### Public Safety

The Cape Coral Fire Department operates a fire station at 3942 Burnt Store Road, approximately two miles from the project location, and provides service to the surrounding area. This fire station is operated on a full-time basis. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

The Lee County Sheriff's law enforcement services will be provided from their Gulf District offices in St. James City. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Lee County Emergency Medical Services

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at this location. There is one ambulance located 5.8 miles south. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Utilities

In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcel and other Lee County parcels along the eastern side of Burnt Store Road. (Refer to Exhibit M15 Public Facilities Impacts Analysis)

##### Schools

The subject property is within the Lee County School District, West Choice Zone, W2. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

##### Solid Waste

The property is within the Lee County Solid Waste Franchise Area and is served through Lee County's franchised hauling contractor for area 5, which is Waste Pro. 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. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

#### Lee County Transit

According to the 2020 Transit Development Plan (TDP) the subject parcel is not within one-quarter mile of a fixed-route corridor. The closest bus stop is not within one-quarter mile of a bus stop and the 2020 TDP does not identify the need for enhanced or additional transit services in the area. (Refer to Exhibit M18 Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities)

#### Planning Community Regulations

Currently there are no specific development regulations for the Burnt Store Planning Community. If regulations for this Planning Community are adopted during the PD review and approval, the project will be developed under the current Land Development Regulations. (Refer to Exhibit M21 Planning Communities Community Plan Area Requirements)

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M18**

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

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



**AVAILABILITY REQUEST FORM**

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

BSR 40

Date: 2/9/2024

First Name Last Name  
 Linda Miller

Organization  
 Avalon Engineering, Inc.

Email Address Phone Number  
 linda@avaloneng.com 239-573-2077

Site Address  
 House Number Street Name Street Suffix  
 N/A Unassigned Burnt Store Road N., Cape Coral, FL 33993

**Short Legal Description**

Subdivision Section Block Lot  
 Legal Description Attached 08 N/A N/A

**Availability - Completed by CCU Staff**

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

**Comments**

\*SERVICES ARE MANDATORY WITH A DEVELOPER'S AGREEMENT TO CONNECT\*

Completed By: KD Date: 2/16/2024

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

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

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

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





BURNT STORE

12 inch

16 inch

SANDY FLATS

Charlotte County, Charlotte County GIS





# CAPE CORAL FIRE DEPARTMENT

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P.O. Box 150027 • Cape Coral, Florida 33915 • (239) 574-0501

June 28, 2023

Linda Miller, AICP, Planning Director  
Avalon Engineering, Inc.  
2503 Del Prado Boulevard South, Suite 200  
Cape Coral, FL 33904

RE: Letter of Availability Request

Dear Director Miller:

This letter shall serve as notice that the Cape Coral Fire Department (CCFD) can provide service to the proposed Mixed-Use Development located southeast of Charlee Road (strap number 08-43-23-00-00001.0000).

The CCFD operates a fire station at 3942 Burnt Store Road, approximately two miles from the project location, and provides service to the surrounding area. This fire station is operated on a full-time basis.

Should you have any further questions, please feel free to contact me.

Sincerely,

Michael T. Russell  
Fire Deputy Chief

MTR:crl





Lee County  
*Southwest Florida*

Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

July 5, 2023

Avalon Engineering

Attn: Linda Miller, AICP

2503 Del Prado Blvd. S. Suite 200

Cape Coral, FL 33904

**RE: Letter of Service Availability – Burnt Store Road N Mixed Use  
Development 08-43-23-00-00001.0000**

Dear Mrs. Miller:

The Lee County Solid Waste Department is capable of providing solid waste collection service for future changes to the planned Mixed-Use Development consisting of a twenty-two-acre residential multi-family complex consisting of 300 units and approximately 130,000 square feet of commercial uses through the 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. Please note that the property owner 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

Kevin Ruane  
*District One*

June 29<sup>th</sup>, 2023

Cecil L. Pendergrass  
*District Two*

Avalon Engineering, Inc.

Ray Sandelli  
*District Three*

Linda Miller AICP

Brian Hamman  
*District Four*

Fort Myers, FL 33901

Mike Greenwell  
*District Five*

**RE: Burnt Store Road North, Lee County  
Request for Letter of Service Availability**

Roger Desjarlais  
*County Manager*

Ms. Miller,

Richard Wesch  
*County Attorney*

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

Donna Marie Collins  
*County Hearing Examiner*

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

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-296 (4)(a). The developer is not required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at the 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 [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com).

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz,  
Transit Service Planner



## THE SCHOOL DISTRICT OF LEE COUNTY

**Jacqueline Heredia**

District Planning Specialist

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

July 5, 2023

RE: Multifamily Concurrency Review in Burnt Store Rd N

Dear Linda Miller:

This letter is in response to your request for concurrency review dated June 23, 2023 for the subject property in Burnt Store Road North, in regard to educational impact west zone.

This development is a request for 300 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 39 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

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

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

Sincerely,

Jacqueline Heredia, District Planning Specialist



# LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District  
NAME/CASE NUMBER Burnt Store Road North  
OWNER/AGENT Avalon  
ITEM DESCRIPTION Mixed Use Planned Development

LOCATION Burnt Store Road North , Lee county  
ACRES 39.44  
CURRENT FLU  
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	300	

Student Generation Rates			
STUDENT GENERATION	SF	MF	MH
Elementary School	0.072	0.066	19.80
Middle School	0.043	0.033	9.90
High School	0.038	0.031	9.30

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	20	188	99%	
South CSA, Middle	7,293	6,912	381	10	371	95%	
South CSA, High	9,536	8,492	1,044	9	1035	89%	

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

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

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

Prepared by: Jacqueline Heredia, Planning Specialist



## Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

July 20, 2023

Linda Miller, AICP  
Avalon Engineering, Inc.  
2503 Del Prado Blvd. S. Suite 200  
Cape Coral, FL 33904

Re: Letter of Service Availability – Burnt Store Development

Mrs. Miller,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment. This amendment would change the category to Central Urban. The property bears STRAP 08-43-23-00-00001.0000.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 5.8 miles south.

It is our opinion that the EMS service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes  
Director, Public Safety

***Carminé Marceno***  
**Sheriff**



***"Proud to Serve"***

**State of Florida**  
**County of Lee**

July 7, 2023

Linda Miller  
Avalon Engineering, Inc.  
2503 Del Prado Boulevard S., Suite 200  
Cape Coral, FL 33904

Ms. Miller,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a Mixed Use Development project with Multi-family and commercial uses on a 39.44 +/- acre parcel on Burnt Store Road N. located south of the intersection of Burnt Road Store N. and Charlee Road, STRAP No. 08-43-23-00-00001-0000.

The proposed amendment would to change the Future Land Use from Open Lands to Central Urban and allow for a 22-acre residential multi-family complex consisting of 300 units and approximately 130,000 square feet of commercial uses. This Agency evaluated your request solely on its ability to provide law enforcement service to the project. Based on that criterion, these proposed changes would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our Gulf District offices in St. James City. At the time of application for a development order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Crime Prevention Practitioner Heather Turco at (239) 478-7838 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Chris Reeves", written over a circular stamp or seal.

Chris Reeves  
Major, Patrol Bureau



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



**From:** [Frederick, Cassandra A.](#)  
**To:** [Lynda Brooks](#)  
**Subject:** (23-110) Burnt Store Road N Mixed Use Development  
**Date:** Wednesday, June 28, 2023 10:00:17 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Map.pdf](#)

---

Good morning Lynda,

There are no previously recorded resources in the area you indicated. I have attached a map for your reference. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

**CASSIE FREDERICK**

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of  
Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee,  
Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245. 6439 | [flheritage.com](http://flheritage.com)

Dear Mr. Fowler:

As part of a Lee County Comprehensive Plan Amendment application a letter of determination for the adequacy/provision of existing proposed support services facilities available to the proposed development is required.

Please address your letter to the attention of Mrs. Linda Miller, AICP, Planning Director at the address provided below.

Your time and attention to this matter is greatly appreciated.

Thank you,

*Lynda*

*Life may not be the party we hoped for, but while we are here we might as well dance*

*Anonymous*

**Lynda Brooks**  
Project Coordinator

**Avalon Engineering, Inc.**

2503 Del Prado Blvd. S. Suite 200

Cape Coral, FL 33904

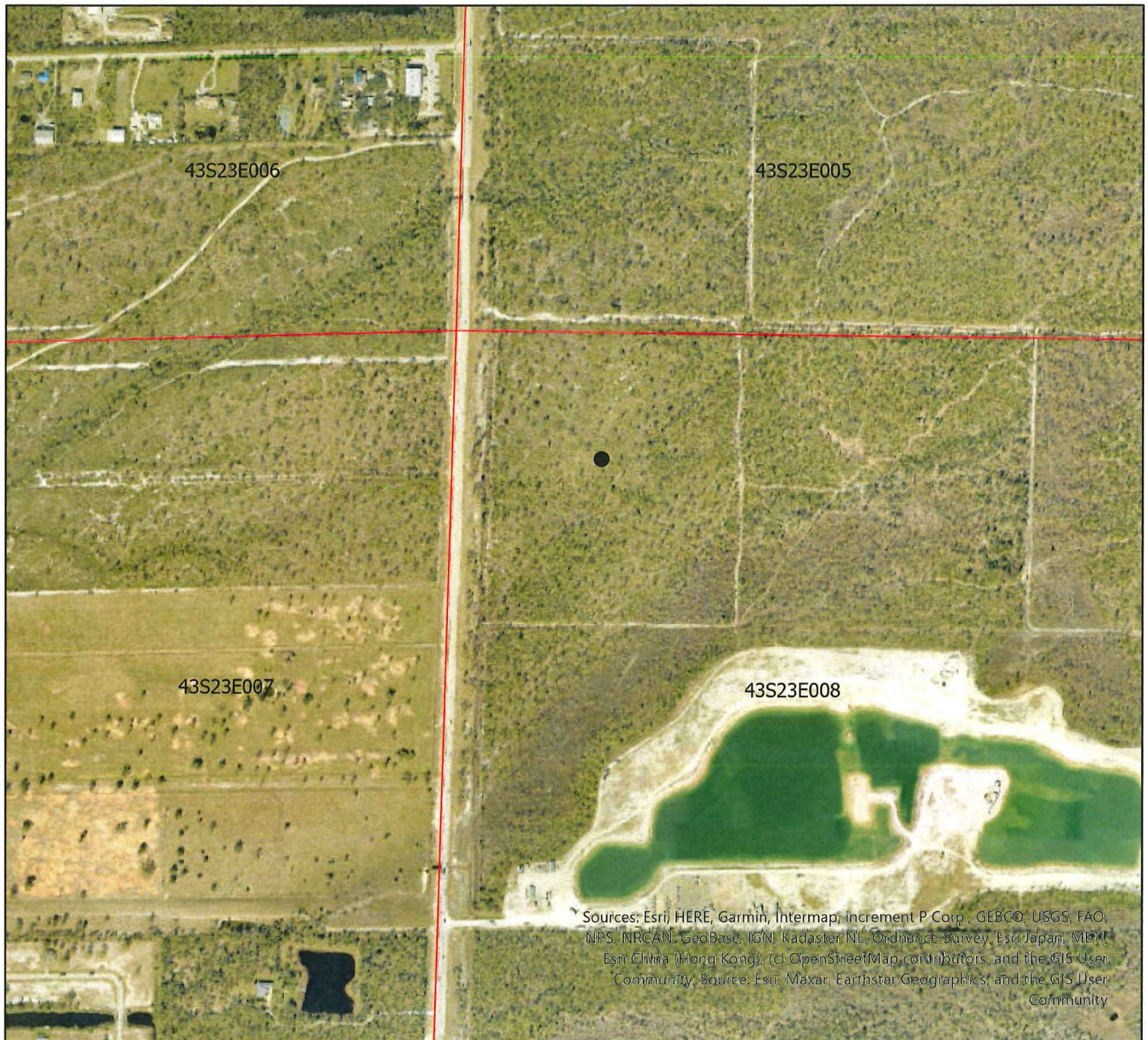
*Serving our community since 1980*

Office (239) 573 – 2077

[lynda@AvalonEng.com](mailto:lynda@AvalonEng.com)



# Project Map



- BufferLines
- FloridaStructures
- FloridaSites
- HistoricalBridges
- ResourceGroups
- NationalRegister
- HistoricalCemeteries
- TRS

- BufferPolygon
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- BufferPoints

0 0.07 0.15 0.3 Miles



Created on 6/28/2023 by Florida Master Site File

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M19**

State Policy Plan and Regional Policy Plan



## **BSR 40**

### **Application for a Comprehensive Plan Amendment-Map**

#### **State Policy Plan and Regional Policy Plan**

The following goals and strategies from the Southwest Florida Strategic Regional Policy Plan are relevant to the amendment:

##### **Affordable Housing Element:**

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

##### **Actions:**

1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

***The project site will be able to connect to utilities, and currently has access to public services.***

2. Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

***The Central Urban District promotes the development of a mixed-use project.***

4. Encourage new housing to be built in higher areas to reduce the need for costly flood insurance.

***The project site is not within a Flood Zone.***

##### **Economic Development Element:**

Strategy: Maintain the physical infrastructure to meet growth demands.

Actions: 1. Review plan amendments, development proposals, and clearinghouse items for public facility deficits and encourage mitigation of those deficits.

***The project site has public services available.***

Strategy: Increase the retention and expansion of local business and industry and encourage local entrepreneurial development.

***The Central Urban District promotes new commercial development.***

##### **Natural Resources Element**

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.

***The project will preserve and enhance the wetland area within the site.***

## **BSR 40**

Application for Comprehensive Plan Amendment-Map

## **Exhibit M20**

Justification of Proposed Amendment

## **BSR 40**

### **Application for a Comprehensive Map Amendment**

#### **Justification of Proposed Amendment**

The intention of the Central Urban Future Land Use Category, as outlined by Policy 1.1.3 of the Lee Plan, is best characterized as an area that will have the greatest range and highest levels of urban service – water, sewer, roads, schools, etc. The subject property meets the intent of this category; it is in an area that will be intensely developed in the future within both the City of Cape Coral and Charlotte County.

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

The Density and Intensity permitted in the Central Urban Future Land Use Category would increase the density permitted within the proposed mixed-use development to up to 15 dwelling units per acre or approximately 270 multi-family units in lieu of 8 dwelling units permitted in the Open Lands Future Land Use Category (1 dwelling unit per every 5 acres). The Central Urban Future Land Use would also permit a service park with up to 160,000 square feet of building area for flex space units, some retail, office, and storage uses.

The subject property is located within an area of the county that will see substantial growth in the future. Burnt Store Road is planned to be widened to a 6-lane divided highway, an interlocal agreement with Charlotte County is in place to provide water, sewer, and irrigation (reuse) water to parcels east of Burnt Store Road. A 500 site RV Resort is under construction 1 mile south of the project site and a major commercial shopping center consisting of 56 acres north of the Durden Parkway is less than a ½ mile south of the subject parcel. A Dollar General Store is located directly across Burnt Store Road to the north end of the subject parcel.

The subject property contains approximately 3.68 acres that maybe considered wetland justification from the South Florida Water Management District.

The proposed Central Urban FLU category will permit a mixed-use development which will support the existing Burnt Store Marina residential community, provide commercial square footage to support new commercial businesses for this area, and provide optional housing opportunities (apartment complex) currently not available in this area.



## **BSR 40**

Application for Comprehensive Plan Amendment-Map

### **Exhibit M21**

Planning Communities

Community Plan Area Requirements

## BSR 40

### Application for a Comprehensive Plan Amendment-Map

#### Planning Communities Community Plan Area Requirements

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

There are no community plan development requirements at this time.

