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October 21, 2024

Lee County Community Development
Development Services
1500 Monroe Street
Fort Myers, FL 33901

Via Accela Citizen Access

Re: Arthrex at Plantation – DCI2024-00034 – Major PD — *Submittal 2*

Dear Intake Team:

This letter is in response to the County's comments dated September 20, 2024, to the initial application for the Arthrex at Plantation MPD application. Responses to each comment are provided below in ***bold*** and ***blue italic*** print. The following items are included in this submittal:

- Revised Protected Species Survey *(to only correct a typo)*
- Duplicates of Title Opinions *(provided with original submittal)*
- Deviations and Justifications
- Connectivity Sidewalk and Transit Stops
- FPL Easement Cross Section
- FPL Memorandum of ROW Consent Agreement OR Book 4306 PG 3362
- IPD Resolution Z-03-071 and Administrative Approvals
- Lee County Solid Waste Letter of Availability
- Revised Request Narrative, Consistency Analysis
- Revised TIS
- Revised Boundary Survey
- Revised Sketch of Description
- Revised Legal Description
- Revised Master Concept Plan
- Revised Open Space Exhibit

Rejected Review: Zoning Review
Reviewed By: Chahram Badamtchian
Email: CBADAMTCHIAN@leegov.com Phone: (239) 533-8372

1. There is a discrepancy between the request narrative and TIS with regards to density and intensity. TIS states Scenario "A": 510,000 sf of industrial uses, 105,000 sf of professional office and 15,000 sf of medical office and for Scenario "B" it states 528 dwelling units and 30,000 sf of retail. The narrative states: 110,000 sf of commercial, 510,000 sf of industrial and 110,000 sf of commercial uses and no distinction between. TIS has either or scenarios, while the narrative requests all densities and intensities together at once.

   Response: As you stated, the request includes 528 Multi-Family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. This mix of uses is consistent with the Intensive Future Land Use category, the Mixed-Use Development and the Mixed-Use Overlay Goals, Objectives and Policies as described in the LeePlan. The actual density and intensity will be determined by the site

constraints that are determined through the future Development Order and SFWMD permitting processes. The TIS assessed a "worst case development scenario" as required by LDOT. The TIS is not intended to reflect the actual future development scenario.

2. Based on the TIS provided, staff has come up with the following request language. Please review the language and let staff know if the language is correct.

   Response: The applicant cannot agree with the proposed language. The intent is to allow the utmost flexibility in future development which is why in part the Mixed-Use Overlay was created by the County.

   Request to rezone 37.7± Industrial Planned Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD). This development will allow for up to 510,000 sf of industrial uses, including warehousing, and for up to 110,000 sf of office, including medical office, or alternatively, 528 residential dwelling units and 30,000 sf of retail.

Rejected Review: Planning Review
Reviewed By: Joseph Sarracino
Email: JSarracino@leegov.com **Phone: (239) 533-8984**

1. The environmental report within the application shows potential of approximately 16.62 acres of jurisdictional wetlands on the northern portion of the property. If the wetlands are impacted, the density from the impacted areas will be calculated at 1 dwelling unit per 20 acres, not 14 dwelling units per acre.

   Response: So noted. As discussed with Staff, the request for 14 units per the gross acres of 37.7+/- for 528 units will remain but with a condition that the ultimate number of units will be based on the SFWMD Jurisdictional Wetland Determination when available.

2. ADVISORY COMMENT: verification of the requested density will depend on the sufficient legal description and the extent of wetland impacts.

   Response: Acknowledged.

3. Analysis of Goal 56 refers to the project as "The Nest." Correct this analysis with the name of the project given in the application.

   Response: This has been corrected. See revised Request Narrative, & Consistency Analysis

Rejected Review: Developmental Services Review
Reviewed By: Allyson L. Hall
Email: AHall@leegov.com **Phone: (239) 533-8553**

1. [10-329(d)(1)a.3.] Excavation Setback from Other Property. Excavations must be set back fifty (50) feet from any property line under separate ownership.
   - Please ensure that the proposed lakes are meeting the required setbacks.

   Response: Understood. Any future water management lakes will comply with this setback. The existing lake will remain, and it has been found in compliance per LDO2021-00201.

2. [10-261] Refuse and solid waste disposal facilities.
   - Please provide refuse and solid waste facilities in accordance with LCLDC Sec. 10-261.

   Response: These facilities will be provided at time of a Local Development Order and will be based on the future uses. See enclosed letter of availability from Lee County Solid Waste.

Rejected Review: Legal Description Review
Reviewed By: Richard R. Burris
Email: RBurris@leegov.com **Phone: (239) 533-8526**

Sec.34-202(a). Submittal requirements for applications requiring public hearing.

5. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).
   The legal description provided is not prepared by a Florida licensed surveyor and mapper, does not describe the entire continuous perimeter boundary of the property, and does not include the required sketch.

   Response: This has been addressed with the enclosed revised sketch and description.

6. Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).
   The boundary survey provided is not certified to Lee County, is not based on the title opinion submitted and does not include state plane coordinates (one at the point of beginning (POB) and another at an opposing corner).

   Response: This has been addressed and is enclosed.

7. Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7).
   The title opinion is not for the entire property subject to the zoning application. The description of the property is for the northern 18.5 acres of the property being rezoned.

   Response: Title Certifications were provided with the initial submittal and are enclosed again for your convenience.

Rejected Review: Environmental Review
Reviewed By: Elizabeth A. Workman
Email: EWorkman@leegov.com **Phone: (239) 533-8793**

1. The narrative, page 1 of 9, paragraph 2 and paragraph 5 to provide consistent size of the current use.

   Response: These numbers are now consistent, +/- 46,000 SF of office uses and +/- 210,000 SF of warehouse uses. See revised narrative.

2. Please provide correspondence or a formal jurisdictional wetland determination from SFWMD stating the amount of State wetlands existing on the site.

   Response: A formal jurisdictional wetland determination from SFWMD will be obtained and provided at time of development order.

3. Revise the Lee Plan analysis to include Lee Plan Policies 124.1.1 and 124.1.2 pertaining to wetlands. As mentioned in the Planning comments, the density to support residential component of the mixed use proposal is dependent on the amount of State wetlands preserved verses impacted.

   Response: A revised Request, Narrative & Consistency Analysis is enclosed. The residential density will be determined based on a formal JD and at time of a local development order for residential development.

4. Revise the open space note on the Open Space Exhibit to state “25 percent of the total open space may be allocated from the lake area” (7.54 acres (25 percent) = 1.88 acres of open space from the lakes per

LDC Section 10-415(d)(2)c.

Response: This note has been added to the enclosed revised open space exhibit.

5. Deviation #1 is prohibited per LDC Section 10-241(a)5. Revise the east buffer to depict it outside of the 100 foot FPL easement or provide a letter of no objection from FPL stating the five foot buffer with five tress per 100 linear feet is allowed within the FPL easement. If FPL limits the height of the trees, the applicant will need to request a deviation from LDC Section 10-425(f), to allow shrubs to comply with any tree height limitations.

   Response: Based on input from Staff, the applicant is requesting deviations to address the FPL buffer. See enclosed revised deviation requests. The MCP has keyed the locations of the deviations and a cross section depicting the ROW buffer within the FPL easement.

6. Revise the MCP to depict a consistent buffer along Plantation Road. Currently, the MCP depicts a five-foot-wide buffer and a 15-foot-wide buffer. Please provide a consistent buffer width and landscape vegetation for compatibility. The buffer is pending the FPL letter of no objection.

   Response: The existing and revised buffer along Plantation Road has been relabeled on the MCP to be a consistent five-foot-wide buffer.

7. Provide a cross section of the Plantation Road buffer depicting the property line, 100 foot FPL easement, sidewalk, and five-foot-wide buffer.

   Response: Enclosed is a cross section depicting the elements requested. This exhibit is also used for the requested deviations.

8. Provide a five-foot-wide buffer south of the 40-foot-wide right-of-way easement along the north property line. The five-foot-wide buffer may be located on the top of the lake berm.

   Response: A five-foot buffer has been added as requested. See revised MCP.

9. The MCP depicts a five-foot-wide buffer along the south property line. Per LDC Section 10-425(f), a buffer is not required. Remove the reference.

   Response: This buffer reference has been removed from the MCP.

10. Note the 20 foot lake maintenance easement required per LDC Section 10-428(a) on the MCP.

    Response: A 20-foot lake maintenance easement exists and is shown around the existing lake, and the proposed lake has depicted a 20-foot easement. See revised MCP.

11. Revise the Master Concept Plan to depict sinuous lakes to be consistent with Lee Plan Policy 61.3.12.

    Response: The MCP has been revised to depict wiggly lake edges. The existing lake is consistent with the approved LDO2021-00201.

Rejected Review: DOT Review
Reviewed By: Lili Wu
Email: LWu@leegov.com **Phone: (239) 533-8573**

1. The Master Concept Plan (MCP) must show the distances between the project's entrances and the adjacent streets/driveways on Plantation Road. If the distances don't meet the access connection separation requirements, a deviation is required.
2. The proposed uses in the application and shown on the MCP are not consistent with the uses in the Traffic Impact Statement (TIS). A clarification is required.

Response: The MCP proposes various types/sizes/unit count of land uses that could be developed, but the site can only accommodate a portion of the uses. As discussed during the pre-app meeting, the TIS is based upon the most intense development scenario that might occur which will generate 616 net new trips. The net new trips were determined based upon the total site generated trips less existing site generated trips. A condition of zoning approval can reference a trip cap of 616 net new peak hour trips which will ensure whatever land use scenario is constructed, the project will not exceed the maximum allowed trip cap.

Rejected Review: TIS Review
Reviewed By: Lili Wu
Email: LWu@leegov.com **Phone: (239) 533-8573**

1. The proposed uses in the application and the Master Concept Plan within the project will be 528 multi-family units, 110,000 sf of commercial uses and 510,000 sf of industrial uses. However, the uses in the TIS are 510,000 sf industrial uses and 110,000 sf of office uses or 528 multi-family units and 30,000 sf of commercial uses.

   Response: The MCP proposes various types/sizes/unit count of land uses that could be developed, but the site can only accommodate a portion of the uses. As discussed during the pre-app meeting, the TIS is based upon the most intense development scenario that might occur which will generate 616 net new trips. The net new trips were determined based upon the total site generated trips less existing site generated trips. A condition of zoning approval can reference a trip cap of 616 net new peak hour trips which will ensure whatever land use scenario is constructed, the project will not exceed the maximum allowed trip cap.

2. The 20% of project traffic assigned to Crown Point Pkwy seems not realistic and not accepted.

   Response: JMB obtained traffic counts at the site's access on Plantation Road and found that 42% of the existing site-generated trips travel to/from the north and 58% to/from the south on Plantation Road. The trip distributions were revised accordingly (see Figure 2 of the TIS).

3. Since the project will generate more than 300 trips per hour, the intersection LOS analysis shall be performed for the project's entrances and all other intersections within the area of influence, including the intersection of Plantation Rd/Six Mile Cypress Pkwy.

   Response: The TIS was revised as requested. Traffic counts were obtained at the intersections mentioned and the analyses were performed. The operational results are provided in the TIS.

4. The TIS needs to show the traffic directional splits entering and exiting the proposed project at the access points on Plantation Road.

   Response: Figure 3 provides a detail of the existing and project build-out turning movement volumes at the site's accesses on Plantation Road.

5. DOT staff does not agree with only 10% of the project traffic assigned onto Plantation Road north of Daniels Pkwy.

   Response: Based upon the existing 42 north/58 south trip distribution, JMB is of the opinion that 10% is correct. To increase the distribution on the 2-lane Plantation Road would result in unrealistically low distributions on the primary arterials of Daniels Parkway, Cypress Lake Drive, Six Mile Cypress Pkwy, Metro Pkwy, which are 4- and 6-lane throughfares that extend thru the limits of Lee County.

If you have any questions, please do not hesitate to contact me by telephone at (239) 597-3111 or email at memblidge@lja.com.

Sincerely,

LJA ENGINEERING, INC.

Margaret Emblidge

Margaret Emblidge, AICP
Planning Director

ME/drr

Arthrex at Plantation MPD

Deviations and Justifications

Deviation 1 seeks relief from the LDC §10-421(a)(5) provision prohibiting trees and shrubs within an easement unless a letter of no objection is provided from FPL, to allow a single row hedge that is planted at 36" and maintained at 48".

Recommended conditions:

1. All required shrubs must be species native to Southwest Florida.
2. A letter of no objection must be provided at time of development order. If a letter is not provided by FPL, then the five (5) foot rights-of-way buffer must be moved outside of the FPL easement and may be fulfilled through a landscape betterment plan.

Justification: This deviation was previously approved per Resolution No. Z-03-071 for the existing development. See enclosed FPL Memorandum of Right-Of-Way Consent Agreement. This deviation modifies the approved deviation to eliminate the permitted trees to only allow shrubs as described above. The previous FPL agreement also allowed parking within the easement, and this will be part of the future agreement. The enclosed FPL Easement Cross section depicts the hedge and parking within the FPL easement. This exhibit will be included in the FPL Consent Agreement Application.

Deviation 2 seeks relief from the Open space and landscape requirements in the Mixed-Use Overlay, LDC §10-425 (f) that requires five (5) trees per 100 linear feet along rights-of-way to allow a five (5) foot wide buffer with a single row hedge that is planted at 36" and maintained at 48".

Justification: This deviation is in conjunction with Deviation #1. This deviation would allow the replacement of the required trees with a hedge as depicted on the enclosed FPL Easement Cross Section.

Arthrex at Plantation

Request, Narrative & Consistency Analysis

Request

The applicant is requesting to rezone of 37.7+/- acres from an Industrial Planned Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD). The subject property is located on the west side of Plantation Road, north of Six Mile Cypress Parkway.

The applicant is proposing a Mixed-Use Development to allow the maximum flexibility of developing Industrial, Commercial and Residential uses. The proposed density and intensity include 528 multi-Family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. The initial development plan is to expand the existing Arthrex Logistics Center (ALC) and future development to allow a mix of multi-family residential and commercial. The existing development includes +/- 46,000 SF of office uses and +/- 210,000 SF of warehouse uses. The initial development plan will include expanding the office and warehouse uses.

Property History

Arthrex Inc. purchased the property in 2011 and opened the ALC in 2012. This project started off with approximately 50-60 employees and currently employs approximately 500 employees. The expansion is anticipated to employ approximately 1,350 employees in two shifts.

Arthrex is an international medical device company and leader in new product development and medical education in orthopedics. The corporate headquarters, located in Naples, houses corporate and manufacturing operations, as well as Arthrex's Medical Education Center, which serves as an education destination for surgeons from around the world to learn about new products and techniques through hands-on surgical skills training programs. The ALC (the subject project) is where the customer services, international accounts and shipping teams work.

The application includes two parcels. The IPD Resolution No. Z-03-071 approved 47,000 SF of office and 235,000 SF of warehouse. The current ALC includes +/- 46,000 SF of office space and +/- 210,000 SF of warehouse space. The RPD Resolution No. Z-06-093 approved 219 residential multi-family dwelling units. The RPD parcel is currently vacant and does not have any additional approvals. These Resolutions will be rescinded and replaced with the approval of this proposed MPD zoning.

The IPD Resolution Z-03-71 was amended administratively through ADD2004-00113 which approved and corrected the required open space calculations per Z-03-071 from 6.83 acres to 6 acres.

IPD Development Order (DOS2003-000258) was approved to develop a Robb & Stucky Warehouse (former owner) with a final certificate of compliance issued in 2006.

In addition to the above there have been a number of limited development orders approved meeting the provisions of the IPD.

Character of the Area

The area is developed with a wide variety of uses. Immediately adjacent uses include the South Fort Myers High School, Hammond Stadium/CenturyLink Sports Complex, International Diamond Center Office complex, the Mirage Bay rental apartments, and to the south is the Hope Preserve Mixed-Use Development that includes an Assisted Living Facility, Medical Offices, and undeveloped parcels. In addition, Gulf Coast Hospital complex is to the north of this site, at the corner of Metro Parkway and Daniels Parkway. A Publix shopping center is located at the intersection of Daniels Parkway and Six Mile Cypress Parkway.

SURROUNDING ZONING & LAND USES			
	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Intensive Development/MUO	A-2 / CPD	High School/ Commercial/ Medical/ Office and Retail
SOUTH	Intensive Development/MUO	MPD	Hope Preserve/Vacant/ Medical Office/ Assisted Living Facility
EAST	Intensive Development/MUO	CPD/CF	CenturyLink Sports Complex/ Hammond Stadium
WEST	Intensive Development/MUO	RPD/CPD	Multi-Family Residential/ Office Park/ Bank

Review Criteria Analysis

Per LDC Sec. 34-145(d)(4)(a)1 and 2 the following review criteria is met through this request.

a) Complies with the Lee Plan;

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density maybe increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

As described, the Intensive Development Future Land Use Category (FLUC) is characterized as mixed use developments of high-density residential, and intensity commercial, limited light industrial, and office uses encouraged to be developed as described in Objective 11.1. regarding Mixed Use Development. The subject property is also located within the Mixed Use Overlay per Objective 11.2 which is further analyzed below.

The proposed uses include 528 multi-family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. These uses will allow flexibility in future development and redevelopment. The initial development plan is to expand the existing Arthrex Logistics Center and future redevelopment to allow a mix of multi-family residential and commercial. This proposal furthers the intent of the Intensive Development FLUC as described above.

The subject property is located in an area that is already served by existing public utilities and infrastructure that has the capacities to support intensive development. This creates the efficiencies anticipated by mixed use developments.

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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The subject property is located on Plantation Road and is surrounded by a wide variety of uses. The proposed rezoning will allow for a mixed use development pattern in an area already served by public infrastructure, which is in direct compliance with the above policy. As outlined in detail within the application, the project essentially represents an infill development within an already urbanized area of Lee County where mixed use development is encouraged.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

POLICY 2.2.1: *Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The Applicant has provided a letter of availability from Lee County Utilities which stated:
Potable water and sanitary sewer lines are in operation adjacent to the property and that potable water service will be provided through our Corkscrew Water Treatment Plant and sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility.

As concluded in the enclosed TIS "Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated."

The public road network, transit and bike/pedestrian pathways in the area supports large-scale employment centers and mixed use development that provides sufficient multi-modal access to customers and employees. There are existing sidewalks and a bus stop within a ¼ mile that will be connected to the project. See enclosed LeeTran and Bike/Pedestrian exhibits.

Based on the above the proposed rezoning complies with Objective 2.2 intent to direct new growth to appropriate Future Urban Areas of the County that have adequate public facilities.

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.*

Goal 4 and the associated objectives and policies require new development to utilize public water and sewer systems to avoid impacts the surrounding natural features. This development will comply with these goals by utilizing the existing facilities which adds to the appropriateness of this development. Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as *identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*

According to the enclosed Environmental Data prepared by Earth Tech Environmental, LLC there are not environmentally sensitive areas on the subject properties therefore there is not required protections.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

The existing development and proposed expansion integrate the existing stormwater lake and buffers along with the required additional stormwater systems.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

As previously stated, there are existing public utilities and infrastructure.

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.*

The proposed mixed use development will integrate multiple land uses including residential, commercial, and industrial. The connectivity to the adjacent area is provided via an existing sidewalk and proposed sidewalk connection to the north. This connection will provide direct access to an existing LeeTran bus stop located in front of the South Fort Myers High School. In addition, there are bike paths within the Plantation ROW. All of these elements provide multi-modal opportunities that the existing and future employees, end users and residents may utilize. See enclosed LeeTran exhibits and Sidewalk/Pedestrian exhibit.

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

As previously stated, there are existing public utilities and infrastructure.

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).

See discussion for Goal 11.

POLICY 11.1.2: *Residential densities may be calculated from the entire project area when the development is consistent with the following:*

- *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).*

- *The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories.*

The proposed 528 multi-family residential units utilizes the permitted calculation for Intensive Development FLUC – 14 dupa x 37.7 acres.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

1. Located within the extended pedestrian shed of established transit routes; and,
2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,
3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,
4. Availability of adequate public facilities and infrastructure; and
5. Will not intrude into predominately single-family residential neighborhoods.

POLICY 11.2.2: *Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

Objective 11.2, Policy 11.2.1 and 11.2.2 support the proposed mixed use development. This includes the existing and proposed sidewalk/bike paths and transit connections along with the two access points to Plantation Road. There are existing and proposed internal pathway/sidewalk connections throughout the property. In addition, there is no intrusion to single-family neighborhoods. The adjacent rental apartments (Mirage Bay) are approximately 500ft. from the existing building and is separated by a water management lake and an existing landscape buffer previously approved by the County.

Goal 39: Transportation and Land Use and Objectives 39.1 and 39.2, emphasize multi-modal transportation systems.

Policy 39.2.1 *Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:*

- *Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.*
- *Utilizing short block lengths within urban Mixed Use Overlay areas.*
- *Providing transit service with an emphasis on urban Mixed Use Overlay areas.*
- *Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.*
- *Providing sidewalks along all roads and streets in urban areas, except where prohibited.*

The proposed mixed use development incorporates the multi-modal transportation modes and would qualify as infill and redevelopment based on the undeveloped portion of the property being one of the few undeveloped parcels in the immediate area and based on the existing building proposed for expansion.

GOAL 53: POTABLE WATER INFRASTRUCTURE. Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.

The project will connect to the existing Lee County Utilities potable water infrastructure. The developer will incur any costs from the potable water services provided by Lee County Utilities.

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/ certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

Lee County Utilities shall service The Nest Development by tying into existing infrastructure for sanitary sewer service, water treatment and disposal.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. *To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.*

The project will be designed to meet or exceed standards set by FEMA and South Florida Water Management District (SFWMD) to reduce hazards to life, health and property created by flooding due to rainfall.

GOAL 63: GROUNDWATER. *To protect the County's groundwater supplies from those activities having the potential for depleting or degrading those supplies.*

The project will protect the ground water by installing erosion control protection such as silt fence and inlet protection during construction to prevent any erosion or sediment from entering the master stormwater management system. The stormwater management system will meet the SFWMD quality and quantity requirements and remove nutrients to pre- development conditions.

POLICY 67.3.1: *Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.*

POLICY 67.3.5: *Land uses and development will not be permitted to the extent that it could necessitate the relocation of schools due to pressures from incompatible uses.*

Policies 67.3.1 and 67.3.5. Both of these policies pertain to compatibility issues regarding schools. The subject property is immediately adjacent to the South Fort Myers High School. The proposed building will be setback a minimum of 100ft. and will have an intervening stormwater area.

The School District has been contacted to coordinate on the development plans and to discuss and address any comments or concerns they may have.

GOAL 123: RESOURCE PROTECTION. *Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.*

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

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

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.
2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.
3. Lee County will incorporate the terms and conditions of state permits into County permits.
and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.
6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

Policies 124.1.1 and 124.1.2 pertaining to the residential density permitted on wetlands that have been impacted will be addressed once a Jurisdictional Wetland Determination is obtained and when a Local Development order is submitted for a residential development. At this time the applicant will continue to request the 528 residential units.

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

The Stormwater Plan describes that development will be designed to meet all permitting requirements.

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

The proposed mixed use allows for commercial and industrial uses which will provide additional employment opportunities provided by the Arthrex company. The Arthrex ALC project started off with approximately 50-60 employees and currently employs approximately 500 employees. The expansion is anticipated to employ approximately 1,350 employees in two shifts.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The Applicant is requesting to maintain one deviation previously approved per Z-03-071 that will allow the placement of trees and shrubs in an easement to be used as a buffer, so long as, specific conditions are met. The conditions that were required and are still relevant, are for the landscape buffer along Plantation Road within the 100-foot-wide FPL power line easement. The existing landscape buffer along the frontage of the current IPD parcel will be extended north along the frontage within the current RPD parcel. No other deviations are being requested at this time.

c) Is compatible with existing and planned uses in the surrounding area;

The area is developed with a wide variety of uses. Immediately adjacent uses include the South Fort Myers High School, Hammond Stadium/CenturyLink Sports Complex, International Diamond Center Office complex, the Mirage Bay rental apartments, and to the south is the Hope Preserve Mixed-Use Development that includes an Assisted Living Facility, Medical Offices, and undeveloped parcels. In addition, Gulf Coast Hospital complex is to the north of this site, at the corner of Metro Parkway and Daniels Parkway. A Publix shopping center is located at the intersection of Daniels Parkway and Six Mile Cypress Parkway. The proposed mixed use project will meet the requirements in the LDC for lighting, noise, and special setbacks for industrial uses. The County's Lee Plan promotes the density and intensity of this type of development. That said the project would be compatible with the surrounding area and meet the definition of Compatible in the LDC:

Compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

And in addition, the Planning industry standard definition of compatibility would support the proposed project.

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

d) Will provide access sufficient to support the proposed development intensity; and

The proposed project has two existing access points onto Plantation Road. No additional access points are proposed nor necessary.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

As concluded in the enclosed TIS "Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated."

The public road network, transit and bike/pedestrian pathways in the area supports large-scale employment centers and mixed-use development that provides sufficient multi-modal access to customers and employees. There are existing sidewalks and a bus stop within a ¼ mile that will be connected to the project. See enclosed LeeTran and Bike/Pedestrian exhibits.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The project will be served by urban services as defined in the Lee Plan, including utilities, municipal water, sewer as well as provide the required stormwater quality and quantity. Availability Letter has been provided by the Lee County Utilities.

34-145(D)(4) A.2: FINDINGS/REVIEW CRITERIA FOR PLANNED DEVELOPMENTS.

a) The proposed use or mix of uses is appropriate at the proposed location;

The density and intensity proposed is appropriate given the existing Intensive Development FLUC and Mixed Use Overlay along with surrounding land uses and existing infrastructure and aligns with the current entitlements already on most of the site.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

Conditions have not yet been set.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and

2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The proposed deviation allows the previously approved buffering along Plantation to be extended north along the frontage of the parcel being added to the project.

d) This request will not adversely affect environmentally critical areas and natural resources.

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

Celebrating 30 Years
CHEFFY PASSIDOMO
ATTORNEYS AT LAW

821 Fifth Avenue South
Naples, Florida 34102
Telephone: (239) 261-9300
www.napleslaw.com

EDWARD K. CHEFFY
Board Certified Civil Trial Lawyer
Board Certified Business Litigation Lawyer
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KIMBERLY D. SWANSON
JONATHAN R. FITZMAURICE
CHELSEA L. BRANCO
Of Counsel:
GEORGE L. VARNADOE

DIRECT DIAL: (239) 436-1524
bjthanasiu@napleslaw.com

August 13, 2024

Board of County Commissioners
of Lee County
2120 Main Street
Fort Myers, Florida 33901

RE: Title Opinion Letter – 14550 Plantation Road, Fort Myers, FL 33912 – Lee County Strap No. 30-45-25-00-00002.103A, more particularly described on attached Exhibit "A" (the "Property")

Dear Commissioners:

I am a duly licensed attorney in the State of Florida, Florida Bar No. 84742. I have examined the following title resources with regard to the Property: i. First American Title Insurance Company – Owner's Policy - Policy No. 5011412-18880, which reflects instruments recorded in the Public Records of Lee County, Florida, through September 21, 2011, and ii. First American Title Insurance Company Title Search Report No. 110417970, which reflects instruments recorded in the Public Records of Lee County, Florida, through July 15, 2024. Based on my examination of the foregoing title search reports, I opine as follows (references to recorded instruments below all refer to instruments recorded in the Public Records of Lee County, Florida):

1. By Special Warranty Deed recorded under Instrument Number 2011000206647, ownership of the Property is vested in:

RES Myers Holdings LLC, a Florida limited liability company

2. All due and payable ad valorem and personal property taxes have been paid (Property Tax Account Number 30-45-25-00-00002.103A); and

3. The Property is subject to the following mortgages and other liens:

   a. None.

4. The Property is subject to or affected by the following easements, restrictions and other matters:

   a. Oil gas and mineral reservations in Deed recorded in Deed Book 256, Page 61. No release of the right of entry under said reservations has been discovered; and

   b. Easement granted to Florida Power & Light Company by instrument recorded in Miscellaneous Book 32, Page 247.

   c. Memorandum of Right-of-Way Consent Agreement as set forth in instrument recorded in Book 4306, Page 3362.

   d. License & Agreement to Hold Lee County Harmless as set forth in instrument recorded in Book 4542, Page 3723.

   e. Easement granted to Florida Power & Light Company by instrument recorded in Book 4618, Page 3646.

   f. Grant of Perpetual Public Utility Easement to Lee County as set forth in instrument recorded in Book 4713, Page 4881.

   g. Notice of Development Order Approval as set forth in instrument recorded in Instrument 2007000309827.

   h. Easement granted to Florida Power & Light Company by instrument recorded in Instrument 2011000249079.

   i. Grant of Perpetual Public Utility Easement to Lee County as set forth in instrument recorded in Instrument 2013000023299.

Please do not hesitate to contact me directly if you have any questions.

Very truly yours,

Brian J. Thanasiu,
(Fla. Bar No. 84742)
Cheffy Passidomo, P.A.

EXHIBIT "A"
Legal Description of the Property

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO LEE COUNTY, FLORIDA BY DEED RECORDED IN O.R. BOOK 3079, PAGE 929:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN O.R. BOOK 2410, PAGE 874, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER (NORTH 1/4 CORNER) OF SAID SECTION 30; THENCE S.01°10'06"E., ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER FOR 1980.23 FEET TO THE POINT OF BEGINNING; THENCE S.88°57'11"W. ALONG THE NORTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE S.01°10'06"E. FOR 660.10 FEET; THENCE N.88°55'40"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE N.01°10'06"W. ALONG SAID EAST LINE OF THE NORTHWEST ONE QUARTER AND THE EAST LINE OF SAID PARCEL FOR 660.07 FEET TO THE POINT OF BEGINNING.

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024
INSTR # 2011000206647, Doc Type D, Pages 3, Recorded 09/21/2011 at 11:09 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $87500.00 Rec. Fee $27.00 Deputy Clerk ERECORD

(3)

This instrument prepared without review or opinion on title by, and after recording return to:

William J. Dempsey, Esquire
Cheffy Passidomo, P.A.
821 Fifth Avenue South
Suite 201
Naples, Florida 34102

Documentary Stamp Tax: **$87,500.00**

Parcel I.D. Number: **30-45-25-00-00002.103A**

Above Space for Clerk's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19 day of September, 2011, by and between **Ryan Plantation Road, LLC, a Delaware limited liability company**, hereinafter called the "GRANTOR", and **RES Myers Holdings LLC, a Florida limited liability company**, whose post office address is **1370 Creekside Parkway West, Naples, FL 34108**, hereinafter called the "GRANTEE",

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land situate, lying and being in Lee County, Florida, to wit:

South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 45 South, Range 25 East, Lee County, Florida. Less and Except the following described parcel of land conveyed to Lee County, Florida by deed recorded in O.R. Book 3079, Page 929:

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 30, Township 45 South, Range 25 East, being a part of the parcel as described in O.R. Book 2410, Page 874, Lee County Public Records and being further bounded and described as follows: Commencing at the Northeast corner of the Northwest one quarter (North 1/4 corner) of said Section 30; thence S.01°10'06"E., along the East line of said Northwest one quarter for 1980.23 feet to the point of beginning; thence S.88°57'11"W. along the North line of said parcel for 50.00 feet; thence S.01°10'06"E. for 660.10 feet; thence N.88°55'40"E. along the South line of said parcel for 50.00 feet; thence N.01°10'06"W. along said East line of the Northwest one quarter and the East line of said parcel for 660.07 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO:

1. Real estate taxes, and any other taxes, liens or assessments imposed by any taxing or governmental or quasi-governmental authority or any special taxing district (including assessments relating to capital improvements and bonds) for the year of closing and subsequent years;

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

2. Applicable comprehensive plans, or elements or portions thereof, land development regulations, including zoning, building and subdivision codes, ordinances and regulations, development orders, development permits, and other regulations and conditions imposed by governmental authority and any rights or interest vested in the United States of the State of Florida;

3. Restrictions, dedications, reservations, conditions, agreements, limitations, and easements of record or imposed by governmental or private authorities having jurisdiction or control over the subject property (provided; however, none of the foregoing shall prevent the use of the property for single family residential purposes) including, but not limited to:

   a. Oil gas and mineral reservations in Deed, as recorded in Deed Book 256, Page 61, of the Public Records of Lee County, Florida;

   b. Easements granted in favor of Florida Power & Light Company, as recorded in Miscellaneous Book 32, Page(s) 247, and O.R. Book 4618, Page 3646, of the Public Records of Lee County, Florida;

   c. Memorandum of Right–A-Way Consent Agreement, as recorded in Official Records Book 4306, Page 3362;

   d. License & Agreement to Hold Lee County Harmless, as recorded in Official Records Book 4542, Page 3723, of the Public Records of Lee County;

   e. Grant of Perpetual Public Utility Easement, as recorded in Official Records Book 4713, Page 4881, of the Public Records of Lee County;

   f. Notice of Development Order, as recorded in Instrument number 2007000309827, of the Public Records of Lee County.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness #1

Printed Name of Witness #1

Witness #2

Barbara J. Bekius
Printed Name of Witness #2

Ryan Plantation Road, LLC, a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota corporation, its Managing Member

By: _____
Timothy M. Gray, Vice President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15 day of September, 2011, by Timothy M. Gray as Vice President of Ryan Companies US, Inc., Managing Member of Ryan Plantation Road, LLC, a Delaware limited liability company, on behalf of the corporation and company. He [X] is personally known to me ~~or who [ ] has produced~~ _____ as identification.

NOTARY PUBLIC
Name: Judy A Hermanson
Type or Print
My Commission Expires: 1/31/2015

JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

Celebrating 30 Years

CHEFFY PASSIDOMO

ATTORNEYS AT LAW

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JONATHAN R. FITZMAURICE
CHELSEA L. BRANCO
Of Counsel:
GEORGE L. VARNADOE

DIRECT DIAL: (239) 436-1524
bjthanasiu@napleslaw.com

August 13, 2024

Board of County Commissioners
of Lee County
2120 Main Street
Fort Myers, Florida 33901

RE: Title Opinion Letter – Vacant Land on Plantation Road – Lee County Strap No. 30-45-25-00-00002.1030, more particularly described on attached Exhibit "A" (the "Property")

Dear Commissioners:

I am a duly licensed attorney in the State of Florida, Florida Bar No. 84742. I have examined the following title resources with regard to the Property: i. First American Title Insurance Company – Owner's Policy of Title Insurance - Policy No. 5011412-0413793e, which reflects instruments recorded in the Public Records of Lee County, Florida, through January 17, 2017, and ii. First American Title Insurance Company Title Search Report No. 110417986, which reflects instruments recorded in the Public Records of Lee County, Florida, through July 15, 2024. Based on my examination of the foregoing title search reports, I opine as follows (references to recorded instruments below all refer to instruments recorded in the Public Records of Lee County, Florida):

1. By Warranty Deed recorded under Instrument Number 2017000011524, ownership of the Property is vested in:

Earthwork Myers LLC, a Florida limited liability company

2. All due and payable ad valorem and personal property taxes have been paid (Property Tax Account Number 30-45-25-00-00002.1030); and

3. The Property is subject to the following mortgages and other liens:

   a. None.

4. The Property is subject to or affected by the following easements, restrictions and other matters:

   a. Easement granted to Florida Power & Light Company by instrument recorded in Miscellaneous Book 32, Page 247. (Parcel 1); and

   b. Declaration of Non-applicability of Impact Fee Credits as recorded in Book 3023, Page 3506. (Parcel 1).

   c. Reciprocal Easement Agreement as recorded in Book 3073, Page 2756 and re-recorded in Book 3088, Page 1059. (Parcel 1).

   d. Reciprocal Easement Agreement as recorded in Book 3115, Page 885. (Parcel 1).

   e. Memorandum of Right -of-Way Consent Agreement recorded in Instrument 2006000220406 and Instrument 2006000314463. (Parcel 1).

   f. Reciprocal Easement Agreement as recorded in Book 3073, Page 2756 and re-recorded in Book 3088, Page 1059 and that certain Reciprocal Easement Agreement as recorded in Book 3115, Page 885. (Parcel 2).

   g. Perpetual Utility Easement Grant and Indemnity Agreement recorded in Book 3207, Page 954, as subordinated in Instrument 2006000344481 and Instrument 2006000344484. (Parcel 2).

   h. Declaration of Condominium of the Diamond Professional Centre, a Condominium, recorded in Book 3294, Page 2623, as amended from time to time. Release of Easements recorded in Instrument 2017000011523. (Parcel 2).

   i. Perpetual Easement to the State of Florida Department of Transportation recorded in Instrument 2006000458380 and in Order of Taking recorded in Instrument 2007000368846. (Parcel 2).

   j. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded in Instrument 2011000151563. (Parcel 2).

   k. Notice of Development Order Approval recorded in Book 3119, Page 4082, Instrument 2007000189541 and in Instrument 2015000166450. (Parcel 2).

   l. Declaration of Covenants and Restrictions of Gulf Coast Health Park recorded in Instrument 2015000137940, as amended in Instrument 2016000197858. (Parcel 2).

   m. Lift Station and Roadway Agreement and Easement recorded in Instrument 2016000197860, as amended in Instrument 2016000250399. (Parcel 2).

Please do not hesitate to contact me directly if you have any questions.

Very truly yours,

Brian J. Thanasiu,
(Fla. Bar No. 84742)
Cheffy Passidomo, P.A.

EXHIBIT "A"
Legal Description of the Property

PARCEL NO. 1:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE-QUARTER (NW l/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25, EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30: THENCE N01°11' 38"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH HALF (N l/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30; THENCE N01°06'10"W ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N88°58'11"E ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE S01°11'38"E ALONG THE WEST RIGHT-OF-WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO RECIPROCAL EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 3073, PAGE 2756 AND RERECORDED IN O.R. BOOK 3088, PAGE 1059 AND RECORDED IN O.R. BOOK 3115, PAGE 885, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THAT PORTION OF THE EASEMENT AREA CONVEYED BY WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN INSTRUMENT 2006000458379 AND IN ORDER OF TAKING RECORDED IN INSTRUMENT 2007000368864, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

INSTR # 2017000011524, Doc Type D, Pages 4, Recorded 01/17/2017 at 03:57 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $39200.00 Rec. Fee $35.50 Deputy Clerk ERECORD

(3)

This instrument was prepared
without opinion of title by:

Mike Samuels
Center Oil Company
600 Mason Ridge Center Drive
Second Floor
Saint Louis, MO 63141

File Number: _____
Consideration: $5,600,000.00

Warranty Deed

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

THIS Warranty Deed, made this 17th of January, 2017 (the "**Effective Date**"), between Metro Land Group, L.L.C., a Missouri limited liability company, whose address is 600 Mason Ridge Center Drive, Saint Louis, Missouri 63141 ("**Grantor**"), and Earthwork Myers LLC, a Florida limited liability company, whose post office address is 1370 Creekside Boulevard, Naples, Florida 34108 ("**Grantee**"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, limited liability companies and other entities)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

Parcel ID Number: 30-45-25-00-00002.1030

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 2017 and subsequent years, covenants, restrictions, liens and easements of record and common to the subdivision, and zoning and governmental regulations.

* * * * *

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

IN WITNESS WHEREOF, the grantor has executed this Warranty Deed effective as of the Effective Date.

Witnesses:

Joyce M Caselnova
Print Name: Joyce M Caselnova

Nancy Ruocco
Print Name: Nancy Ruocco

Metro:

METRO LAND GROUP, L.L.C.
a Missouri limited liability company

By: Ralph Casazzone
Ralph Casazzone, Managing Member

STATE OF Connecticut)
COUNTY OF Fairfield) Norwalk

The foregoing instrument was acknowledged and witnessed before me this 15 day of January, 2017, by Ralph Casazzone, as Managing Member of METRO LAND GROUP, L.L.C., a Missouri limited liability company, who [X] is personally known to me OR [ ] produced _____ as identification.

I am a notary public commission in the State of Connecticut and my commission expires on 10/31/17.

[SEAL]

Joyce M Caselnova
Print Name: Joyce M Caselnova

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

EXHIBIT "A"

PARCEL NO. 1:

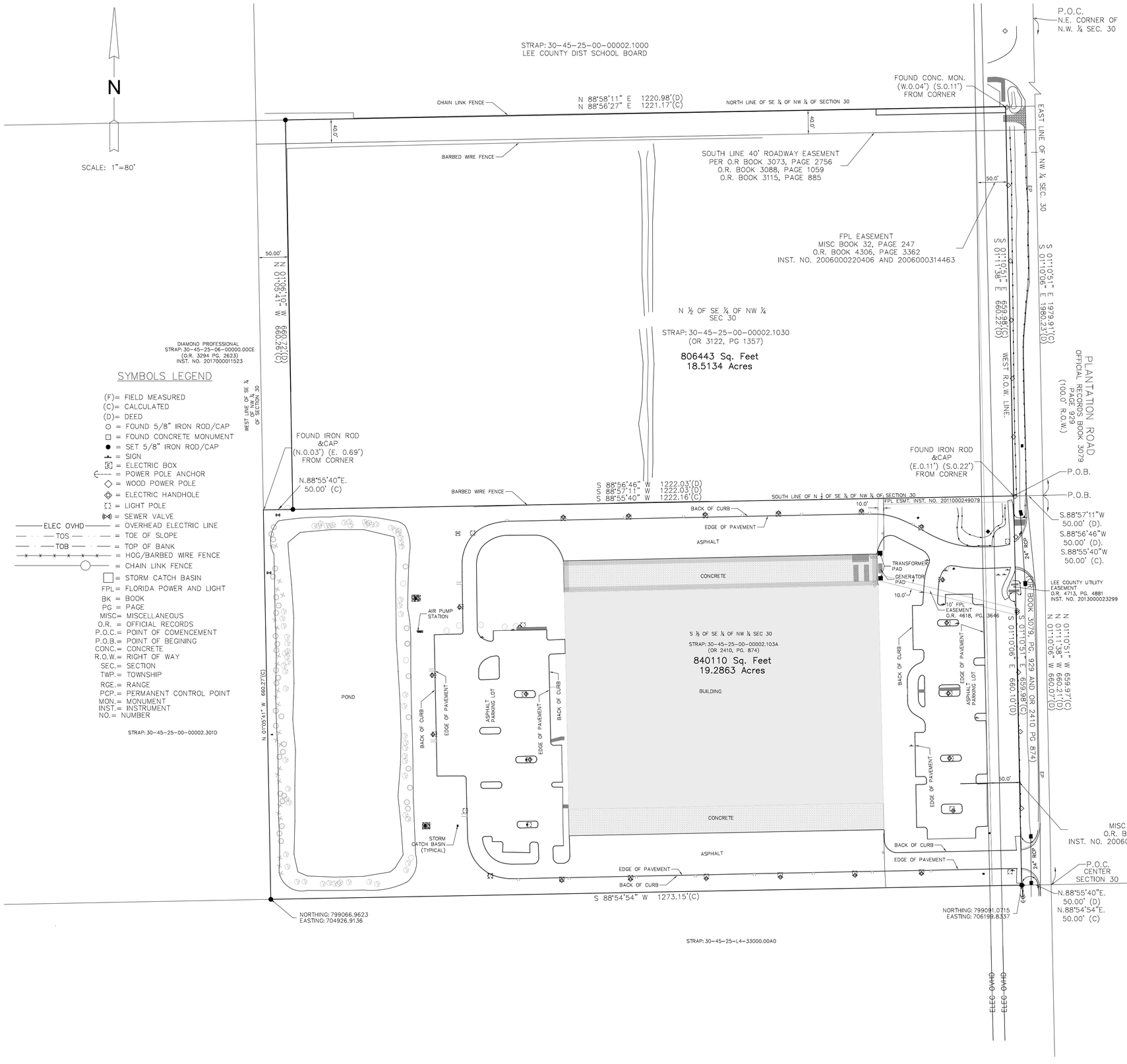
A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25, EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30: THENCE N01°11'38"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30; THENCE N01°06'10"W ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N88°58'11"E ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE S01°11'38"E ALONG THE WEST RIGHT-OF-WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO RECIPROCAL EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 3073, PAGE 2756 AND RERECORDED IN O.R. BOOK 3088, PAGE 1059 AND RECORDED IN O.R. BOOK 3115, PAGE 885, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THAT PORTION OF THE EASEMENT AREA CONVEYED BY WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN INSTRUMENT 2006000458379 AND IN ORDER OF TAKING RECORDED IN INSTRUMENT 2007000368864, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



SYMBOLS LEGEND

- (F)= FIELD MEASURED
- (C)= CALCULATED
- (D)= DEED
- ○ = FOUND 5/8" IRON ROD/CAP
- □ = FOUND CONCRETE MONUMENT
- ● = SET 5/8" IRON ROD/CAP
- = SIGN
- [E] = ELECTRIC BOX
- = POWER POLE ANCHOR
- ◇ = WOOD POWER POLE
- = ELECTRIC HANDHOLE
- = LIGHT POLE
- = SEWER VALVE
- ELEC OVHD = OVERHEAD ELECTRIC LINE
- TOS = TOE OF SLOPE
- TOB = TOP OF BANK
- = HOG/BARBED WIRE FENCE
- = CHAIN LINK FENCE
- = STORM CATCH BASIN
- FPL= FLORIDA POWER AND LIGHT
- BK = BOOK
- PG = PAGE
- MISC= MISCELLANEOUS
- O.R. = OFFICIAL RECORDS
- P.O.C.= POINT OF COMENCEMENT
- P.O.B.= POINT OF BEGINING
- CONC.= CONCRETE
- R.O.W.= RIGHT OF WAY
- SEC.= SECTION
- TWP.= TOWNSHIP
- RGE.= RANGE
- PCP.= PERMANENT CONTROL POINT
- MON.= MONUMENT
- INST.= INSTRUMENT
- NO.= NUMBER

WEST LINE OF SE ¼ OF NW ¼ SECTION 30

STRAP: 30-45-25-00-00002.301D

DESCRIPTION

SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO LEE COUNTY, FLORIDA BY DEED RECORDED IN O.R. BOOK 3079, PAGE 929:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST BEING A PART OF THE PARCEL AS DESCRIBED IN O.R. BOOK 2410, PAGE 874, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE SOUTH 01°10'06" EAST, ALONG THE EAST LINE OF SAID NORTHWEST ¼ FOR 1980.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°57'11" WEST ALONG THE NORTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE SOUTH 01°10'06" EAST FOR 660.10 FEET; THENCE NORTH 88°55'40" EAST ALONG THE SOUTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE NORTH 01°10'06" WEST ALONG SAID EAST LINE OF THE NORTHWEST ¼ AND THE EAST LINE OF SAID PARCEL FOR 660.07 FEET TO THE POINT OF BEGINNING.

TOTAL AREA= 806314 SQ. FEET; 18.51 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE NORTH 01°11'38" WEST ALONG THE NORTH–SOUTH ¼ SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 50 FEET TO THE WEST RIGHT–OF–WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE NORTH 01°06'10" WEST ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE NORTH 88°58'11" EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE SOUTH 01°11'38" EAST ALONG THE WEST RIGHT–OF–WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH–SOUTH ¼ SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 839496 SQ. FEET; 19.27 ACRES MORE OR LESS.

Date of Field Survey: AUGUST 07, 2024

Prepared For: ARTHREX INC., A DELAWARE CORPORATION
LEE COUNTY

LJA ENGINEERING, INC.

Mark Texter
Digitally signed by Mark Texter
Date: 2024.09.30 09:33:45 -04'00'

MARK TEXTER, P.S.M. No. 6392 DATE

MARK TEXTER LICENSE No.6392 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT SEAL
CERTIFIED TO FIELD DATE.
PREPARED FOR:

CERTIFIED TO:

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. R.O.W. = RIGHT–OF–WAY.
3. ELEVATIONS ARE BASED ON NAVD88 DATUM.
4. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT. ON THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SEC 30 TWP 45 SOUTH RGE 25 EAST.
5. THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
6. THIS BOUNDARY SURVEY IS BASED ON TITLE OPINION POLICY NUMBER 5011412–0413793E AND POLICY NUMBER 5011412–18880

14550 PLANTATION RD BOUNDARY SURVEY

approved:

revision:

for: ARTHREX INC.

title: MAP OF BOUNDARY SURVEY OF PARCELS IN SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH & RANGE 25 EAST LEE COUNTY, FLORIDA

bk:	pg:
1309	36,49,63
1305	62,68,70

date: JUNE 5, 2024
scale: 1" = 70'
cogo #: 21-0051

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
P: 2393973111
F: 2393662203

Engineering Firm Number: 31200
Surveying Firm license: LB8569

design:	XXX
drawn:	LD
checked:	GWH
acad #:	13809-BS
view:	LIMITS
project #:	21-0051
sheet #:	1 of 1
file #:	13809

DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30; THENCE S88°54'54"W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 50.00 FEET, TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2410, PAGE 874 LEE COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE), AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED;
THENCE CONTINUE S88°54'54"W ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1273.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, AND THE WEST LINE OF DIAMOND PROFESSIONAL CENTER A CONDOMINIUM. ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 3294 AT PAGE 2623 LEE COUNTY, FLORIDA, TOGETHER WITH AMENDMENTS THERETO, AND THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30;
THENCE N01°05'41"W ALONG THE EAST LINE OF SAID CONDOMINIUM, AND THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 660.27 FEET TO THE NORTHWEST CORNER OF SAID LANDS;
THENCE N88°55'40"E ALONG THE NORTH LINE OF SAID LANDS, FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3122 PAGE 1357 LEE COUNTY, FLORIDA, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE N01°05'41"W ALONG THE WEST LINE OF SAID PARCEL, AND THE EAST LINE OF SAID CONDOMINIUM, LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 660.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTH LINE OF LEE COUNTY SCHOOL DISTRICT;
THENCE N88°56'27"E ALONG THE NORTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF SAID DISTRICT, FOR A DISTANCE OF 1221.17 FEET TO THE INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD AND THE NORTHEAST CORNER OF SAID PARCEL;
THENCE S01°10'51"E ALONG SAID RIGHT-OF-WAY LINE, AND SAID PARCEL, FOR A DISTANCE OF 659.98 FEET TO A CORNER COMMON TO SAID PARCEL AND SAID LANDS;
THENCE S01°10'51"E ALONG SAID RIGHT-OF-WAY LINE AND SAID LANDS, FOR A DISTANCE OF 659.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

CONTAINING 37.8 ACRES MORE OR LESS.

Mark Texter

Digitally signed by Mark Texter
Date: 2024.09.27 10:45:44 -04'00'

NO. _____ DATE _____

THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

MARK TEXTER LICENSE No.6392 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

for: ARTHREX INC

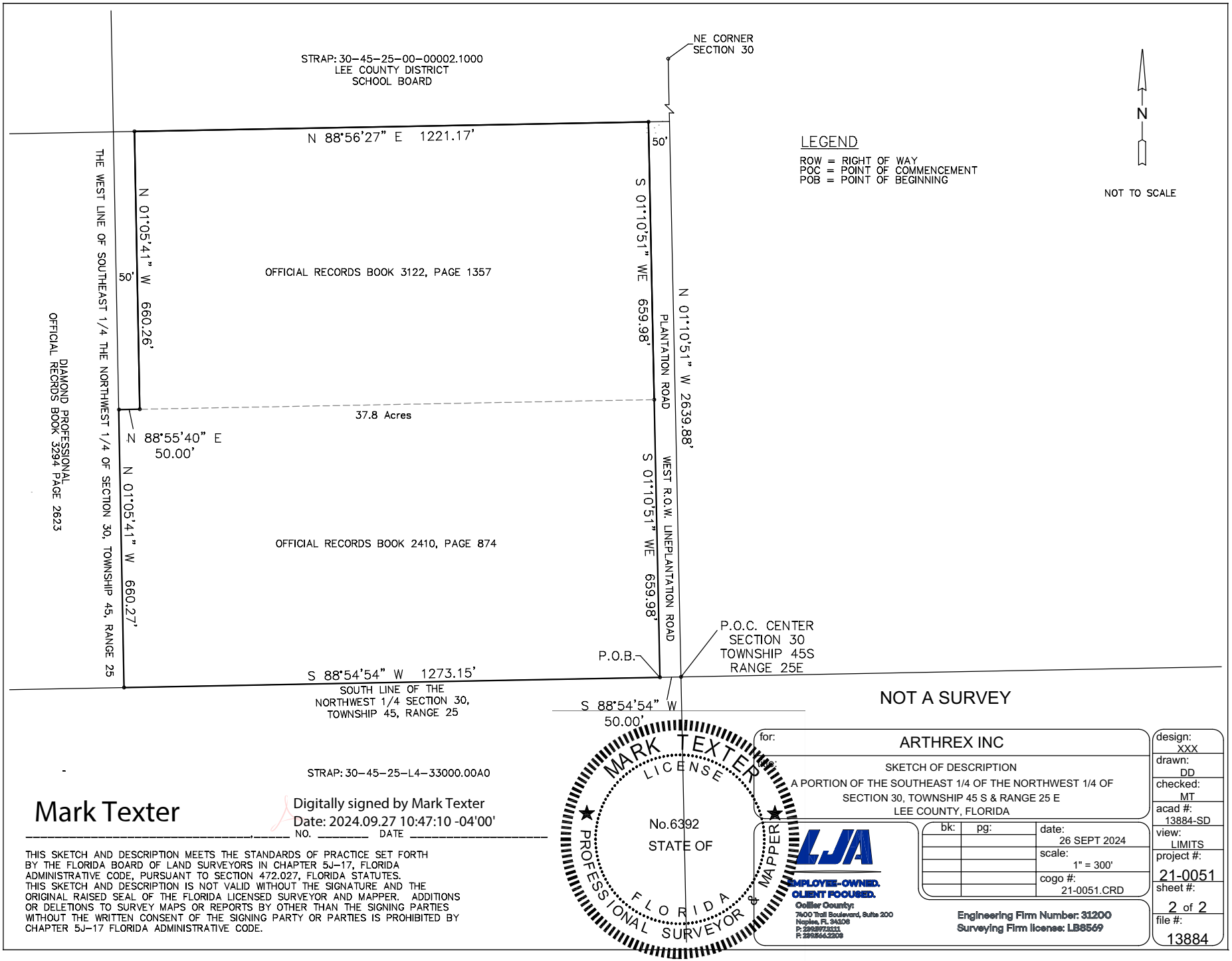
title: SKETCH AND DESCRIPTION
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 S & RANGE 25 E
LEE COUNTY, FLORIDA

LJA
EMPLOYEE-OWNED.
CLIENT FOCUSED.
Collier County:
7600 Trail Boulevard, Suite 200
Naples, FL 34108
P: 239.597.3311
F: 239.564.2208

bk:	pg:	date: 26 SEPT 2024
		scale: 1" = 300'
		cogo #: 21-0051.CRD

Engineering Firm Number: 31200
Surveying Firm license: LB8569

design: XXX
drawn: DD
checked: MT
acad #: 13884-SD
view: LIMITS
project #: 21-0051
sheet #: 1 of 2
file #: 13884



Mark Texter

Digitally signed by Mark Texter
Date: 2024.09.27 10:47:10 -04'00'

NO. _____ DATE _____

THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

MARK TEXTER LICENSE No.6392 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

for: ARTHREX INC

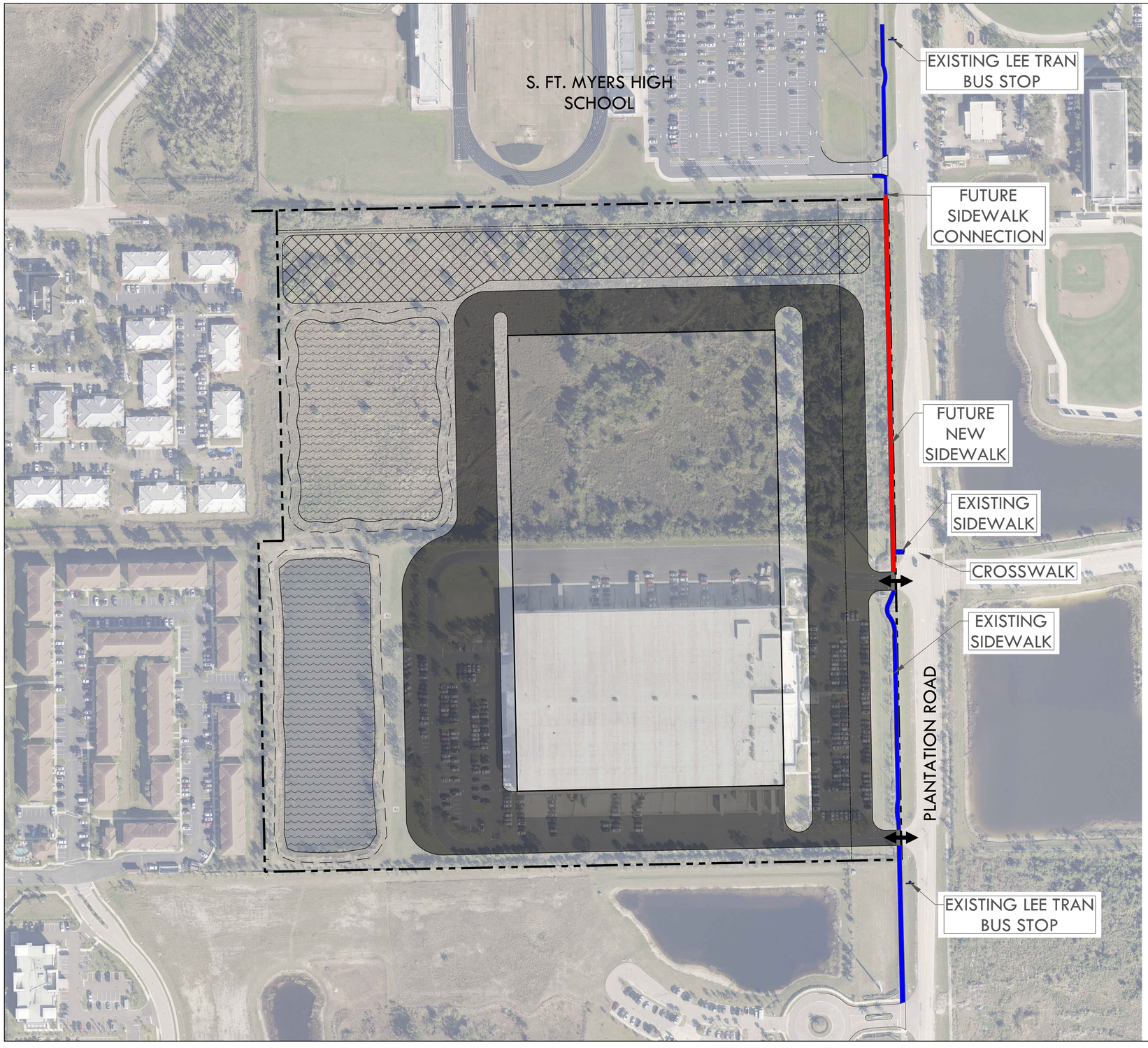
title: SKETCH OF DESCRIPTION
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 S & RANGE 25 E
LEE COUNTY, FLORIDA

bk:	pg:	date: 26 SEPT 2024
		scale: 1" = 300'
		cogo #: 21-0051.CRD

LJA
EMPLOYEE-OWNED.
CLIENT FOCUSED.
Collier County:
7600 Trail Boulevard, Suite 200
Naples, FL 34108
P: 2392973331
F: 2391644.2209

Engineering Firm Number: 31200
Surveying Firm license: LB8569

design:	XXX
drawn:	DD
checked:	MT
acad #:	13884-SD
view:	LIMITS
project #:	21-0051
sheet #:	2 of 2
file #:	13884



Legend

- EXISTING SIDEWALK
- FUTURE SIDEWALK

100 0 50 100

24x36 SCALE: 1" = 100'
11x17 SCALE: 1" = 50'

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31200
Surveying Firm license: LB8569
Collier County:
2600 Tall Boulevard, Suite 300
Naples, FL 34105
P: 2393972321
F: 2395662203

CLIENT NAME: RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: LEE TRANSIT ACCESS

DESIGNED BY: LJA
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: JAC
DATE: October 2024
DATUM: NAVD = NGVD + 1.17'

NO.	DATE	REVISIONS	BY:

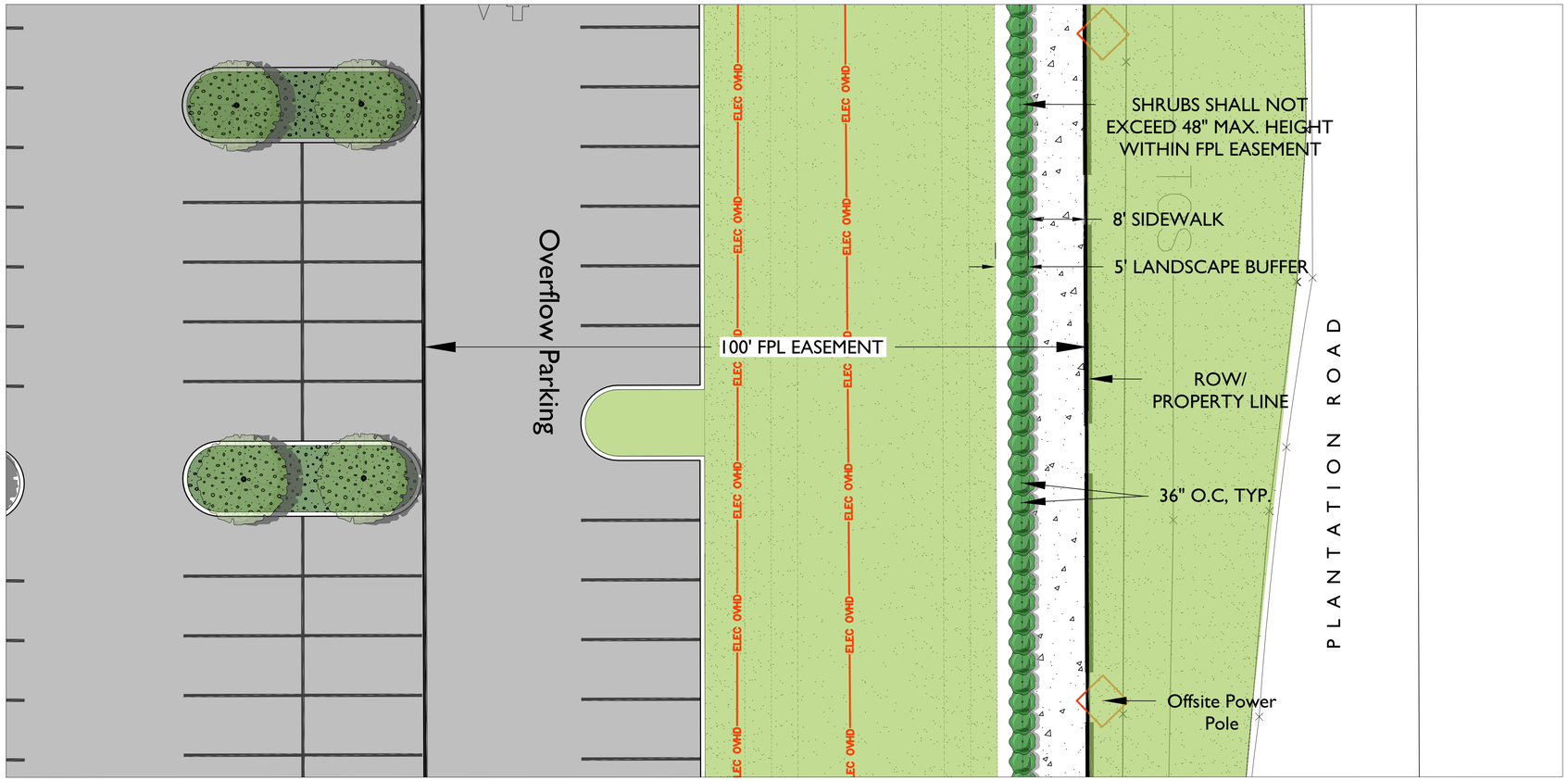
ACAD FILE NAME:

LJA PROJECT # 23-0001

PLOT VIEW \ LAYOUT: CONCEPT 2

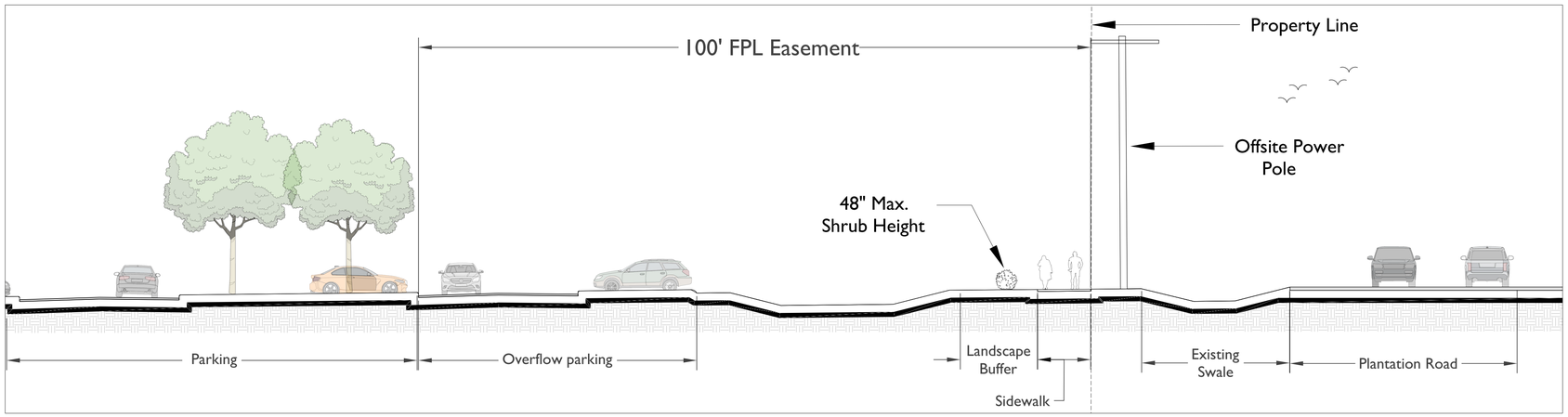
SHEET 01
OF 01

ACAD FILE #



Plantation Road ROW Enlargement

NTS



Plantation Road ROW Section

NTS

Landscape Notes within FPL Easement:

Landscape Buffer shall be 10' from property line and Include a five-foot buffer planted with shrubs that are a minimum of three-gallon spaced at 36" on center.

Shrubs within the FPL Easement shall not exceed 48" in height.

Types of shrubs planted with in FPL Easements shall be Native.

Plant schedule will only consist of plants within FPL Easement.

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31200
Surveying Firm license: LB8569

Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
P: 239.597.3111
F: 239.566.2203

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE		REMARKS
SHRUBS									
	CI		Chrysobalanus icaco	Coco Plum	3 gal.	24" x 24"	Native		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	SPACING	REMARKS
SHRUB AREAS									
	CM5		Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Dwarf Natal Plum	3 gal	24" x 24"		24" o.c.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	NATIVE	SPACING	REMARKS
SOD/SEED									
	CC2		Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	sod				

ARTHREX LOGISTICS - 14550 Plantation Rd. - Fort Myers, FL 33912

INSTR # 6284636
OR BK 04306 Pgs 3362 - 3366; (5pgs)
RECORDED 05/21/2004 02:48:43 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 24.00
DEPUTY CLERK J Miller

This Instrument Prepared By and Return to:
Alene S. Egol. Esq.
Florida Power & Light Company
700 Universe Blvd.
Juno Beach, FL 33408

MEMORANDUM OF RIGHT-OF-WAY CONSENT AGREEMENT

THIS MEMORANDUM OF RIGHT-OF-WAY CONSENT AGREEMENT dated this 30th day of MARCH, 2004, by and between RYAN PLANTATION ROAD, LLC a Delaware limited liability company authorized to do business in the State of Florida, whose mailing address is 50 South Tenth Street, Suite 300, Minneapolis, Minnesota 55403-2012 (hereinafter referred to as "Owner"), and FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Corporate Real Estate Department (hereinafter referred to as "Company").

WITNESSETH:

WHEREAS, on the 30th day of MARCH, 2004, Company and Owner entered into a written Right-of-Way Consent Agreement, hereinafter referred to as the "Agreement" related to certain property situated in the County of Lee, State of Florida as more particularly set forth in said Agreement and described in Exhibit "A" attached hereto and made a part hereof and hereinafter referred to as the "Lands", and

WHEREAS, the parties are desirous of placing their interest therein as a matter of public record.

NOW THEREFORE, in consideration of the mutual covenants herein contained and the parties intending to be legally bound thereby, the parties hereto agree as follows:

1. The property described in Exhibit "A" is owned by Owner subject to an Easement in favor of Company recorded in Misc.Book 32, Page 247 of the Public Records of Lee County, Florida.

2. The Agreement provides, among other things, Owner's right to construct certain improvements upon the Lands including automobile parking as set forth on Exhibit "B" attached hereto upon certain portions of the Lands subject to certain conditions and restrictions.

3. The Agreement is assignable to purchasers of all or a portion of the Lands provided that the purchasers assume the obligations under the Agreement and specifically acknowledge and agree that the use of the property and improvements to be placed on the property are strictly limited to those depicted on a certain plan of improvement and are otherwise subject to the terms of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement on the date hereinabove written.

Witnesses:

Signature

Name (Print):

Signature

Name (Print):

COMPANY:
FLORIDA POWER & LIGHT COMPANY

By:
Its: West Area Corporate Real Estate Manager
Print Name: J. Timothy Corson

Witnesses:

Signature
Print Name:

Signature
Print Name:

OWNER:
RYAN PLANTATION ROAD, LLC
By Ryan Properties, Inc.
Its Managing Member

By:
Printed Name: Timothy M Gray
Its: Vice-President

(No Corporate Seal)

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

On this 30th day of March, 2004, before me, the undersigned notary public, personally appeared J. Timothy Corson, West Area Corporate Real Estate Manager of FLORIDA POWER & LIGHT COMPANY, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

In Witness Whereof, I hereunto set my hand and official seal.

(seal)

Mark L. Byers
Commission # CC 979229
Expires Nov. 2, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public, State of Florida

2

STATE OF Minnesota)
)ss:
COUNTY OF Hennepin)

On this 19th day of March, 2004, before me, the undersigned notary public, personally appeared Timothy M Gray, as Vice President of Ryan Properties, Inc., as Managing Member of RYAN PLANTATION ROAD, LLC a Delaware limited liability company authorized to do business in the State of Florida who is ❑ personally known to me to be the person who subscribed to the foregoing instrument or and acknowledged that he/she executed the same on behalf of said company and that he/she was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2005

Notary Public, State of Minnesota
Print Name: Judy A Hermanson
Commission No.:
My Commission Expires: 1/31/05

ASE/Agreements/Memorandum-Ryan Companies.doc

Exhibit A
Legal Description of the "Lands"

A 100 foot wide strip located in the South ½ of the Southeast ¼ of the Northwest ¼ of Section 30, Township 45 South, Range 25 East, Lee County, Florida, the centerline of said strip being the centerline of the existing electric transmission and distribution lines, and being located approximately 100 feet west of and parallel to the East line of said Northwest ¼.

Less and except the following described parcel of land conveyed to Lee County, Florida by Deed recorded at Official Records Book 3079, Page 929: A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 30, Township 45 South, Range 25 East, being a part of the parcel as described in Official Records Book 2410, at Page 874, Lee County Public Records and being further bounded and described as follows: Commencing at the Northeast corner of the Northwest One Quarter (North ¼ corner) of said Section 30; thence S.01°10'06"E, along the East line of said Northwest One Quarter for 1980.23 feet to the point of beginning; thence S.88°57'11"W. along the North line of said parcel for 50.00 feet; thence S.01°10'06"E, for 660.10 feet; thence N.88°55'40"E., along the South line of said Parcel for 50.00 feet; thence N.01°10'06" W. along said East line of the Northwest One Quarter and the East line of said parcel, for 660.07 feet to the point of beginning.

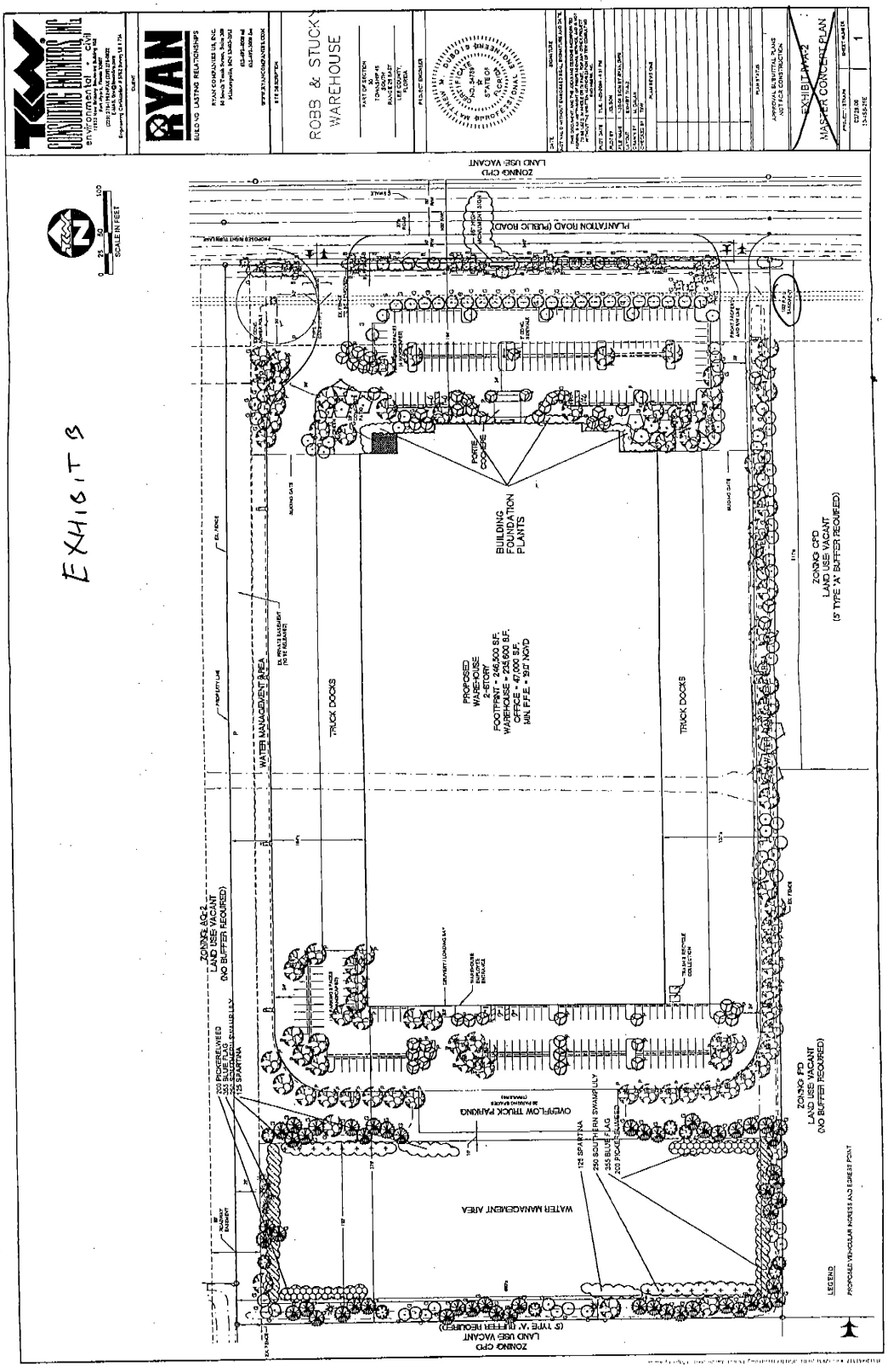


EXHIBIT B
ROBB & STUCKY WAREHOUSE
RYAN
TKW CONSULTING ENGINEERS, INC.
MASTER CONCEPT PLAN
EXHIBIT M-2
PLANTATION ROAD (PUBLIC ROAD)
ZONING CPD
LAND USE VACANT
(5' TYPE "A" BUFFER REQUIRED)
BUILDING FOUNDATION PLANTS
PROPOSED WAREHOUSE & OFFICE
FOOTPRINT = 246,500 S.F.
WAREHOUSE = 234,500 S.F.
OFFICE = 47,000 S.F.
MIN. FFE = 19.0' NGVD
TRUCK DOCKS
WATER MANAGEMENT AREA
OVERFLOW TRUCK PARKING
ZONING AG-2
LAND USE VACANT
(NO BUFFER REQUIRED)
ZONING IPD
LAND USE VACANT
(NO BUFFER REQUIRED)
100 PICKERELWEED
250 SOUTHERN SWAMPLILY
250 BLUE FLAG
125 SPARTINA
LEGEND
SCALE IN FEET

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, RES Myers Holdings, LLC., filed an application for administrative approval to an Industrial Planned Development on a project known as Arthrex Logistics Center (FKA Robb & Stucky Warehouse IPD) to reduce the required amount of open space to allow for building and patio expansions on property located at 14550 Plantation Road, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 25 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, the property was originally rezoned in case number Z-03-071 (with subsequent amendments in case numbers ADD2004-00113); and

WHEREAS, the subject property is located in the Intensive Development Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the 19-acres subject property was approved for a maximum of 47,000 square feet of office and 235,600 square feet of warehouse per Z-03-071 (Attachment "C); and

WHEREAS, ADD2004-00113 (Attachment "D") was approved and corrected the required open space calculations per Z-03-071 from 6.83 acres to 6 acres; and

WHEREAS, Development Order (DOS2003-000258) was approved to develop a Robb & Stucky Warehouse with a final certificate of compliance issued in 2006; and

WHEREAS, Arthrex Logistics purchased the property and added 1,300 square feet to the building and restriped/repaved the parking area per Limited Development Orders LDO2001-003000 and LDO2011-00177; and

WHEREAS, an application for a Limited Development Order (LDO2012-00352) was filed to add a covered patio and make other site improvements; and

WHEREAS, DO2012-00352 was denied due to not meeting the open space requirements per the amended zoning resolutions; and

WHEREAS, the applicant has filed an administrative amendment requesting the open space requirement be reduced from 6.83 acres per ADD2004-00113 to 6 acres; and

WHEREAS, the Land Development Code requires large industrial projects such as this to provide 20% open space with half of the required open space as indigenous if indigenous vegetation is on the property; and

WHEREAS, this site did not have and does not have indigenous habitat; and

WHEREAS, per the LDC the project needs a minimum of 3.86 acres of open space; and

WHEREAS, providing 6 acres of open space well exceeds the LDC requirements; and

WHEREAS, the proposed master concept plan provides a breakdown of how 6 acres of open space will be provided on site consistent with the LDC requirements; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development, including Environmental Sciences and Development Services staff; in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, Environmental Sciences staff have provided analysis and recommended conditions of approval (Attachment "B"); and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to an Industrial Planned Development (IPD) to reduce the required amount of open space to allow for building and patio expansions is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated DEC 7, 2012. Master Concept Plan for ADD2012-00115 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Zoning Resolution Z-03-071 Condition 2. d. is amended as follows:**

   Minimum Open Space: ~~7.02~~ 6.00

3. **As part of a local development order, the site plan must reflect and illustrate the 6.00 acres of open space. The required additional 200 three gallon size native wetland trees within the storm water lake required per ADD2004-00113 must be maintained per DOS2003-00258.**

4. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 12th day of December, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" – Legal Description

Attachment "A" – Arthrex Logistics Center Master Concept Plan

Attachment "B" – Environmental Sciences Staff Report

Attachment "C" – Zoning Resolution Z-03-071

Attachment "D" – Administrative Amendment ADD2004-00113

RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FLORIDA 34135
PHONE (239) 405-8166 FAX (239) 405-8163

PROPERTY DESCRIPTION

BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 01°10'06" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1,980.23 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF TIIE NORTHWEST 1/4 OF SAID SECTION 30, THE SAME BEING THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3079, PAGE 929 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 88°57'06" WEST, 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, COURSE NO. 2: SOUTH 01°10'06" EAST, 660.10 FEET TO A POINT ON THE SOUTH LINE OF SAID FRACTION; THENCE SOUTH 88°55'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,272.87 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE NORTH 01°05'20" WEST, ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 660.63 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 88°57'06" EAST, ALONG THE NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,271.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 840,256 SQUARE FEET OR 19.290 ACRES, MORE OR LESS.

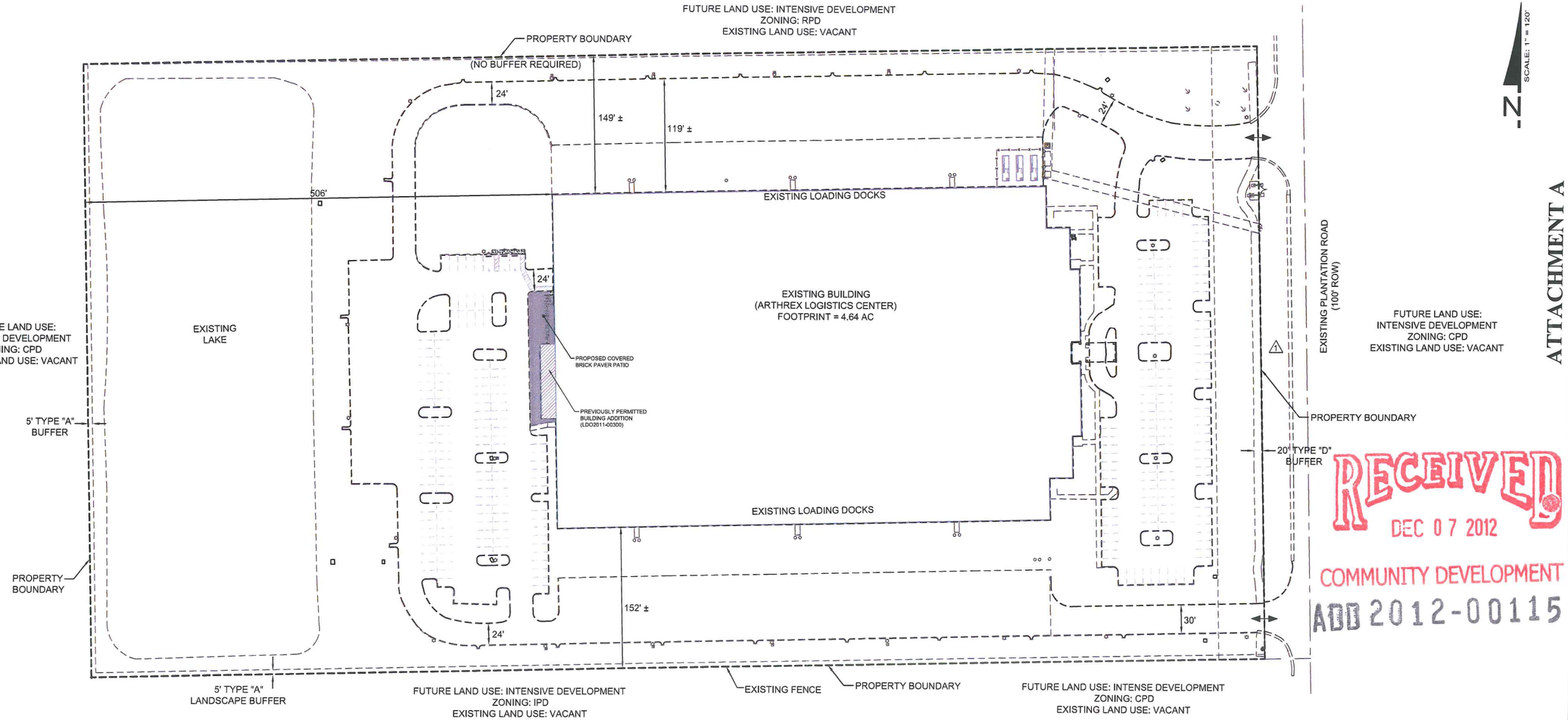
RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

John Scott Rhodes
Professional Surveyor and Mapper
State of Florida, License Number 5739
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

12-6-12
APPROVED
LEGAL

R&R FILE NO. 2011-575-1
DATE: 11/16/2012

EXHIBIT A



ATTACHMENT A

RECEIVED
DEC 07 2012
COMMUNITY DEVELOPMENT
ADD 2012-00115

PARKING SUMMARY

USE	RATIO	BUILDING AREA	REQUIRED	PROVIDED
OFFICE	1 SPACE / 300 S.F.	46,227 S.F.	154	161
MECHANICAL (ADDITION)	1 SPACE / 2,000 S.F.	1,305 S.F.	1	1
WAREHOUSE / STORAGE	1 SPACE / 2,000 S.F.	209,410 S.F.	105	110
TOTAL		256,942 S.F.	260 (7 HANDICAP)	272 (7 HANDICAP)

OPEN SPACE REQUIREMENT

OPEN SPACE REQUIRED (20% OF TOTAL AREA)	3.86 AC.
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE)	1.93 AC.
GENERAL OPEN SPACE	6.00 AC.
INDIGENOUS OPEN SPACE	NO INDIGENOUS AREA EXISTS ON SITE
OPEN SPACE PROVIDED	6.00 AC.

NOTE: THE EXACT LOCATION OF OPEN SPACE WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL.

LAND USE SUMMARY

CATEGORY	SQUARE FOOTAGE	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
PAVEMENT	321,472.8 ±	7.38 ±	38%
ROOF	202,118.4 ±	4.64 ±	24%
OPEN	219,106.8 ±	5.03 ±	26%
LAKE	97,574.4 ±	2.24 ±	12%
TOTAL AREA	840,272.4 ±	19.29 ±	100%

OPEN SPACE PROVIDED

CATEGORY	TOTAL ACREAGE
LAKE 25% REQUIRED	0.97
GRASS	3.89
SIDEWALK	0.18
DRY DETENTION	0.96
TOTAL OPEN SPACE PROVIDED	6.00

SITE DEVELOPMENT NOTES

1. THE DEVELOPER WILL BE AGREEABLE TO ACCOMODATING PUBLIC TRANSIT IF THE PUBLIC TRANSIT LINES ARE EXTENDED.
2. PARKING ALLOCATIONS MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINT.
3. WATER MANAGEMENT ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINT.

⚠1 APPROVED DEVIATION: LOCATION OF APPROVED VEHICULAR INGRESS/EGRESS POINT

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2012-00115
Date 12/12/12

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

Arthrex LOGISTICS CENTER
CLIENT: RES MYERS HOLDINGS, LLC
MASTER CONCEPT PLAN
EXHIBIT H-3.C

PLAN REVISIONS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

EXHIBIT #: 278-01-04
SHEET: 1

J:\278\01 Arthrex (Fort Myers)\AutoCAD\278-01-04-Mast. Concept plan\(278)01d01.dwg
10/8/2012 11:58:07 AM

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 6, 2012**

To: **Tony Palermo, Senior Planner**
From: **Beth Workman, Environmental Planner**
Phone: (239) 533-8793
E-mail: EWorkman@leegov.com

Project: **Arthrex Logistics Center**
Case: **ADD2012-00115**
STRAP: **30-45-25-00-00002.103A**

The Division of Environmental Sciences (ES) staff has reviewed the proposed Administrative Deviation and offer the following analysis and recommended conditions:

PROJECT HISTORY:
The purpose of the application is to reduce the required amount of open space in order to allow for building and patio expansions. The 19 acre subject property is located on Plantation Road and is approximately one mile south of Daniels Parkway and Plantation Road intersection. It is located in the Intensive Development Future Land Use Category and was rezoned from Agricultural (AG) to an Industrial Planned Development (IPD) (Z-03-071). There was a master concept plan open space correction for DCI2003-00050 per (ADD2004-00113). The development order was approved in 2003 (DOS2003-00258) and the project was developed as a Robb and Stucky Warehouse with the final certificate of compliance issued in 2006. In 2011, Anthrex Logistics bought the property and added 1300 square feet to building (LDO2011-00300) and restriped/repaved the parking lot (LDO2011-00302). In 2012, Anthrex Logistics was approved for the addition of sanitary sewer force main and a lift station along Plantation Road (LDO2012-00177). Another application was submitted in 2012 to add a covered patio and associated site improvements to accommodate the Anthrex Logistics Center (LDO2012-00352) and the project was denied due to the open space not meeting the approved master concept plan. As a result, the applicant submitted the subject ADD request to reduce the open space conditioned in the zoning resolution.

ATTACHMENT B

OPEN SPACE:

The applicant has applied for an Administrative Deviation to reduce the open space from 6.83 acres per the (ADD2004-00113) to 6 acres of open space. When the subject parcel was rezoned from AG to IPD in 2003, the zoning resolution (Z-03-071) stated that 7.02 acres of open space was required. This site is 19 acres and is considered a large project. According to the Land Development Code (LDC), large industrial projects are required to provide 20% open space with half of the required open space indigenous if indigenous vegetation exists. This site did not have existing vegetation so the required open space would be created through the project designed green space. Per the LDC, the project would be required to provide 3.86 acres of open space and the zoning resolution approved 7.02 acres of open space for the project.

In 2003 a request for a change in open space (ADD2004-00113) in order to reduce the 7.02 acres open space to 6.83 acres of open space for proposed building expansions was submitted. The request was granted and the required open space was changed to 6.83 acres which is 2.97 acres over the required 20% open space.

DEVIATION:

The applicant has applied for an Administrative Amendment from the 6.83 acres of open space to allow a reduction of 0.83 acres to accommodate a covered patio and associated site improvements. The LDC requires 20% open space or 3.86 acres of open space for the subject project. By reducing the open space to 6.00 acres the site still meets and exceeds the LDC. The site plan provided includes a breakdown of how the 6.0 acres will be provided on the site. Therefore, ES staff approves the reduction with the following condition:

As part of a local development order, the site plan must reflect and illustrate the 6.00 acres of open space. The required additional 200 three gallon size native wetland trees within the storm water lake required per ADD2004-00113 must be maintained per DOS2003-00258.

ATTACHMENT B

RESOLUTION NUMBER Z-03-071

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Ryan Companies US, Inc., filed an application on behalf of the property owner, Fort Myers Partnership, to rezone a 19.28 ± acre parcel from Agricultural (AG-2) to Industrial Planned Development (IPD) in reference to Robb and Stucky Warehouse; and

WHEREAS, a public hearing was advertised and held on December 17, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00050; and

WHEREAS, a second public hearing was advertised and held on February 16, 2004, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 19.28 ± acre parcel from AG-2 to IPD, to allow 47,000 square feet of office (maximum two stories) and 235,600 square feet of warehouse (maximum two stories). The maximum building height requested is 50 feet. No development blasting is being requested. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "ROBB & STUCKY WAREHOUSE" stamped "Received March 10, 2004 Permit Counter" except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. Schedule of Uses

   ACCESSORY USES AND STRUCTURES
   ADMINISTRATIVE OFFICE

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COMMUNITY DEVELOPMENT

ATTACHMENT C

ADD 2012-00115

BUSINESS SERVICES PER LDC §34-622(C)(5) - GROUP I
CLEANING AND MAINTENANCE SERVICES PER LDC. §34-622(C)(7)
COLD STORAGE, PRE-COOLING, WAREHOUSE AND PROCESSING PLANT - NO MEAT, NO FISH
COMPUTER AND DATA PROCESSING SERVICES
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES PER LDC §34-622(C)(13) - GROUP I
FENCES, WALLS
FOOD STORES PER LDC §34-622(C)(17) - GROUP I AND II
FREIGHT AND CARGO HANDLING ESTABLISHMENTS - PER LDC §34-622(C)(20)
MANUFACTURING OF:
- APPAREL PRODUCTS
- ELECTRICAL MACHINERY AND EQUIPMENT PER LDC §34-622(C)(11)
- FURNITURE AND FIXTURES PER LDC §34-622(C)(15)
- MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS PER LDC §34-622(C)(28)
- NOVELTIES, JEWELRY, TOYS AND SIGNS PER LDC §34-622(C)(29) - ALL GROUPS

MOTION PICTURE PRODUCTION STUDIO
PARCEL AND EXPRESS SERVICES
PARKING LOT
- ACCESSORY
- GARAGE, PUBLIC PARKING
- TEMPORARY PARKING

PHOTO FINISHING LABORATORY
POST OFFICE
PRINTING AND PUBLISHING PER LDC §34-622(C)(36)
PROCESSING AND WAREHOUSING
RENTAL OR LEASING ESTABLISHMENTS PER LDC §34-622(C)(39)- GROUP II AND GROUP III
REPAIR SHOPS PER LDC §34-622(C)(40) - GROUP I
RESEARCH AND DEVELOPMENT LABORATORIES (NO CHEMICALS OR HAZARDOUS MATERIALS), GROUP II, GROUP IV
SIGNS IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES - GROUP II
STORAGE (INDOOR ONLY)
TRANSPORTATION SERVICES - GROUP I AND GROUP II
WAREHOUSE
- MINI WAREHOUSE
- PRIVATE
- PUBLIC

WHOLESALE ESTABLISHMENTS PER LDC §34-622(C)(56) - GROUP III

ATTACHMENT C

b. Site Development Regulations

Minimum Lot Size:

Lot Width	200 feet
Lot Depth	200 feet
Lot Area	2 acres

Minimum Setbacks:

Street	100 feet from Plantation Road 25 feet all other streets
Side	25 feet
Rear	25 feet
Maximum Building Height	50 feet above finished floor elevation two (2) habitable floors
Maximum Lot Coverage:	70 percent Impervious Area

c. The maximum floor area for the development is limited to a maximum 47,000 square feet of office and a maximum 235,600 square feet of warehouse.

d. Minimum Open Space: 7.02 acres

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

a. Bona fide agricultural uses that are in existence at the time this resolution is approved, and as shown on attached Exhibit D, and may continue until approval of a local development order for the area of the project containing those uses.

b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

5. All manufacturing, repair or warehousing must take place in an enclosed building.

ATTACHMENT C

6. All outdoor storage activities must comply with shielding provisions specified in LDC §34-3001.

7. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

8. Any construction cranes that exceed 75 feet above ground level will be required to submit for a tall structure review under LDC §34-1008.

9. In the event that the right of way easement currently located along the northern 30 feet of the subject property is extinguished, then the Master Concept Plan (MCP) may be modified to incorporate this easement area into the site plan for such things as water management, landscaping, and public and private utility easements, through an administrative amendment.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

11. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

SECTION C. DEVIATIONS:

Deviation 1 seeks relief from the LDC §10-421(a)(5) provision prohibiting trees and shrubs within an easement, to permit buffer shrubs and trees, which will be maintained at 14-foot heights through appropriate horticultural practices. This deviation is APPROVED, SUBJECT TO the following conditions:

1. The development order must include an Alternate Landscape Betterment Plan (ALBP) designed and sealed by a Florida registered Landscape Architect.

2. All required trees, palms, and shrubs must be species native to Southwest Florida.

3. The ALBP must specify that General Trees and Parking Canopy Trees MAY NOT be permitted or planted within the FPL utility easement. General and Parking Canopy trees may be planted at other locations on site.

4. At least 60 General trees must be installed at a minimum height of 16 feet. Each large general tree installed will count as two required general trees.

5. If this site is developed as a warehouse, then a solid hedge must be installed along the southern and northern property lines, which consists of a single row of 24-inch-tall shrubs

spaced 36 inches on center. The hedge must be maintained at 36 inches within one year of installation.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan
Exhibit D: Agricultural Affidavit and Sketch

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.103A.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

ATTACHMENT C

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 16th day of February 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

ATTACHMENT C

RECEIVED
MINUTES OFFICE
2004 MAR 24 PM 1:31

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

environmental • civil • structural

TKW CONSULTING ENGINEERS, INC.
5621 Banner Drive, Fort Myers, FL 33912, Tel: 239.278.1992, Website: www.tkwonline.com

RECEIVED
MAR 10 2004
PERMIT COUNTER

Legal Description

ROBB AND STUCKY WAREHOUSE

A parcel of land located in the South Half (S 1/2) of Southeast Quarter (SE 1/4) of Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the South Half (S 1/2) of the Southeast 1/4 (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida;
Thence run S 88°56'47" W, along south line of said fraction, for a distance of 50.00 feet to the west right-of-way line of Plantation Road (A 100 foot wide right-of-way) and the **POINT OF BEGINNING** of the parcel of land herein described;
Thence run S 88°56'47" W, along the south line of said fraction, for a distance of 1,272.21 feet to the southwest corner of said fraction;
Thence run N 01°06'59" W, along the west line of said fraction, for a distance of 660.46 feet to the northwest corner of said fraction;
Thence run N 88°57'25" E, along the north line of said fraction, for a distance of 1,271.61 feet to a point on the west right-of-way line of Plantation Road;
Thence run S 01°10'06" E, along the west right-of-way line of Plantation Road, for a distance of 660.22 feet to the **POINT OF BEGINNING** of the parcel of land herein described, containing 19.281 acres, more or less.

This property is subject to easements, reservation and or restriction of record.

Bearings shown herein refer to the west right-of-way line of Plantation Road, a 100 foot wide right-of –way, as being S 01°10'06"E.

TKW Consulting Engineers, Inc.

Eric V. Sandoval

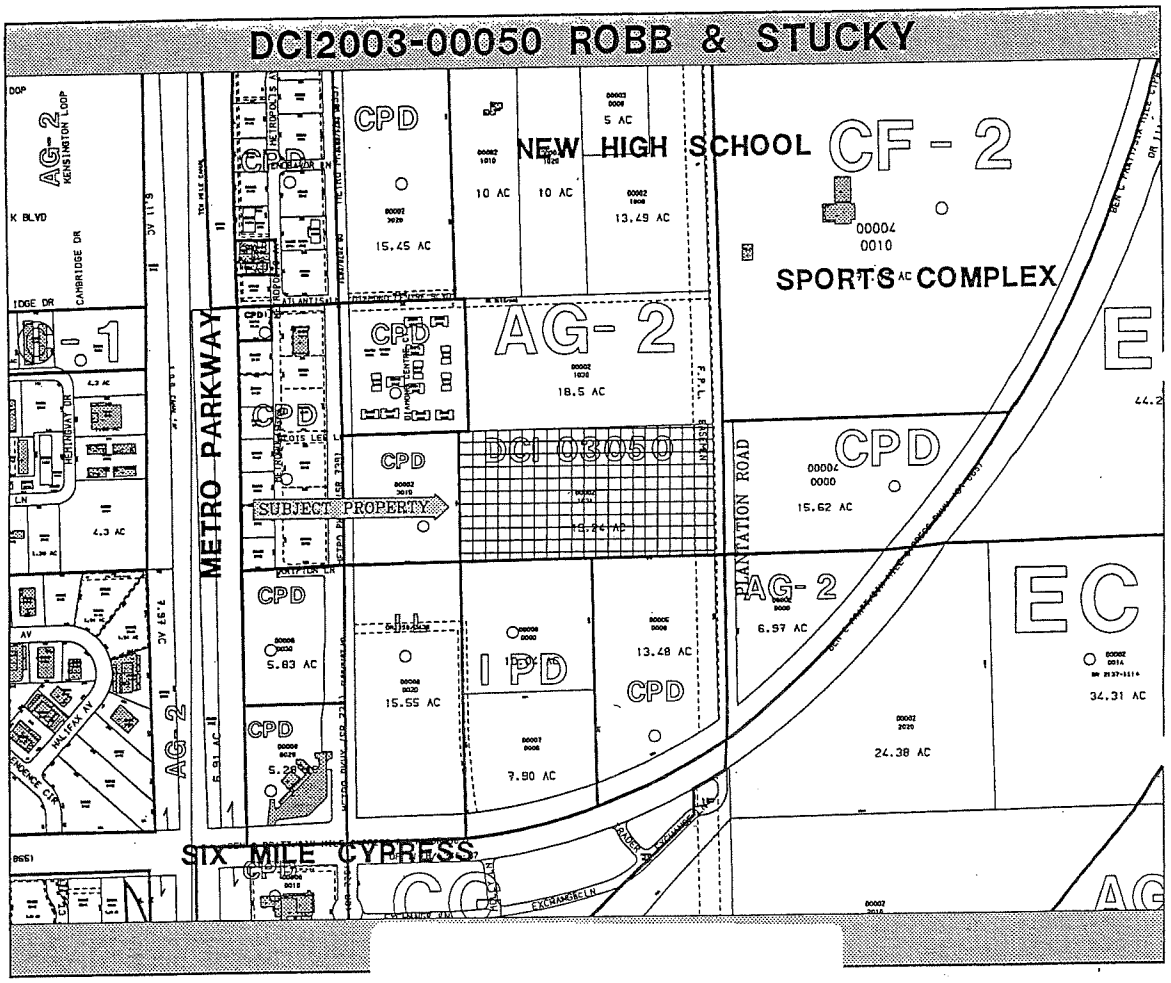
Date 3-10-04

Eric V. Sandoval
Professional Surveyor and Mapper
Florida Certificate No. 5223

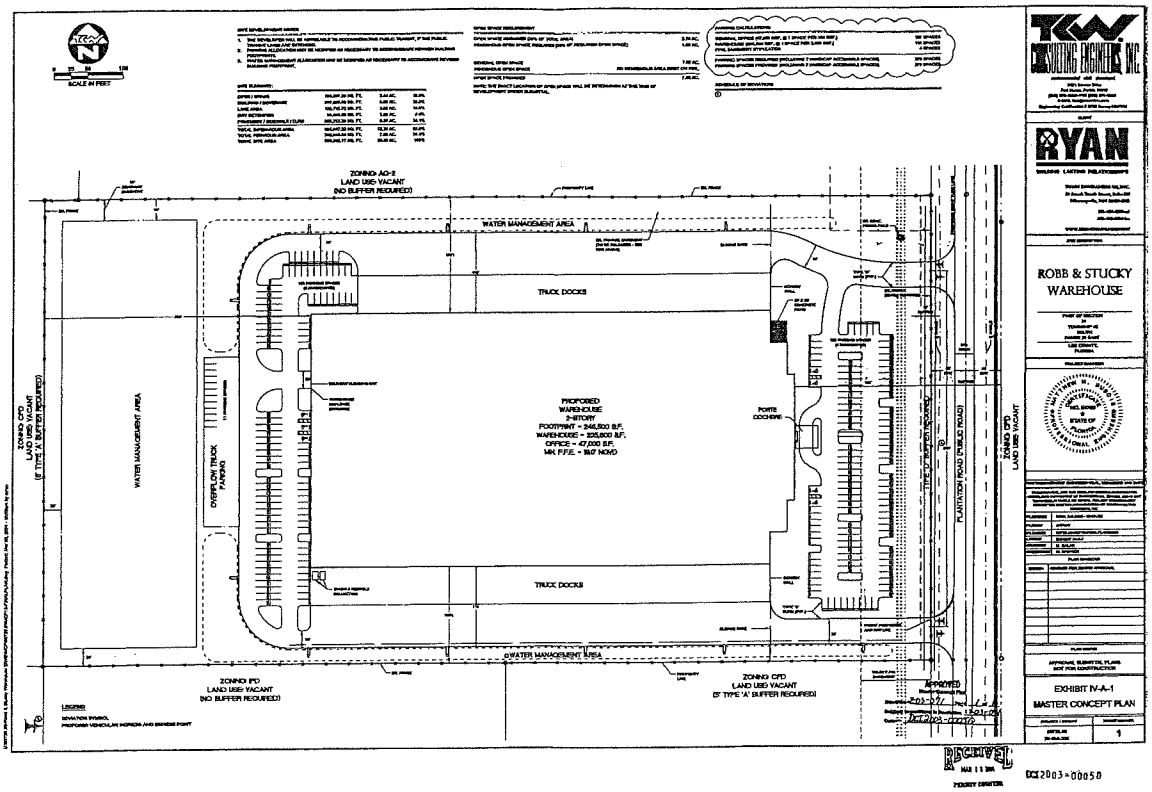
EXHIBIT A

DCI 2003-00050

EXHIBIT B



ATTACHMENT C



ATTACHMENT C

AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

BEFORE ME this day appeared H. CAMPBELL STUCKEMAN, who, being first duly sworn, deposed and says:

1. He is the Managing Partner of Fort Myers Partnership, the owner of the property that is the subject of Application CDI2003-00050.

2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 19.28 +/- acres.

3. The entire parcel described in Exhibit "A" has been cleared and is being used for grazing purposes.

4. Fort Myers Partnership or its successor in interest intends to continue this use upon the approval of the rezoning until approval of a local development order for the area of the project continuing those uses.

EXECUTED this 11 day of December, 2003.

H. Campbell Stuckeman

H. CAMPBELL STUCKEMAN

SWORN TO AND SUBSCRIBED before me this 11 day of December, 2003, by H. CAMPBELL STUCKEMAN, who is personally known to me or who has produced PA DL as identification.

My Commission Expires:

Notarial Seal
Bridget M. Grzandziel, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Dec. 15, 2003
Member, Pennsylvania Association of Notaries

Notary Public

Bridget M Grzandziel

Print/Type Name of Notary

Commission No._____

ATTACHMENT C

EXHIBIT D
PAGE 1 OF 2

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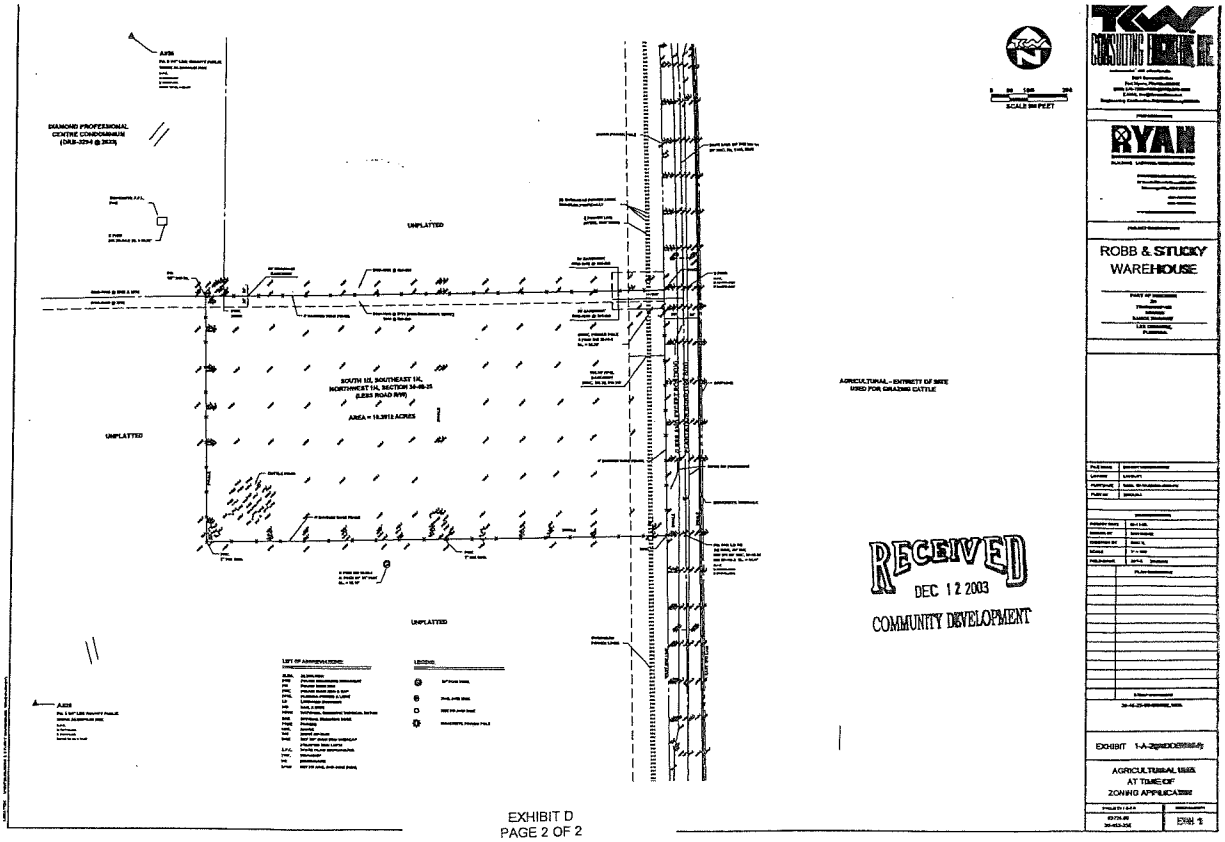
DEC 12 2003
COMMUNITY DEVELOPMENT



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DEC 12 2003
COMMUNITY DEVELOPMENT

ATTACHMENT C

RECEIVED
NOV 06 2012
COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00113

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Henderson Franklin Starnes & Holt, P.A. c/o Cody B. Vaughan-Birch filed an application for administrative approval to a Industrial Planned Development on a project known as Robb & Stucky Warehouse to correct the open space calculations as shown on the master concept plan on property located at 14550 Plantation Road, described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 25 East, Lee County, Florida:

See Exhibit A

WHEREAS, the property was originally rezoned in case number DCI2003-00050 (with subsequent amendments in case numbers DOS2004-00248); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the approved master concept plan identifies approximately 7.02 acres of open space and the actual amount of open space to be provided within the subject development is scheduled to be approximately 6.83 acres; and

WHEREAS, the Environmental Sciences staff has reviewed this request and recommended approval with conditions; and

WHEREAS, the original master concept plan included the entire lake of 3.05 acres in size and should have only used .97 acres of the lake in the calculation for the open space; and

WHEREAS, the applicant has also reduced the overall square footage of the proposed building, thus reducing the required number of parking spaces; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

ATTACHMENT D

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Industrial Planned Development to correct the open space calculations as shown on the master concept plan from 7.02 acres to 6.83 acres is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated May 28, 2004. Master Concept Plan for ADD2004-00113 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **A minor change to the Robb and Stucky Distribution Center development order DOS2003-00258 must be submitted withing 60-days of the approval of this administrative amendment to revise the landscaping and engineering plans to delineate a minimum of 6.83 acres if open space, and revise the landscape plans to include 200 three gallon size native wetland trees within the store water lake in addition to the LDC required littoral plantings.**

DULY SIGNED this 9th day of June, A.D., 2004.

BY: _____
Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENT D

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

TKW
ntal • civil • structural

TKW CONSULTING ENGINEERS, INC.
5621 Banner Drive, Fort Myers, FL 33912, Tel: 239.278.1992, Website: www.tkwonline.com

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113

Legal Description

ROBB AND STUCKY WAREHOUSE

A parcel of land located in the South Half (S 1/2) of Southeast Quarter (SE 1/4) of Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the South Half (S 1/2) of the Southeast 1/4 (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida;
Thence run S 88°56'47" W, along south line of said fraction, for a distance of 50.00 feet to the west right-of-way line of Plantation Road (A 100 foot wide right-of-way) and the **POINT OF BEGINNING** of the parcel of land herein described;
Thence run S 88°56'47" W, along the south line of said fraction, for a distance of 1,272.21 feet to the southwest corner of said fraction;
Thence run N 01°06'59" W, along the west line of said fraction, for a distance of 660.46 feet to the northwest corner of said fraction;
Thence run N 88°57'25" E, along the north line of said fraction, for a distance of 1,271.61 feet to a point on the west right-of-way line of Plantation Road;
Thence run S 01°10'06" E, along the west right-of-way line of Plantation Road, for a distance of 660.22 feet to the **POINT OF BEGINNING** of the parcel of land herein described, containing 19.281 acres, more or less.

This property is subject to easements, reservation and or restriction of record.

Bearings shown herein refer to the west right-of-way line of Plantation Road, a 100 foot wide right-of –way, as being S 01°10'06"E.

Applicant's Legal Checked
by [signature] 13MAY04

TKW Consulting Engineers, Inc.

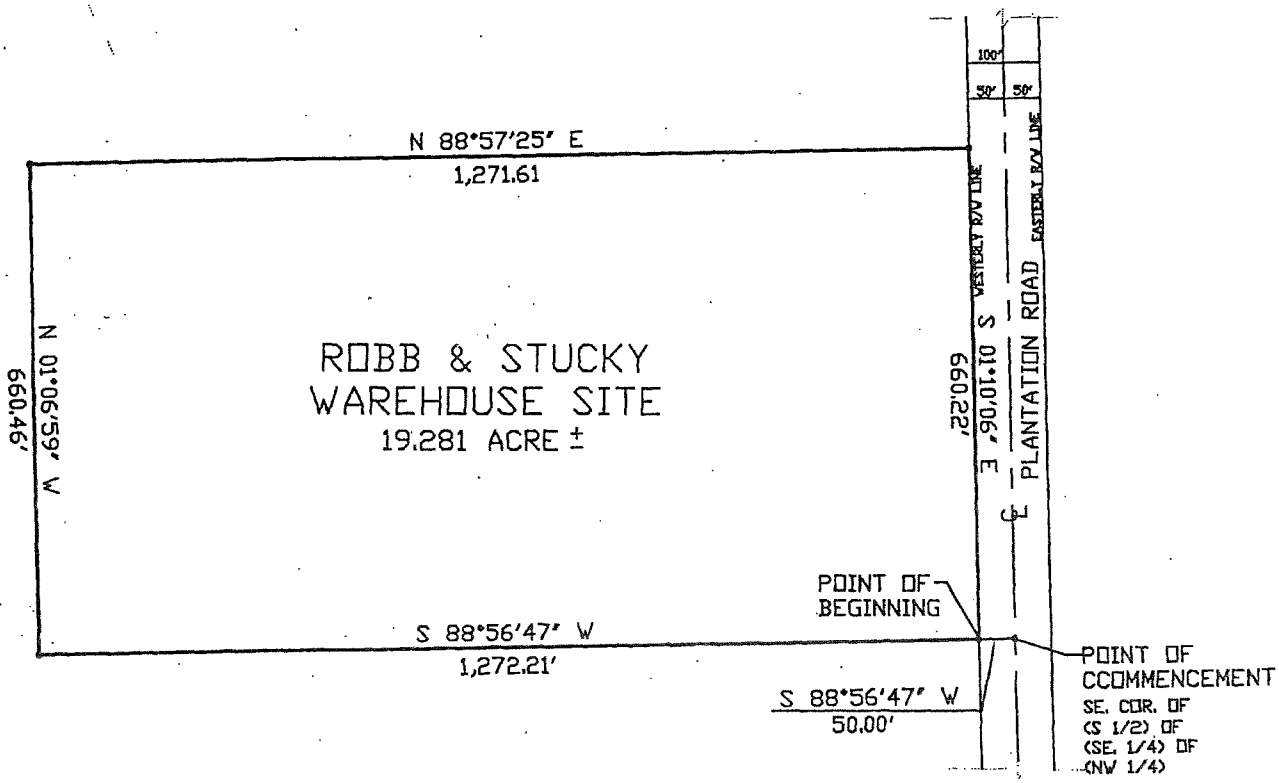
[signature]
Eric V. Sandoval
Professional Surveyor and Mapper
Florida Certificate No. 5223

Date 5-12-04

ATTACHMENT D

EXHIBIT A

RECEIVED
MAY 12 2004
ZONING COUNTER
ADD 2004-00113



ATTACHMENT D

Applicant's Legal Checked
by _____ 13MAY04

* NOT A SURVEY *

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKV CONSULTING ENGINEERS, I

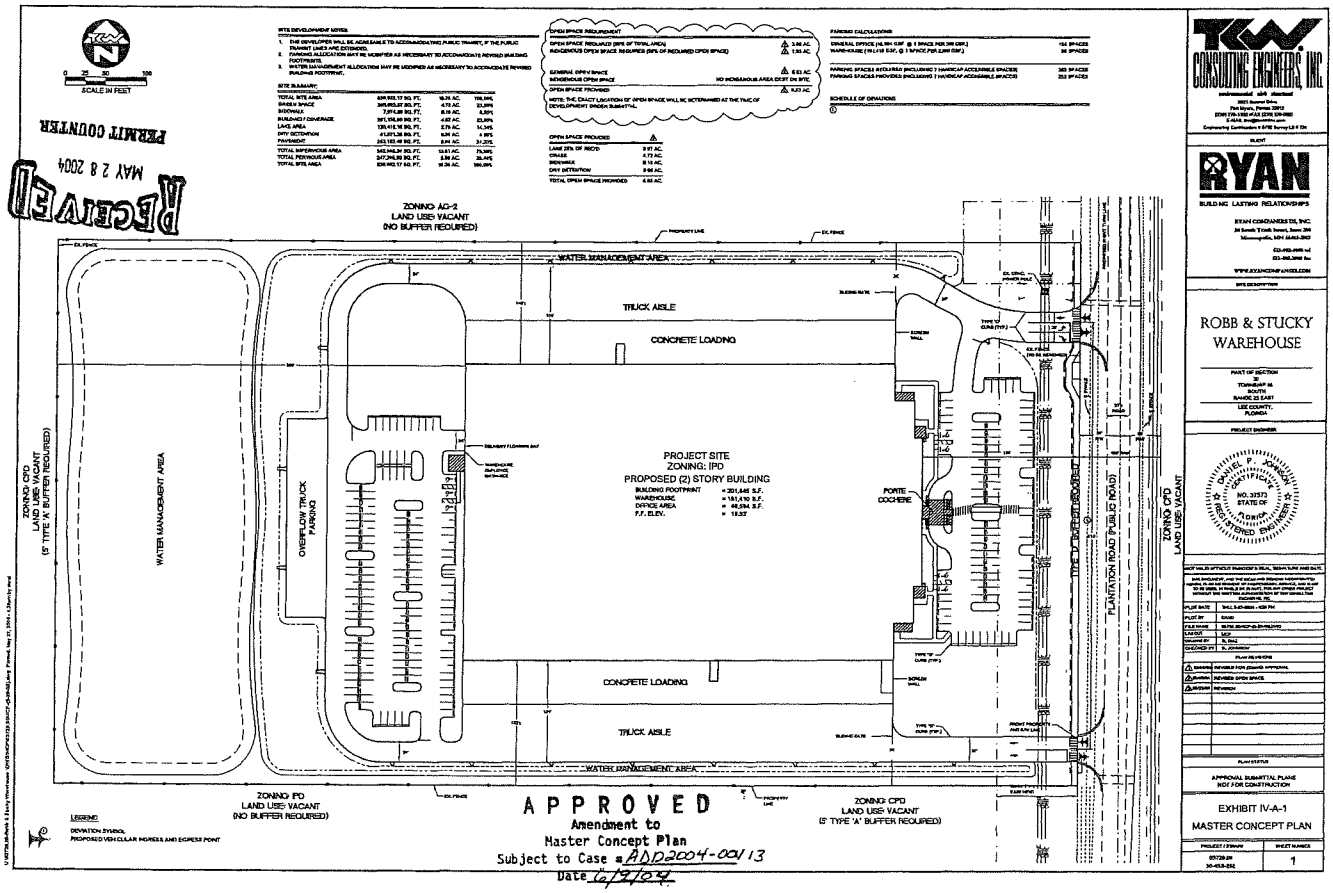
TKV CONSULTING ENGINEERS INC

SKETCH TO ACCOMPANY
ROBB & STUCKY WAREHOUSE

FORT MYERS, LEE COUNTY, FLORIDA
SECTION 29 TOWNSHIP 45S RANGE 25E

PAGE
1 OF 1

ADD 2004-00113



ATTACHMENT D

RESOLUTION NUMBER Z-03-071

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Ryan Companies US, Inc., filed an application on behalf of the property owner, Fort Myers Partnership, to rezone a 19.28 ± acre parcel from Agricultural (AG-2) to Industrial Planned Development (IPD) in reference to Robb and Stucky Warehouse; and

WHEREAS, a public hearing was advertised and held on December 17, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00050; and

WHEREAS, a second public hearing was advertised and held on February 16, 2004, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 19.28 ± acre parcel from AG-2 to IPD, to allow 47,000 square feet of office (maximum two stories) and 235,600 square feet of warehouse (maximum two stories). The maximum building height requested is 50 feet. No development blasting is being requested. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "ROBB & STUCKY WAREHOUSE" stamped "Received March 10, 2004 Permit Counter" except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. Schedule of Uses

      ACCESSORY USES AND STRUCTURES
      ADMINISTRATIVE OFFICE

BUSINESS SERVICES PER LDC §34-622(C)(5) - GROUP I
CLEANING AND MAINTENANCE SERVICES PER LDC. §34-622(C)(7)
COLD STORAGE, PRE-COOLING, WAREHOUSE AND PROCESSING PLANT - NO MEAT, NO FISH
COMPUTER AND DATA PROCESSING SERVICES
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES PER LDC §34-622(C)(13) - GROUP I
FENCES, WALLS
FOOD STORES PER LDC §34-622(C)(17) - GROUP I AND II
FREIGHT AND CARGO HANDLING ESTABLISHMENTS - PER LDC §34-622(C)(20)
MANUFACTURING OF:
- APPAREL PRODUCTS
- ELECTRICAL MACHINERY AND EQUIPMENT PER LDC §34-622(C)(11)
- FURNITURE AND FIXTURES PER LDC §34-622(C)(15)
- MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS PER LDC §34-622(C)(28)
- NOVELTIES, JEWELRY, TOYS AND SIGNS PER LDC §34-622(C)(29) - ALL GROUPS

MOTION PICTURE PRODUCTION STUDIO
PARCEL AND EXPRESS SERVICES
PARKING LOT
- ACCESSORY
- GARAGE, PUBLIC PARKING
- TEMPORARY PARKING

PHOTO FINISHING LABORATORY
POST OFFICE
PRINTING AND PUBLISHING PER LDC §34-622(C)(36)
PROCESSING AND WAREHOUSING
RENTAL OR LEASING ESTABLISHMENTS PER LDC §34-622(C)(39)- GROUP II AND GROUP III
REPAIR SHOPS PER LDC §34-622(C)(40) - GROUP I
RESEARCH AND DEVELOPMENT LABORATORIES (NO CHEMICALS OR HAZARDOUS MATERIALS), GROUP II, GROUP IV
SIGNS IN ACCORDANCE WITH CHAPTER 30
SOCIAL SERVICES - GROUP II
STORAGE (INDOOR ONLY)
TRANSPORTATION SERVICES - GROUP I AND GROUP II
WAREHOUSE
- MINI WAREHOUSE
- PRIVATE
- PUBLIC

WHOLESALE ESTABLISHMENTS PER LDC §34-622(C)(56) - GROUP III

b. Site Development Regulations

Minimum Lot Size:

Lot Width	200 feet
Lot Depth	200 feet
Lot Area	2 acres

Minimum Setbacks:

Street	100 feet from Plantation Road 25 feet all other streets
Side	25 feet
Rear	25 feet
Maximum Building Height	50 feet above finished floor elevation two (2) habitable floors
Maximum Lot Coverage:	70 percent Impervious Area

c. The maximum floor area for the development is limited to a maximum 47,000 square feet of office and a maximum 235,600 square feet of warehouse.

d. Minimum Open Space: 7.02 acres

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

a. Bona fide agricultural uses that are in existence at the time this resolution is approved, and as shown on attached Exhibit D, and may continue until approval of a local development order for the area of the project containing those uses.

b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

5. All manufacturing, repair or warehousing must take place in an enclosed building.

6. All outdoor storage activities must comply with shielding provisions specified in LDC §34-3001.

7. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

8. Any construction cranes that exceed 75 feet above ground level will be required to submit for a tall structure review under LDC §34-1008.

9. In the event that the right of way easement currently located along the northern 30 feet of the subject property is extinguished, then the Master Concept Plan (MCP) may be modified to incorporate this easement area into the site plan for such things as water management, landscaping, and public and private utility easements, through an administrative amendment.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

11. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

SECTION C. DEVIATIONS:

Deviation 1 seeks relief from the LDC §10-421(a)(5) provision prohibiting trees and shrubs within an easement, to permit buffer shrubs and trees, which will be maintained at 14-foot heights through appropriate horticultural practices. This deviation is APPROVED, SUBJECT TO the following conditions:

1. The development order must include an Alternate Landscape Betterment Plan (ALBP) designed and sealed by a Florida registered Landscape Architect.

2. All required trees, palms, and shrubs must be species native to Southwest Florida.

3. The ALBP must specify that General Trees and Parking Canopy Trees MAY NOT be permitted or planted within the FPL utility easement. General and Parking Canopy trees may be planted at other locations on site.

4. At least 60 General trees must be installed at a minimum height of 16 feet. Each large general tree installed will count as two required general trees.

5. If this site is developed as a warehouse, then a solid hedge must be installed along the southern and northern property lines, which consists of a single row of 24-inch-tall shrubs

spaced 36 inches on center. The hedge must be maintained at 36 inches within one year of installation.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan
Exhibit D: Agricultural Affidavit and Sketch

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.103A.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 16th day of February 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

RECEIVED
MINUTES OFFICE
2004 MAR 24 PM 1:31

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

environmental • civil • structural

TKW CONSULTING ENGINEERS, INC.
5621 Banner Drive, Fort Myers, FL 33912, Tel: 239.278.1992, Website: www.tkwonline.com

RECEIVED
MAR 10 2004
PERMIT COUNTER

Legal Description

ROBB AND STUCKY WAREHOUSE

A parcel of land located in the South Half (S 1/2) of Southeast Quarter (SE 1/4) of Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

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Bearings shown herein refer to the west right-of-way line of Plantation Road, a 100 foot wide right-of –way, as being S 01°10'06"E.

TKW Consulting Engineers, Inc.

Eric V. Sandoval

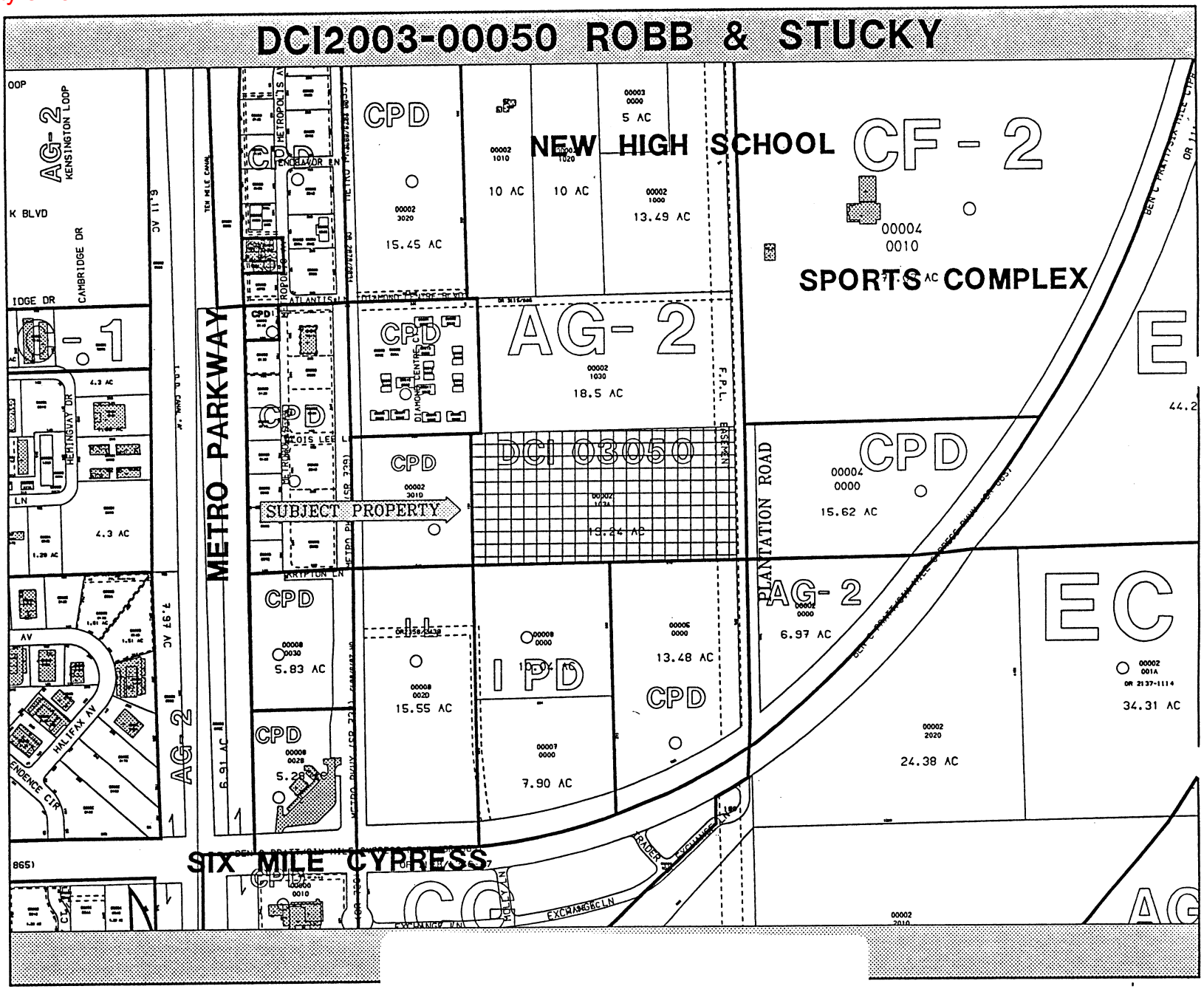
Date 3-10-04

Eric V. Sandoval
Professional Surveyor and Mapper
Florida Certificate No. 5223

EXHIBIT A

DCI 2003-00050

EXHIBIT B


DCI2003-00050 ROBB & STUCKY
NEW HIGH SCHOOL
CF - 2
SPORTS COMPLEX
AG- 2
DCI 03050
SUBJECT PROPERTY
METRO PARKWAY
PLANTATION ROAD
SIX MILE CYPRESS
CPD
IPD
CG
EC
E
AG
15.45 AC
10 AC
10 AC
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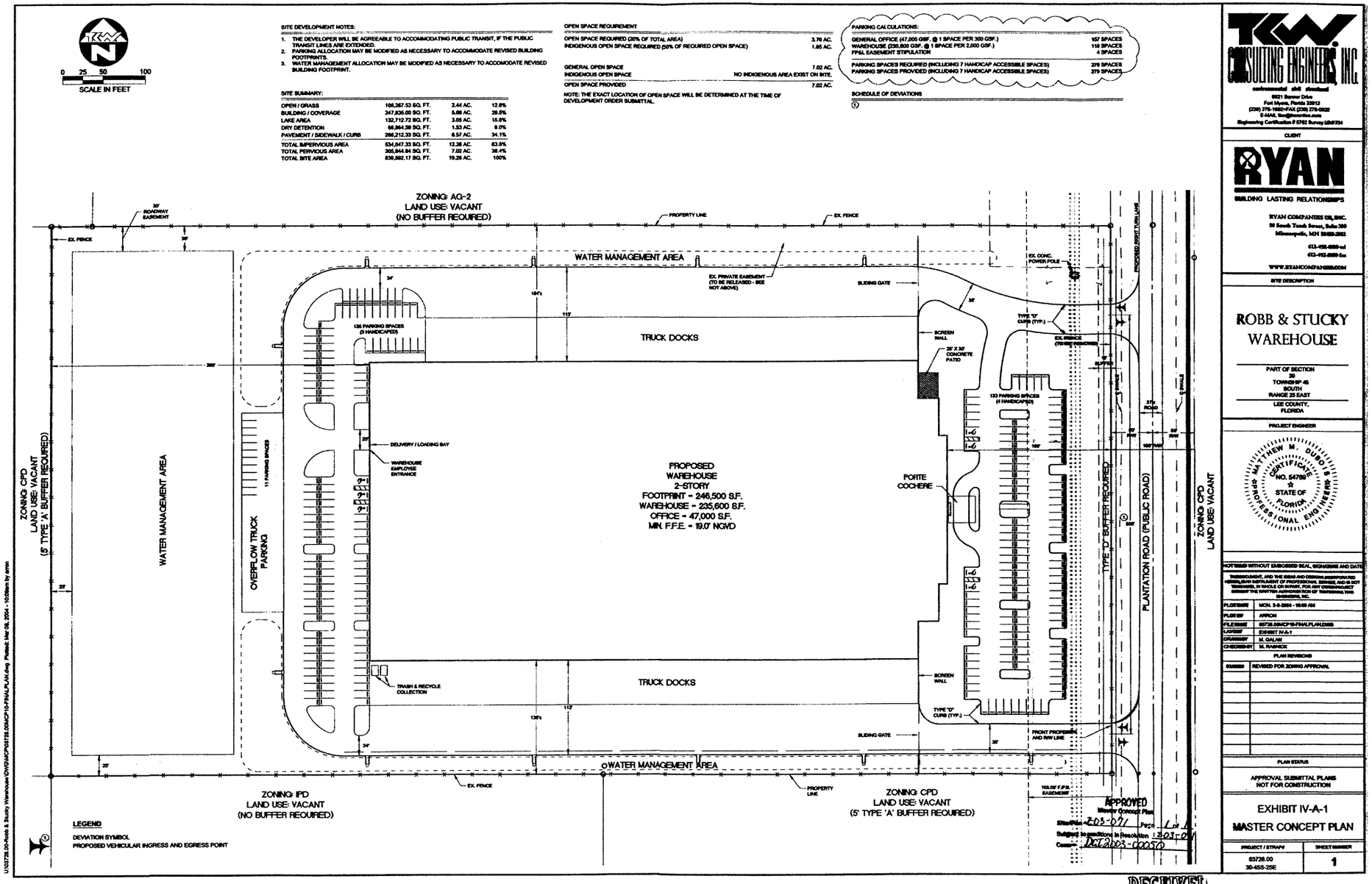
13.24 AC



TCW CONSULTING ENGINEERS, INC.
environmental civil structural
8921 Bonner Drive
Fort Myers, Florida 33912
(239) 278-1662•FAX (239) 278-0022
E-MAIL tcw@tcwonline.com
Engineering Certification # 5782 Surveyor LB# 7334

CLIENT

RYAN
BUILDING LASTING RELATIONSHIPS
RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012
612-492-8000 tel
612-492-8989 fax
WWW.RYANCOMPANIES.COM

SITE DESCRIPTION

ROBB & STUCKY WAREHOUSE

PART OF SECTION 30
TOWNSHIP 45 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

MATTHEW M. DUBOIS CERTIFICATE NO. 54780 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND AS SUCH WAS PREPARED, IN WHOLE OR IN PART, FOR USE ON THIS PROJECT ONLY. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THOMPSON, WARD ENGINEERING, INC.

PLOTDATE	MON, 3-8-2004 - 10:00 AM
PLOTBY	ARRON
FILENAME	03728.00\CP\S-FINAL\PLAN.DWG
LAYOUT	EXHIBIT IV-A-1
DRAWN BY	M. GALAN
CHECKED BY	M. RAMNICK

PLAN REVISIONS

03/08/04	REVISED FOR ZONING APPROVAL

PLAN STATUS

APPROVAL SUBMITTAL PLANS NOT FOR CONSTRUCTION

EXHIBIT IV-A-1
MASTER CONCEPT PLAN

PROJECT / STRAP#	SHEET NUMBER
03728.00 30-45S-25E	1

EXHIBIT C

RECEIVED
MAR 10 2004
PERMIT COUNTER

DCI2003-00050

AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

BEFORE ME this day appeared H. CAMPBELL STUCKEMAN, who, being first duly sworn, deposed and says:

1. He is the Managing Partner of Fort Myers Partnership, the owner of the property that is the subject of Application CDI2003-00050.

2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 19.28 +/- acres.

3. The entire parcel described in Exhibit "A" has been cleared and is being used for grazing purposes.

4. Fort Myers Partnership or its successor in interest intends to continue this use upon the approval of the rezoning until approval of a local development order for the area of the project continuing those uses.

EXECUTED this 11 day of December, 2003.

H. Campbell Stuckeman

H. CAMPBELL STUCKEMAN

SWORN TO AND SUBSCRIBED before me this 11 day of December, 2003, by H. CAMPBELL STUCKEMAN, who is personally known to me or who has produced PA DL as identification.

Bridget M. Grzandziel

Notary Public

Bridget M Grzandziel

Print/Type Name of Notary

Commission No._____

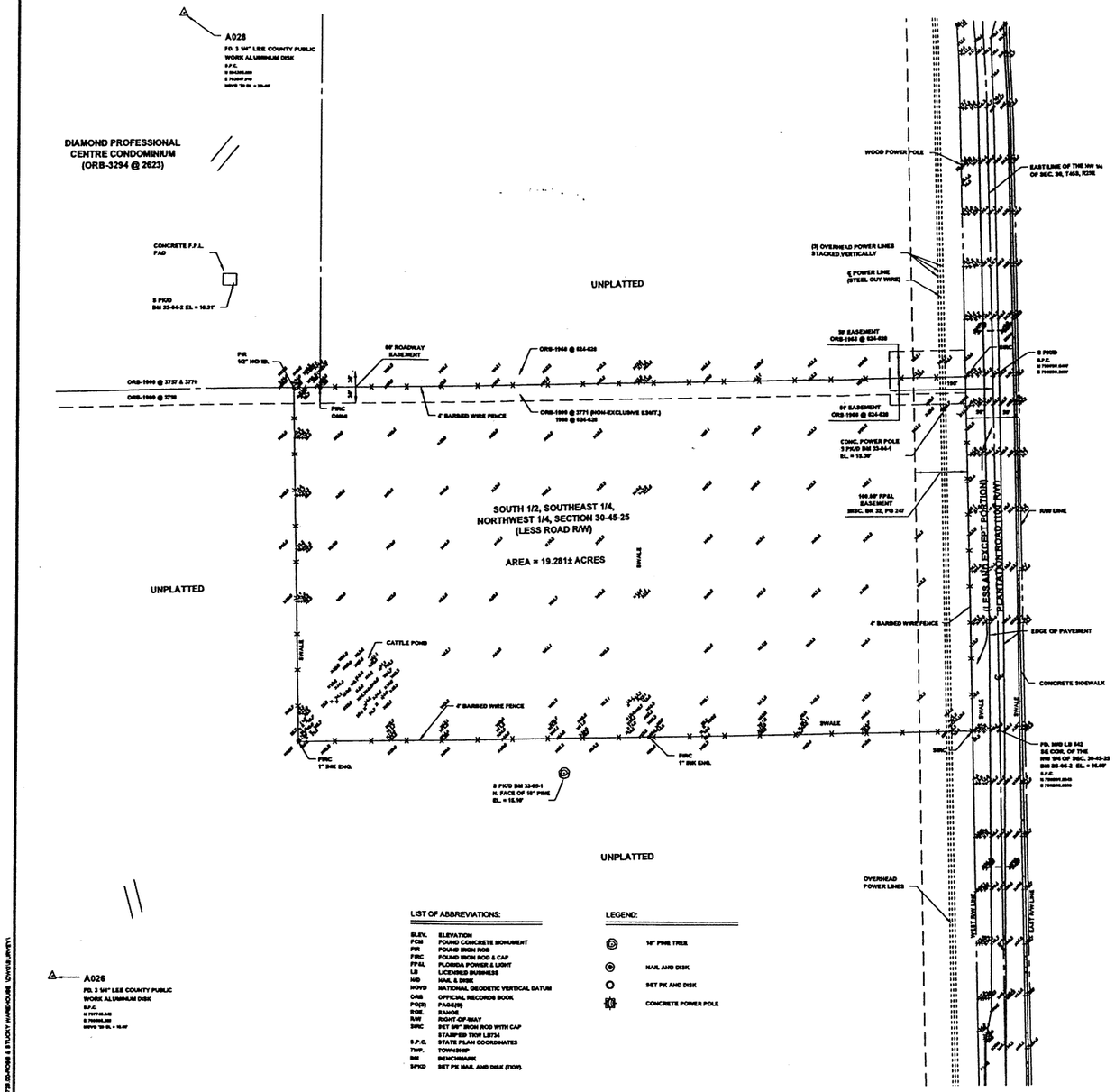
My Commission Expires:

Notarial Seal
Bridget M. Grzandziel, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Dec. 15, 2003
Member, Pennsylvania Association of Notaries

RECEIVED
DEC 12 2003
COMMUNITY DEVELOPMENT

DCI2024-00034 Lee County ePlan

Additional Info Dated 10-21-2024



LIST OF ABBREVIATIONS:

ELEV.	ELEVATION
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
F&L	FLORIDA POWER & LIGHT
LB	LICENSED BUSINESS
N/D	NAIL & DISK
NGVD	NATIONAL GEODETIC VERTICAL DATUM
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R(M)	RANGE
R/W	RIGHT-OF-WAY
SIRC	SET 5/8" IRON ROD WITH CAP STAMPED TKW LB734
S.P.C.	STATE PLAN COORDINATES
TWP.	TOWNSHIP
BM	BENCHMARK
S/FKD	SET FK NAIL AND DISK (TKW).

LEGEND:

- 16" PINE TREE
- NAIL AND DISK
- SET PK AND DISK
- CONCRETE POWER POLE

AGRICULTURAL - ENTIRETY OF SITE USED FOR GRAZING CATTLE

RECEIVED
DEC 12 2003
COMMUNITY DEVELOPMENT

0 50 100 200
SCALE IN FEET

TKW CONSULTING ENGINEERING, INC.
5621 Strander Blvd
Fort Myers, Florida 33912
(239) 278-1992 FAX (239) 278-
E-MAIL tkw@
Engineering Certification #

PREPARED FOR:

RYAN
BUILDING LASTING RELATIONSHIPS

PROJECT DESCRIPTION:

ROBB & STUCKY WAREHOUSE

PART OF SECTION 30 TOWNSHIP 46S SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA

FILE NAME	EXHIBIT
LAYOUT	LAYOUT1
PLOT DATE	WED, 12-10-
PLOT BY	CECILIA

DRAWING DATA:

SURVEY DATE	06-11-03
DRAWN BY	MARTHA EL
CHECKED BY	ERIC S.
SCALE	1" = 100'
FIELD BOOK	331-5

PLAN REFERENCES:

STRAP NUMBERS:

30-45-25-00-

EXHIBIT 1-A-2 (ADDENDUM)

AGRICULTURAL USES AT TIME OF ZONING APPLICATION

PROJECT / S-T-R	SHEET NUMBER
03728.00 30-45S-25E	EXH 1

LOCATION: U:\3728.00-ROB & STUCKY WAREHOUSE (DWG)\EXHIBIT\

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

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 31, 2024

LJA Engineering, Inc.
Attn: Denise Rakich, Project coordinator
7400 Trail Boulevard, Suite 200
Naples, FL 34108

RE: Request for Availability of Services - Arthrex Logistics Center at Plantation

Dear Ms. Rakich:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Arthrex Logistics Center at Plantation proposed development program including a maximum of 110,000SF of commercial uses (which may include up to 5,000SF of medical uses, up to 30,000SF of retail uses or up to 110,000SF of General Office uses), a maximum of 510,000 SF of Industrial uses and 528 multi-family residential units through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. 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

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Arthrex Logistics Center
(Plantation Road, Lee County, Florida)

July 8, 2024
Revised October 10, 2024

Prepared by:
JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 240512)

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

However, it was determined that the intersection of Six Mile Cypress Parkway and Plantation Road currently operates below a desirable level of service for peak hour conditions and will be further degraded by the year 2028, regardless of the proposed expansion of the Arthrex facility. As concluded, the intersection will need to be signalized and the eastbound-to-northbound left turning movement demand will require dual left turn lanes to be constructed, which will require two (2) northbound receiving lanes on Plantation Road to be constructed at the subject intersection. These improvements will be needed by the year 2028 regardless of the proposed project. Once these improvements are completed, then the intersection will operate at an acceptable level of service for existing, 2028 background traffic and 2028 background plus project build-out traffic demands.

Because Arthrex Logistics Center expansion will not cause any transportation deficiencies to occur, the Developer will not be required to fund any off-site roadway improvements/mitigation, other than the payment of road impact fees, which will be used to fund a portion of the costs of area-wide improvements as established by Lee County's CIE and Long-Range Transportation Plan (LRTP). More specifically, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by Lee County's Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

Concurrency Review

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Plantation Road will have a project build-out traffic demand of 693 vphpd and a *v/c* ratio of 0.81.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,944 vphpd and a *v/c* ratio of 0.97. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road and Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,272 vphpd and a *v/c* ratio of 0.67. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Site-Related Roadway Improvements

The site currently has one (1) full access and one (1) right-in/out and left-out access on Plantation Road. The northern full access is aligned with the intersection of Crown Pointe Parkway and Plantation Road and the southern access is a "T" configuration intersection. Any required site access modification details will be established at the time of acquiring final development approval.

At the request of Lee County staff, an operational analysis of the site's primary full access and the secondary southern access on Plantation Road was performed for the AM and PM peak hour for 2028 project build-out conditions. The evaluation and results are discussed in further detail later in this report.

Off-Site Intersection Evaluation

At the request of Lee County staff, an operational analysis was performed for the intersection of Plantation Road and Six Mile Cypress Parkway. The analyses included 2024 existing, 2028 background and 2028 background + project traffic conditions. The evaluation and results are discussed in further detail later in this report, but a summary of the findings is as follows.

It was determined that the intersection of Six Mile Cypress Parkway and Plantation Road currently operates below a desirable level of service for peak hour peak season conditions and will be further degraded by the year 2028, regardless of the proposed expansion of the Arthrex facility. As concluded, the intersection will need to be signalized and the eastbound-to-northbound left turning movement demand will require dual left turn lanes to be constructed, which will require two (2) northbound receiving lanes on Plantation Road to be constructed at the subject intersection. These improvements will be needed by the year 2028 regardless of the proposed project. Once these improvements are completed, then the intersection will operate at an acceptable level of service for existing, 2028 background traffic and 2028 background plus project build-out traffic demands.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Arthrex Logistics Center expansion.

Scope of Project

Development Scenario A

Arthrex Logistics Center is an existing and on-going enterprise which has one of its business campuses located on the west side of Plantation Road and offset to the north of Six Mile Cypress Parkway, within Lee County Florida. The existing facility consists of 46,000 square feet of office space which also has 210,000 square feet of business associated warehouse space. It is proposed to redevelop the site and expand the campus to have up to 510,000 square feet of light industrial floor space, 5,000 square feet of medical use and 105,000 square feet of office space.

The site currently has one (1) full access and one (1) right-in/out and left-out access on Plantation Road. The northern full access is aligned with the intersection of Crown Pointe Parkway and Plantation Road and the southern access is a "T" configuration intersection. Any site access modification details will be established at the time of acquiring final development approval.

Table A
Proposed Site Development Scenario A

Land Use	Existing Size	Proposed Size	Net Increase
Warehousing	210,000 s.f.	See below	See below
Light Industrial *(Includes Warehousing)*	0 s.f.	510,000 s.f.	+ 510,000 s.f. *(Includes Warehousing)*
Medical Office	0 s.f.	5,000 s.f.	+ 5,000 s.f.
Professional Office	46,000 s.f.	105,000 s.f.	+ 59,000 s.f.

Development Scenario B

The MCP proposes various types/sizes/unit count of land uses that could be developed, but the site can only accommodate a portion of the uses. As discussed during the pre-app meeting, the TIS is based upon the most intense development scenario (i.e., Scenario A) that might occur which will generate 616 net new trips. The net new trips were determined based upon the total site generated trips less existing site generated trips. A condition of zoning approval can reference a trip cap of 616 net new peak hour trips which will ensure whatever land use scenario is constructed, the project will not exceed the maximum allowed trip cap.

As an alternative, the site could be redeveloped to consist of 528 multi-family dwelling units and 30,000 square feet of retail space.

Table B
Alternative Site Development Scenario B

Land Use	Existing Size	Proposed Size	Net Increase/Decrease
Warehousing	210,000 s.f.	0 s.f.	(-) 200,000 s.f.
Professional Office	46,000 s.f.	0 s.f.	(-) 46,000 s.f.
Mutli-Family	0 d.u.'s.	528 d.u.'s	+ 528 d.u.'s
Retail	0 s.f.	30,000 s.f.	+ 30,000 s.f.

Project Generated Traffic

Development Scenario A

Traffic which can be expected to be generated by Development Scenario A was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that the land use codes identified on Table 1A were the most appropriate uses in order to estimate the traffic generated by the project.

Table 1A of this report provides a detail of the trip generation computations for Development Scenario A, which are summarized below in Table C.

Table C
Development Scenario A - Trip Computations Summary
(Summation of Table 1A)

Net New Total Daily Trips (ADT)	Net New Total AM Trips (vph)	Net New Total PM Trips (vph)
2,911	616	243

The report finds that the project will generate more than 300 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "More Than 300 Trips".

Development Scenario B

Traffic which can be expected to be generated by Development Scenario B was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. In referencing the Trip Generation Manual, it was concluded that the land use codes identified on Table 1B were the most appropriate uses in order to estimate the traffic generated by the project.

Table 1B of this report provides a detail of the trip generation computations for Development Scenario B, which are summarized below in Table D.

Table D
Trip Computations Summary
(Summation of Table 1B)

Net New Total Daily Trips (ADT)	Net New Total AM Trips (vph)	Net New Total PM Trips (vph)
4,582	228	367

Development Scenario A vs. Scenario B

The report finds that Development Scenario A will generate significantly more AM peak hour trips than Development Scenario B. Therefore, this report will evaluate the project's impact based upon Development Scenario A.

Existing + Committed Roadway Conditions

Figure 1 and Table 2 depict the (E + C) surrounding roadway classifications. Tabel 2 also provides a detail of the adjacent roadways' adopted level of service standards.

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting and competing land uses, such as business, retail, medical and nearby residential areas. Also, traffic counts were obtained at the site's accesses on Plantation Road and found that 42% of the existing site-generated trips travel to/from the north and 58% to/from the south on Plantation Road. Table 2 and Figure 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by peak directional volume. Figures 3 and 4 depict the site access turning moment volumes for project build traffic conditions.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways and depicts those roads that will be significantly impacted by the project.

Project Build-Out Conditions

In order to establish 2028 project build-out traffic conditions, the project traffic was added to the forecasted 2028 background build-out traffic volumes. The roadways' annual growth rates (AGR) were established based upon 6-year historical traffic data contained in Lee County's 2023 Traffic Count Report *(refer to page A14 in Appendix A)*. In those cases where the annual growth rate was determined to be less than 2.0%, a minimum AGR of 2% was applied in order to forecast 2028 background traffic conditions. The minimum growth rate of 2% or greater was applied to the 100th highest hour traffic volumes published in the Lee County Concurrency Report. Table 3 provides a detail of the existing and 2028 background traffic conditions. Table 4 reflects the 2028 background plus project traffic conditions. Table 4 describes the traffic volumes based upon the 100th highest hour peak direction demand for all roads under review, as well as the applicable level of service. As determined, all roadways within the project's area of impact will continue to operate at acceptable levels of service at project build-out conditions.

Concurrency Review

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Plantation Road will have a project build-out traffic demand of 693 vphpd and a *v/c* ratio of 0.81.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,944 vphpd and a *v/c* ratio of 0.97. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road and Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,272 vphpd and a *v/c* ratio of 0.67. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Site Access Evaluation

The site currently has one (1) full access and one (1) right-in/out and left-out access on Plantation Road. The northern full access is aligned with the intersection of Crown Pointe Parkway and Plantation Road and the southern access is a "T" configuration intersection. Any required site access modification details will be established at the time of acquiring final development approval.

At the request of Lee County staff, an operational analysis of the site's primary full access and the secondary southern access on Plantation Road was performed for the AM and PM peak hour for 2028 project build-out conditions.

As part of the operational evaluation, turning movement counts were obtained at the existing driveways on September 24, 2024 (Tuesday). Thereafter, the traffic counts were adjusted to reflect peak season conditions, which was based upon the established peak season traffic demands of the closest Lee County Permanent Counts Station, which is Metro Parkway (PCS 45). As found, the highest peak season demand occurs in February which yields a PSCF = 1.12 *(refer to page A15 in Appendix A)*.

Following the peak season adjustment, the traffic counts were then forecasted to 2028 background traffic conditions based upon an annual growth rate for Plantation Road. Based upon 6-year historical data provided by the Lee County Traffic Count Report, it was determined that Plantation Road has an AGR less than 1.00%, so the annual growth rate for Six Mile Cypress Parkway of 1.01% *(refer to page A14 in Appendix A)* was applied to the north/south thru volumes in order to forecast 2028 background traffic demand. The results of the forecasted traffic demands are provided in Appendix (refer to pages B1, B2, B5 and B). This report provides a graphic summary of the forecasted 2028 AM and PM peak hour peak season background traffic at the subject intersection (refer to Figures 3 and 4).

It was determined that the full access and the secondary southern access will not cause any notable delay to north/south traffic flow along Plantation Road, although motorists exiting the site at the northern access will not incur delay as is common for driveway access to arterial roadways *(Intersection turning movement counts and HCS summary sheets are provided in the Appendix – refer to pages B1 thru B8)*.

Off-Site Intersection Evaluation

At the request of Lee County staff, an operational analysis was performed for the intersection of Plantation Road and Six Mile Cypress Parkway. The analyses included 2024 existing, 2028 background and 2028 background + project traffic conditions.

The intersection of Plantation Road and Six Mile Cypress Parkway is a four-way configuration. The primary thru movement is east/west along Six Mile Cypress Parkway, which is a free-flow condition. The minor side street approach is Plantation Road, which is under STOP sign traffic control.

As part of the operational evaluation, turning movement counts were obtained at the subject intersection on October 1, 2024 (Tuesday). Thereafter, the traffic counts were adjusted to reflect peak season conditions, which was based upon the established peak season traffic demands of the closest Lee County Permanent Counts Station, which is Metro Parkway (PCS 45). As found, the highest peak season demand occurs in February which yields a PSCF = 1.12 *(refer to page A15 in Appendix A).*

Following the peak season adjustment, the traffic counts were then forecasted to 2028 background traffic conditions based upon an annual growth rate for Six Mile Cypress Parkway and Plantation Road. Based upon 6-year historical data provided by the Lee County Traffic Count Report, it was determined that an appropriate annual growth rate for Six Mile Cypress Parkway was 1.01% and Plantation Road was less than 1.01% *(refer to page A14 in Appendix A).* Therefore, the greater value (i.e., AGR = 1.01%) was applied to all turning movements to forecast 2028 background traffic demand. The results of the forecasted traffic demands are provided in the Appendix. This report provides a graphic summary of the forecasted 2028 AM and PM peak hour peak season background traffic at the subject intersection (refer to Figures 3 and 4).

An operational intersection analysis was performed for the subject intersection based upon the guidelines set forth by the Highway Capacity Manual (HCM). The HCM software was used for both STOP sign controlled and anticipated signalized traffic control for the 2024 existing traffic demands, the 2028 background traffic and 2028 project build-out traffic demands. The results of the HCM intersection analyses are provided in the appendix *(Intersection turning movement counts and HCS summary sheets are provided in Appendix B – refer to pages B9 thru B18).*

It was determined that the intersection of Six Mile Cypress Parkway and Plantation Road currently operates below a desirable level of service for peak hour conditions and will be further degraded by the year 2028, regardless of the proposed expansion of the Arthrex facility. As concluded, the intersection will need to be signalized and the eastbound-to-northbound left turning movement demand will require dual left turn lanes to be constructed, which will require two (2) northbound receiving lanes on Plantation Road to be constructed at the subject intersection. These improvements will be needed by the year 2028 regardless of the proposed project. Once these improvements are completed, then the intersection will operate at an acceptable level of service for existing, 2028 background traffic and 2028 background plus project build-out traffic demands.

APPENDIX A

Master Concept Plan

Figures 1 thru 4

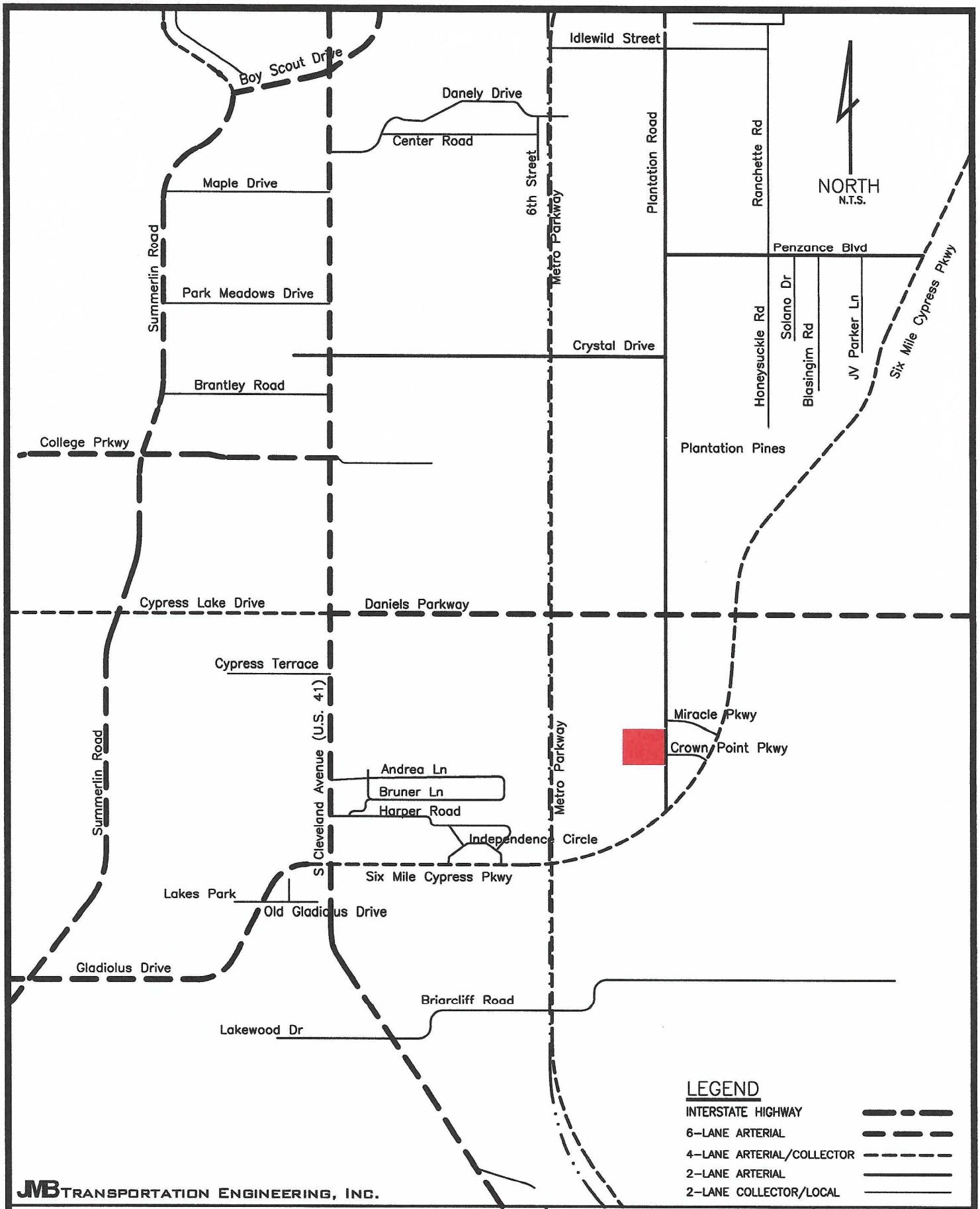
Tables 1A thru 4

Support Documents

APPENDIX B

Traffic Counts

Highway Capacity Manual Intersection Operational Evaluation Results



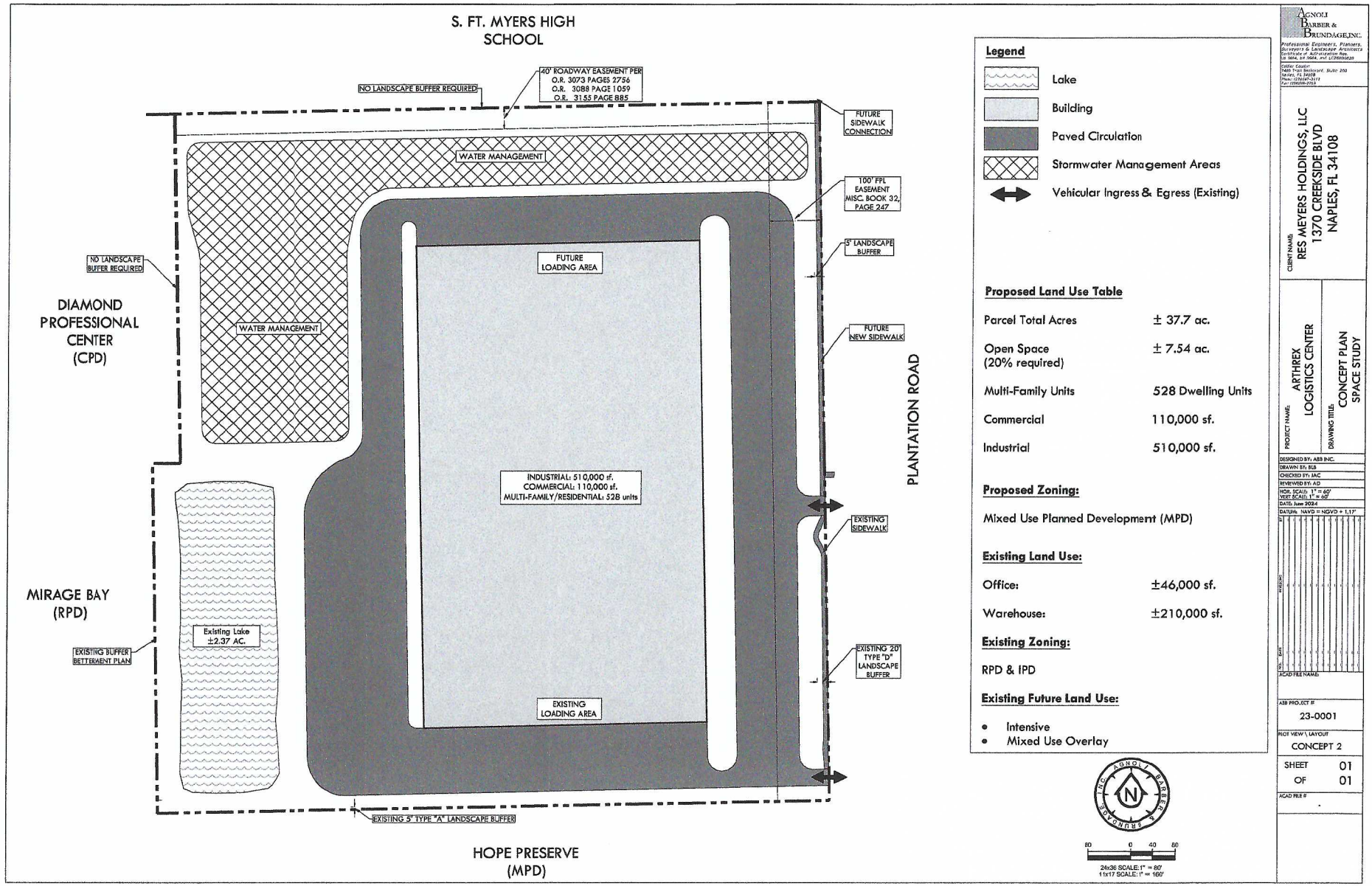
JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

July 1, 2024

Project Location & Roadway Classification

FIGURE 1



A2

DCI2024-00034 Lee County ePlan
Additional Info Dated 10-21-2024

TABLE 1A
TRIP GENERATION COMPUTATIONS
Arthrex - Plantation Road

DEVELOPMENT SCENARIO A

Land Use Code	Land Use Description		Build Schedule
110	General Light Industrial		510,000 s.f.
720	Medical-Dental Office		5,000 s.f.
750	Office Park	Net new = 105 ksf - 46 ksf=	59,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 110	Daily Traffic (ADT) =	T = 3.76(X) + 50.17 =	1,968 ADT	
	AM Peak Hour (vph) =	T = 0.68(X) + 3.81 =	351 vph	309 / 42 vph
		88% Enter/ 12% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.72Ln(X)+0.65 =	130 vph	18 / 112 vph
		14% Enter/ 86% Exit =		
**********				
LUC 720	Daily Traffic (ADT) =	T= 42.97 (X) - 108.01 =	107 ADT	
	AM Peak Hour (vph) =	Ln(T) = 0.90Ln(X)+1.34 =	16 vph	13 / 3 vph
	7-9 AM	79% Enter/ 21% Exit =		
	PM Peak Hour (vph) =	T= 4.07(X) - 3.17 =	17 vph	5 / 12 vph
	4-6 PM	30% Enter/ 70% Exit =		
**********				
LUC 750	Daily Traffic (ADT) =	Ln(T) = 0.89Ln(X)+3.10 =	836 ADT	
	AM Peak Hour (vph) =	T= 0.94(X) + 194.06 =	250 ADT	222 / 27 vph
		89% Enter/ 11% Exit =		
	PM Peak Hour (vph) =	T= 1.26(X)+ 20.98 =	95 ADT	13 / 82 vph
		14% Enter/ 86% Exit =		
**********				
	TOTALS	Daily Traffic (ADT) =	2,911 ADT	
		AM Peak Hour (vph) =	616 vph	543 / 73 vph
		PM Peak Hour (vph) =	243 vph	37 / 206 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
Arthrex - Plantation Road

DEVELOPMENT SCENARIO B

Land Use Code	Land Use Description	Build Schedule
220	**Multi-Family (Low Rise)**	528 Units
822	**Strip Retail Plaza (<40k)**	30,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 220	Daily Traffic (ADT) =	T = 6.41(X) + 75.31 =	**3,460 ADT**	
	AM Peak Hour (vph) =	T = 0.31(X) + 22.85 =	**187 vph**	45 / 142 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	T = 0.43(X) + 20.55 =	**248 vph**	156 / 92 vph
		63% Enter/ 37% Exit =		
**********				
LUC 822	Daily Traffic (ADT) =	T= 42.20(X)+ 229.68 =	**1,496 ADT**	
< 40 k	AM Peak Hour (vph) =	Ln(T) = 0.66Ln(X)+1.84 =	**59 vph**	36 / 24 vph
	7-9 AM	60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.71Ln(X)+2.72 =	**170 vph**	85 / 85 vph
	4-6 PM	50% Enter/ 50% Exit =		

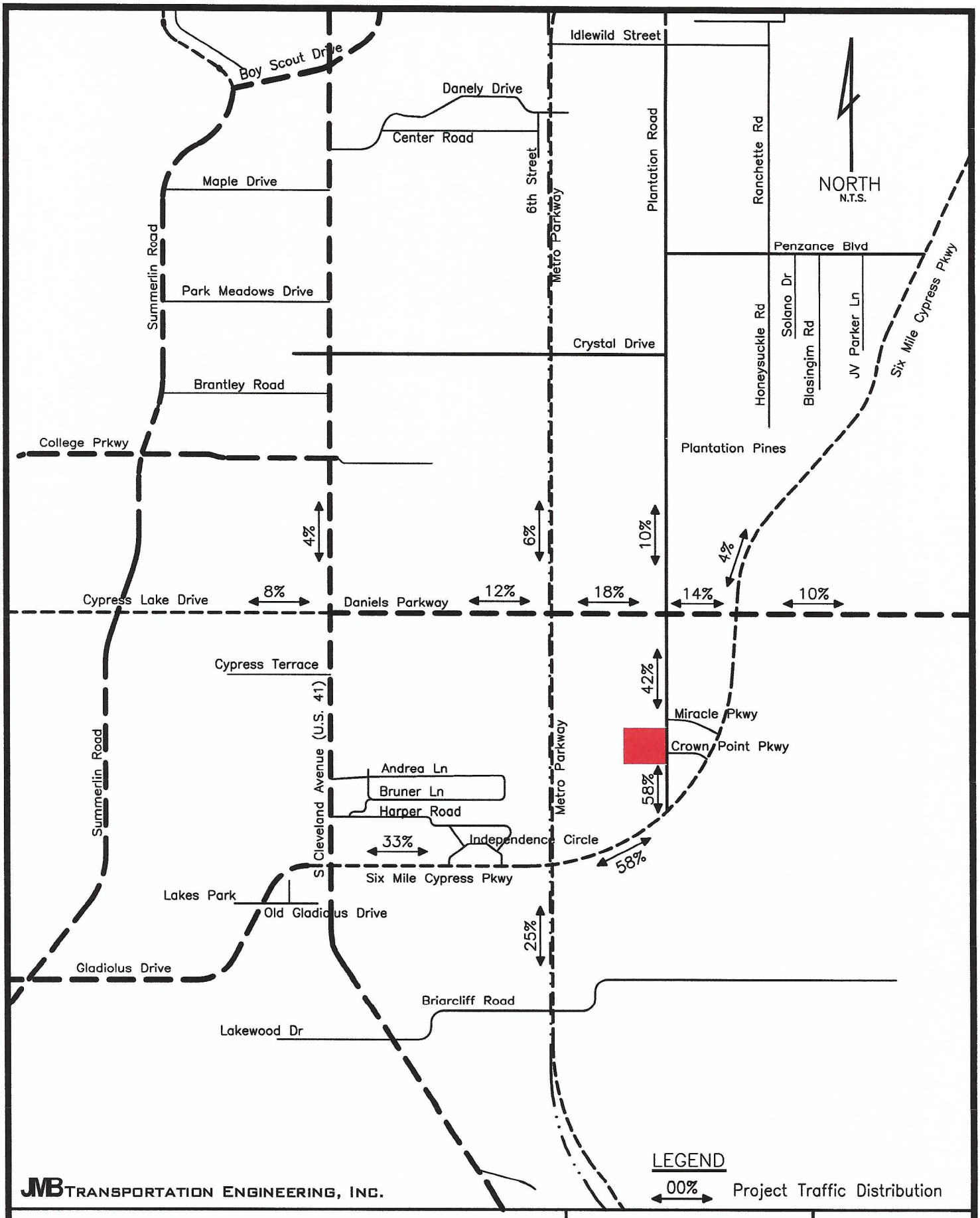
Pass-by Trips per ITE= Ln(T) = -0.29Ln(X) + 5.00 = **55%**

Per Lee County ADT = Pass-by = 25% ADT and 30% AM & PM

 # Daily Pass-by Rate

 # AM & PM Pass-by Rate

	Pass-by Daily Traffic (ADT) =	**374 ADT**	
	Pass-by AM Peak Hour (vph) =	**18 vph**	11 / 7 vph
	Pass-by PM Peak Hour (vph) =	**51 vph**	25 / 26 vph
	**********		
	New Daily Traffic (ADT) =	**1,122 ADT**	
	New AM Peak Hour (vph) =	**42 vph**	25 / 17 vph
	New PM Peak Hour (vph) =	**119 vph**	60 / 59 vph
**********			
TOTALS	Daily Traffic (ADT) =	**4,582 ADT**	
	AM Peak Hour (vph) =	**228 vph**	70 / 158 vph
	PM Peak Hour (vph) =	**367 vph**	216 / 151 vph

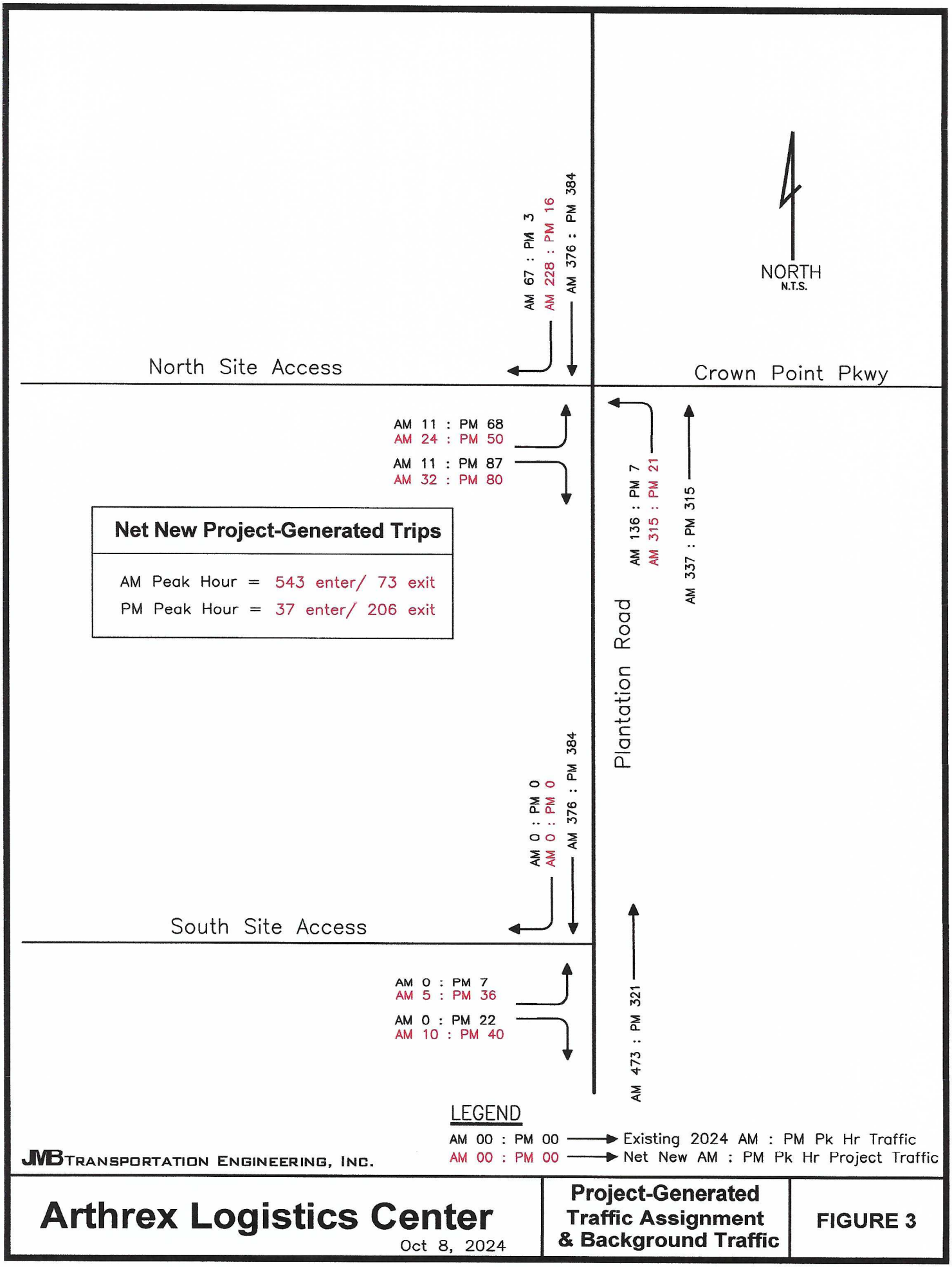


Arthrex Logistics Center

Oct 8, 2024

Project-Generated Traffic Distribution

FIGURE 2



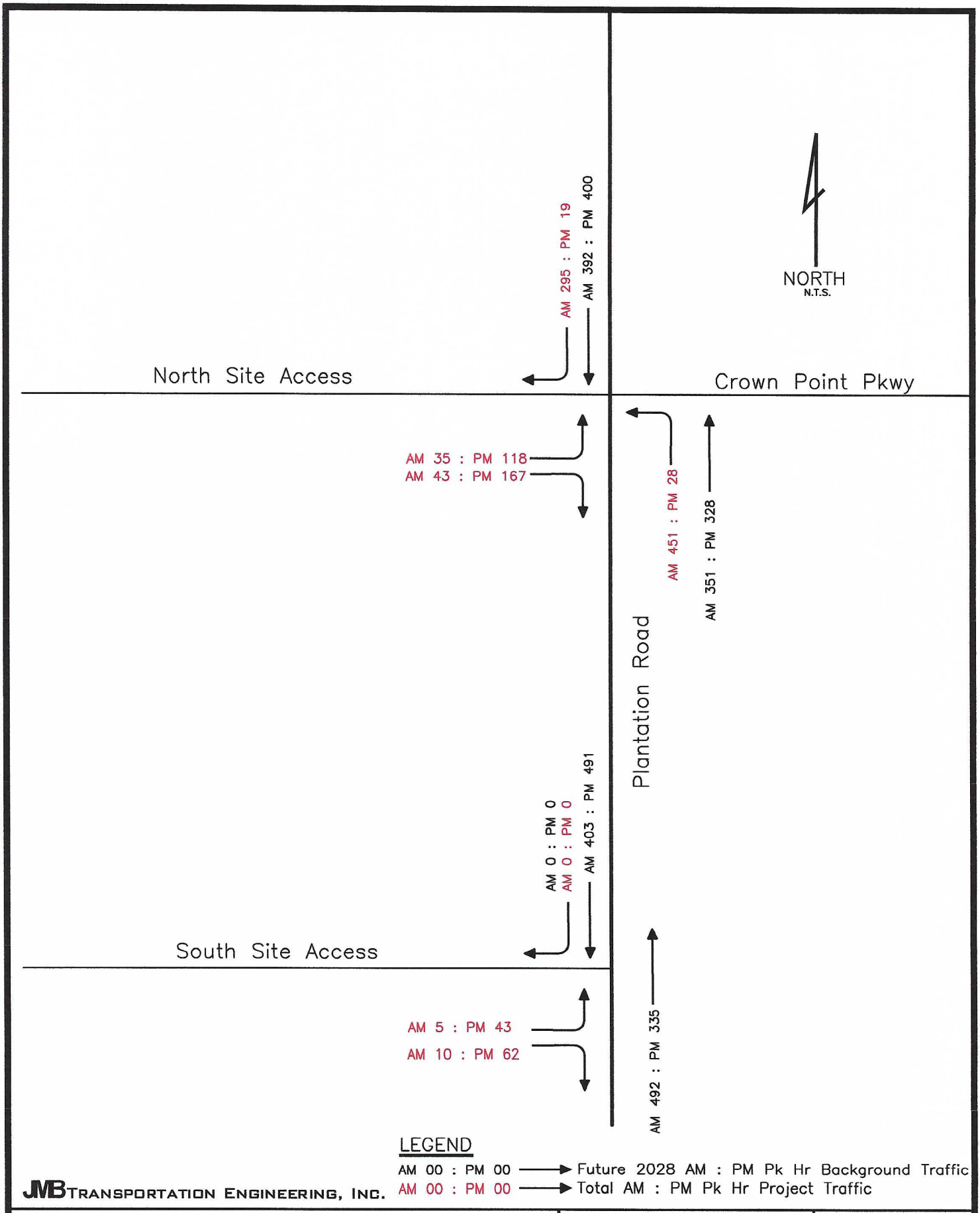
JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

Oct 8, 2024

Project-Generated Traffic Assignment & Background Traffic

FIGURE 3



JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

Oct 8, 2024

Project-Generated & Background Traffic

FIGURE 4

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) = **543**

		Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	LOS "C" Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact	Adopted Service Volume Pk Direction (vphpd)
Cypress Lake Drive	Winkler to Summerlin Rd	4LD	8%	43	590	7.4%	NO	1940
	Summerlin Rd to U.S. 41	6LD	8%	43	1360	3.2%	NO	2940
Daniels Pkwy	U.S. 41 to Metro Pkwy	6LD	12%	65	2680	2.4%	NO	2680
	Metro Pkwy to Plantation Rd	6LD	18%	98	2680	3.6%	NO	2680
	Plantation Rd to Six Mile Cypress	6LD	14%	76	3040	2.5%	NO	3040
	Six Mile Pkwy to Palomino	6LD	10%	54	3040	1.8%	NO	3040
	W. of I-75	6LD	5%	27	3040	0.9%	NO	3040
Gladiolus Drive	Summerlin Road to U.S. 41	6LD	25%	136	2900	4.7%	NO	2900
Metro Parkway	S. of Six Mile Cypress	6LD	6%	33	2100	1.6%	NO	2814
Plantation Road	S. of Idelwild	2LN	10%	54	550	9.9%	NO	860
	N. of Daniels Pkwy	2LN	10%	54	550	9.9%	NO	860
	Site to Daniels Pkwy	2LN	42%	228	550	41.5%	YES	860
	Six Mile Cypress to Site	2LN	58%	315	550	57.3%	YES	860
Six Mile Cypress Pkwy	U.S. 41 to Metro Parkway	4LD	33%	179	2000	8.96%	NO	1900
	Metro Pkwy to Plantaion Rd	4LD	58%	315	2000	15.75%	YES	2000
	Plantation Rd to Daniels Pkwy	4LD	1%	5	2000	0.27%	NO	2000
	Daniels Pkwy to Challenger	4LD	4%	22	1900	1.14%	NO	1900
	Challenger to Colonial	6LD	4%	22	2860	0.76%	NO	2860

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TABLE 3
ROADWAY LINK VOLUMES

		Base Year Traffic Count (ADT)	2022 2023 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	2023 Peak Hour PK Direction (VPHPD)	2024 Peak Hour PK Direction (VPHPD)	2028 Peak Hour PK Direction (VPHPD)
Plantation Road	S. of Idelwild	14200	11700	6	-3.18%	2.00%	702	716	775
	N. of Daniels Pkwy	14200	11700	6	-3.18%	2.00%	702	716	775
	Site to Daniels Pkwy	6400	5700	6	-1.91%	2.00%	342	349	378
	Six Mile Cypress to Site	6400	5700	6	-1.91%	2.00%	342	349	378
Six Mile Cypress Pkwy	Metro Pkwy to Plantaion Rd	30600	32500	6	1.01%	1.01%	1549	1565	1629
	Plantation Rd to Daniels Pkwy	15400	20200	8	3.45%	3.45%	1069	1106	1267
	Daniels Pkwy to Challenger	14000	20200	8	4.69%	4.69%	1038	1087	1305

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TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		2024 Peak Hour PK Direction (vphpd)	2024 Peak Hour PK Direction LOS	2028 Peak Hour PK Direction (vphpd)	2028 Peak Hour PK Direction LOS	Project Peak Hour PK Direction (vphpd)	2028 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	2028 Build-Out Peak Hour PK Direction LOS
Plantation Road	S. of Idelwild	716	D	775	D	54	829	860	0.96	D
	N. of Daniels Pkwy	716	D	775	D	54	829	860	0.96	D
	Site to Daniels Pkwy	349	C	378	C	228	606	860	0.70	C
	Six Mile Cypress to Site	349	C	378	C	315	693	860	0.81	C
Six Mile Cypress Pkwy	Metro Pkwy to Plantaion Rd	1565	D	1629	D	315	1944	2000	0.97	E
	Plantation Rd to Daniels Pkwy	1106	C	1267	C	5	1272	1900	0.67	C
	Daniels Pkwy to Challenger	1087	B	1305	B	22	1327	2860	0.46	B

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	326	0.38	C	343	0.40	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,668	0.90	E	2,804	0.94	[4]
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,795	0.60	D	1,886	0.63	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	E	2,697	0.95	E	2,835	1.00	[4]
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	E	2,550	0.90	E	2,680	0.94	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,116	0.70	B	2,224	0.73	[4]
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	347	0.40	C	365	0.42	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	E	901	0.47	E	947	0.50	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	E	1,764	0.93	E	1,854	0.98	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	E	1,080	0.57	E	1,135	0.60	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,222	0.62	C	1,337	0.68	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	464	0.41	F	1,213	1.06	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	534	0.62	D	561	0.65	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	387	0.45	C	407	0.47	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,169	0.60	D	1,228	0.63	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,049	0.70	D	2,154	0.73	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,985	0.98	F	3,141	1.03	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	2,772	0.85	E	2,914	0.89	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,232	1.03	F	2,453	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	426	0.50	C	448	0.52	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	E	2,069	0.78	E	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,479	0.93	E	2,605	0.98	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	E	2,024	0.72	E	2,127	0.76	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,580	0.56	C	1,660	0.59	[4]
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	503	0.59	D	574	0.67	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	34	0.04	C	36	0.04	[4]
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	374	0.51	A	393	0.54	[4]; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	722	1.08	F	759	1.13	constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	E	740	0.37	E	916	0.46	non-county maint; T and T DRI/W Cyp Vw CPD

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	426	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	376	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	F	1,208	1.04	F	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	[4]
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	[4]
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	[4]
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	[4]
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	381	0.38	C	400	0.40	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	0.15	C	137	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	F	1,056	1.17	F	1,110	1.23	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	E	897	1.00	F	943	1.05	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,278	0.67	C	1,343	0.71	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,426	0.51	C	1,499	0.53	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,618	0.57	C	1,701	0.60	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,204	1.16	F	2,316	1.22	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	C	1,547	0.80	C	1,724	0.89	River Hall Country Club Phase II
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,336	0.75	C	1,404	0.79	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,138	0.64	C	1,196	0.67	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	352	0.41	C	414	0.48	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	194	0.23	C	204	0.24	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	151	0.18	C	174	0.20	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	661	0.70	E	707	0.74	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	D	1,823	0.96	F	1,916	1.01	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	C	1,555	0.82	D	1,634	0.86	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	535	0.62	D	566	0.66	[4]
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	256	0.30	C	396	0.46	[4]; Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	256	0.30	C	269	0.31	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	342	0.40	C	359	0.42	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	702	0.82	D	737	0.86	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	726	0.41	C	763	0.43	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	E	954	0.50	E	1,003	0.53	[4]
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	E	1,397	0.74	E	1,469	0.78	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	E	1,021	0.54	E	1,073	0.57	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	664	0.77	Stoneybrook North
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	107	0.12	C	127	0.15	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	107	0.12	C	112	0.13	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	406	0.47	C	427	0.50	[4]
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,063	0.56	C	1,117	0.59	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,063	0.56	C	1,117	0.59	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	730	0.62	C	767	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	730	0.62	C	767	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	496	0.58	C	521	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	1,035	0.91	E	1,088	0.95	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	243	0.28	C	255	0.30	[4]
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	D	1,897	1.00	F	1,994	1.05	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,549	0.77	B	1,628	0.81	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	E	1,205	0.63	E	1,362	0.72	unincorporated Lee Co; Cr Mnr RPD/Ok Vill RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	E	1,136	0.60	E	1,194	0.63	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	B	1,136	0.40	B	1,194	0.42	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	365	0.36	C	384	0.38	[4]
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	631	0.69	D	663	0.73	[4]
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766	F	778	1.02	F	818	1.07	

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DCI2024-00034 Lee County ePlan
Additional Info Dated 10-21-2024

Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
PLANTATION RD	N OF SIX MILE CYPRESS	521	5500		6400		5100		4700		5700	
PONDELLA RD	E OF PINE ISLAND RD	373		12000		14900				18200		20500
PONDELLA RD	E OF ORANGE GROVE BLVD											
PONDELLA RD	E OF BETMAR BLVD	34	19000	20000	21000	21300	21600	22000	20800	23600	24900	25400
PONDELLA RD	W OF BUSINESS 41	374	17100		19800					24500		
RAY AVE	N OF MEADOW RD	533						4900				
RIVER RANCH RD	S OF CORKSCREW RD	466								2200		
SAN CARLOS BLVD	S OF PRESCOTT ST	8	22800	22400	22400	22800	22000	22100	22700	24000		
SAN CARLOS BLVD	S OF PINE RIDGE	127							23200	28000	28400	
SANIBEL BLVD	E OF US 41	467	7300		8900		9400				9700	
SANTA BARBARA BV	S OF SW 22 TERR	54	22800	24900	25000	24400	23900	24200	29700			
SANTA BARBARA BV	S OF SW 28 ST	55	23400	24800	25200	25700	26100	26300	24700	26500	26800	27900
SENTINELA BLVD	E OF MOORE AVE	478										2800
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387	26700		30600		32700		29600		32500	
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388	17000	18200	20200	20500	21900	23300	19400		23500	
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	15200	18000	17800	18300	19300	19900	17600	20200	20700	20700
SLATER RD	N OF BAYSHORE RD (SR 78)	389		7600		7600						9600
STALEY RD	S OF ORANGE RIVER BLVD	398		2600		3900		4300				
STRINGFELLOW BLVD	N OF CASTILE RD	27	4200	4400	4500	4600	4600	4600	4500	4400	5000	5000

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DCI2024-00034 Lee County ePlan
Additional Info Dated 10-21-2024

PCS 45 - Metro Pkwy north of Arc Way

2023 AADT = 25,900 VPD

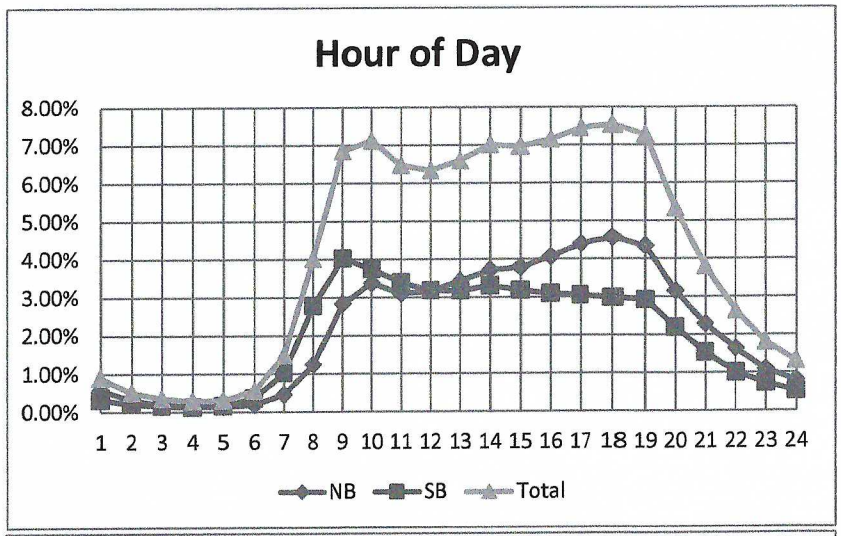
Hour	NB	SB	Total
0	0.57%	0.32%	0.89%
1	0.30%	0.21%	0.51%
2	0.19%	0.16%	0.35%
3	0.15%	0.13%	0.28%
4	0.14%	0.16%	0.30%
5	0.19%	0.35%	0.55%
6	0.45%	1.03%	1.48%
7	1.24%	2.78%	4.02%
8	2.84%	4.02%	6.85%
9	3.37%	3.74%	7.12%
10	3.09%	3.38%	6.48%
11	3.16%	3.18%	6.34%
12	3.43%	3.17%	6.60%
13	3.71%	3.30%	7.01%
14	3.78%	3.18%	6.96%
15	4.06%	3.09%	7.15%
16	4.40%	3.05%	7.44%
17	4.56%	2.98%	7.53%
18	4.34%	2.92%	7.26%
19	3.14%	2.19%	5.33%
20	2.27%	1.53%	3.80%
21	1.63%	1.00%	2.63%
22	1.08%	0.73%	1.80%
23	0.80%	0.51%	1.32%

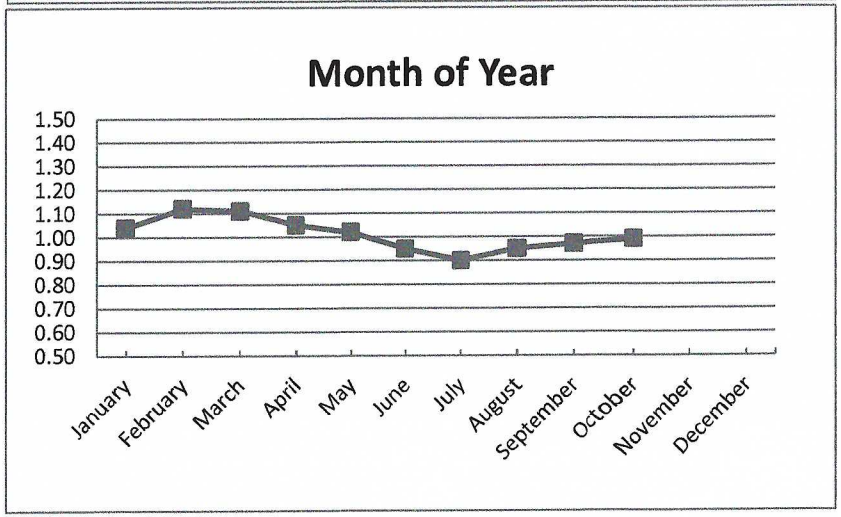
Month of Year	Fraction
January	1.04
February	1.12
March	1.11
April	1.05
May	1.02
June	0.95
July	0.90
August	0.95
September	0.97
October	0.99
November	
December	

Directional Factor		
AM	0.69	SB
PM	0.59	NB

Day of Week	Fraction
Sunday	0.46
Monday	1.08
Tuesday	1.18
Wednesday	1.21
Thursday	1.22
Friday	1.2
Saturday	0.66

Design Hour Volume		
#	Volume	Factor
5	2797	0.108
10	2753	0.106
20	2724	0.105
30	2694	0.104
50	2668	0.103
100	2623	0.101
150	2581	0.100
200	2560	0.099





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DCI2024-00034 Lee County ePlan
Additional Info Dated 10-21-2024

INTERSECTION TURNING MOVEMENT COUNTS

Intersection: N. Site Access at Plantation Road
Date of Count: 9/24/2024 Tuesday

	Eastbound				Westbound				Northbound			Southbound			Total All
AM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	Apprch's
7:00 - 7:15	0	1	0	1	0	0	0	0	16	57	0	0	55	10	140
7:15 - 7:30	0	5	0	0	0	0	0	0	18	40	0	0	75	11	149
7:30 - 7:45	0	7	0	3	0	0	0	0	19	67	0	0	88	13	197
7:45 - 8:00	0	0	0	1	0	0	0	0	30	71	0	0	62	13	177
8:00 -8:15	0	3	0	2	0	0	0	0	42	80	0	0	84	21	232
8:15 -8:30	0	5	0	7	0	0	0	0	31	77	0	0	97	16	233
8:30 - 8:45	0	2	0	0	0	0	0	0	18	73	0	0	93	10	196
8:45 - 9:00	0	9	0	5	0	0	0	0	12	78	0	0	91	7	202
AM Totals	0	32	0	19					186	543	0	0	645	101	1526
Approach %	0.0%	62.7%	0.0%	37.3%					25.5%	74.5%	0.0%	0.0%	86.5%	13.5%	
% / Lane	0.0%	2.1%	0.0%	0.1%					12.2%	35.6%	0.0%	0.0%	42.3%	6.6%	
% / Inter.			2.2%							47.8%			48.9%		

	Eastbound				Westbound				Northbound			Southbound			
PM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
4:00 - 4:15	0	10	0	7	0	0	0	0	1	52	0	0	65	2	137
4:15 - 4:30	0	4	0	3	0	0	0	0	1	70	0	0	81	1	160
4:30 - 4:45	0	9	0	10	0	0	0	0	0	66	0	0	71	1	157
4:45 - 5:00	0	7	0	9	0	0	0	0	2	69	0	0	77	1	165
5:00 - 5:15	0	19	0	28	0	0	0	0	2	67	0	0	88	2	206
5:15 -5:30	0	23	0	27	0	0	0	0	0	74	0	0	93	0	217
5:30 - 5:45	0	12	0	14	0	0	0	0	2	71	0	0	85	0	184
5:45 - 6:00	0	2	0	5	0	0	0	0	0	83	0	0	105	0	195
PM Totals	0	86	0	103					8	552	0	0	665	7	1421
Approach %	0.0%	45.5%	0.0%	54.5%					1.4%	98.6%	0.0%	0.0%	99.0%	1.0%	
% / Lane	0.0%	6.1%	0.0%	7.2%					0.6%	38.8%	0.0%	0.0%	46.8%	0.5%	
% / Inter.			13.3%							39.4%			47.3%		

PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound			
	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
AM Period															
7:45-8:45	0	10	0	10					121	301	0	0	336	60	838
Approach %	0.0%	50.0%	0.0%	50.0%					28.7%	71.3%	0.0%	0.0%	84.8%	15.2%	
PM Period															
4:45 - 5:45	0	61	0	78					6	281	0	0	343	3	772
Approach %	0.0%	43.9%	0.0%	56.1%					2.1%	97.9%	0.0%	0.0%	99.1%	0.9%	

AM Peak Hour Factor = 0.90
PM Peak Hour Factor = 0.89

Intersection: N. Site Access at Plantation Road
Date of Count: 9/24/2024

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	10	0	10	0	0	0	0	121	301	0	0	336	60
PM Period	0	61	0	78	0	0	0	0	6	281	0	0	343	3

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	11	0	11	0	0	0	0	136	337	0	0	376	67
PM Period	0	68	0	87	0	0	0	0	7	315	0	0	384	3

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	11	0	11	0	0	0	0	136	351	0	0	392	67
PM Period	0	68	0	87	0	0	0	0	7	328	0	0	400	3

PROJECT BUILD-OUT PEAK HOUR TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	24	0	32	0	0	0	0	315	0	0	0	0	228
PM Period	0	50	0	80	0	0	0	0	21	0	0	0	0	16

2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	35	0	43	0	0	0	0	451	351	0	0	392	295
PM Period	0	118	0	167	0	0	0	0	28	328	0	0	400	19

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HCS7 Two-Way Stop-Control Report

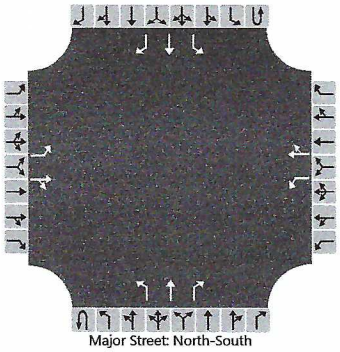
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Project Build-out

Site Information

Intersection	North Site Access
Jurisdiction	
East/West Street	N. site Access
North/South Street	Plantation Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	1	0	1	1	1
Configuration		L		TR		L		TR		L	T	R		L	T	R
Volume (veh/h)		35	0	43		0	0	0		451	351	0		0	392	295
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		39		48		0		0		501				0		
Capacity, c (veh/h)		31		619		21				845				1163		
v/c Ratio		1.25		0.08		0.00				0.59				0.00		
95% Queue Length, Q_{95} (veh)		4.3		0.3		0.0				4.0				0.0		
Control Delay (s/veh)		440.6		11.3		176.1				15.3				8.1		
Level of Service (LOS)		F		B		F				C				A		
Approach Delay (s/veh)		203.9								8.6				0.0		
Approach LOS		F														

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HCS7 Two-Way Stop-Control Report

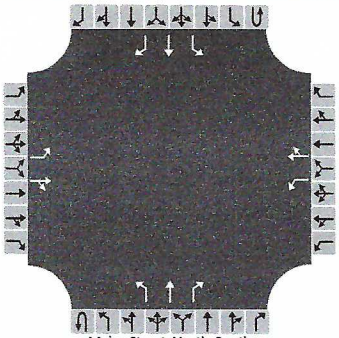
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Project Build-out

Site Information

Intersection	North Site Access
Jurisdiction	
East/West Street	N. site Access
North/South Street	Plantation Road
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	1	1	0	1	1	1
Configuration		L		TR		L		TR		L	T	R		L	T	R
Volume (veh/h)		118	0	167		0	0	0		28	328	0		0	400	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No				No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		133		188		0		0		31				0		
Capacity, c (veh/h)		260		607		153				1086				1184		
v/c Ratio		0.51		0.31		0.00				0.03				0.00		
95% Queue Length, Q_{95} (veh)		2.7		1.3		0.0				0.1				0.0		
Control Delay (s/veh)		32.4		13.6		28.6				8.4				8.0		
Level of Service (LOS)		D		B		D				A				A		
Approach Delay (s/veh)	21.3								0.7				0.0			
Approach LOS	C															

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INTERSECTION TURNING MOVEMENT COUNTS

Intersection: S. Site Access at Plantation Road
Date of Count: 9/24/2024 Tuesday

	Eastbound				Westbound				Northbound			Southbound			Total All
AM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	Apprch's
7:00 - 7:15	0	0	0	0	0	0	0	0	0	73	0	0	56	0	129
7:15 - 7:30	0	0	0	0	0	0	0	0	0	58	0	0	75	0	133
7:30 - 7:45	0	0	0	0	0	0	0	0	0	86	0	0	91	0	177
7:45 - 8:00	0	0	0	0	0	0	0	0	0	101	0	0	63	0	164
8:00 -8:15	0	0	0	0	0	0	0	0	0	122	0	0	86	0	208
8:15 -8:30	0	0	0	0	0	0	0	0	0	108	0	0	104	0	212
8:30 - 8:45	0	0	0	0	0	0	0	0	0	91	0	0	93	0	184
8:45 - 9:00	0	0	0	0	0	0	0	0	0	90	0	0	96	0	186
AM Totals	0	0	0	0					0	729	0	0	664	0	1393
Approach %									0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	
% / Lane									0.0%	52.3%	0.0%	0.0%	47.7%	0.0%	
% / Inter.										52.3%			47.7%		

	Eastbound				Westbound				Northbound			Southbound			
PM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
4:00 - 4:15	0	7	0	9	0	0	0	0	0	53	0	0	72	0	141
4:15 - 4:30	0	2	0	1	0	0	0	0	0	71	0	0	84	0	158
4:30 - 4:45	0	1	0	8	0	0	0	0	0	66	0	0	81	0	156
4:45 - 5:00	0	1	0	3	0	0	0	0	0	71	0	0	86	0	161
5:00 - 5:15	0	3	0	10	0	0	0	0	0	69	0	0	116	0	198
5:15 -5:30	0	2	0	6	0	0	0	0	0	74	0	0	120	0	202
5:30 - 5:45	0	0	0	1	0	0	0	0	0	73	0	0	99	0	173
5:45 - 6:00	0	0	0	0	0	0	0	0	0	83	0	0	110	0	193
PM Totals	0	16	0	38					0	560	0	0	768	0	1382
Approach %	0.0%	29.6%		70.4%					0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	
% / Lane	0.0%	1.2%		2.7%					0.0%	40.5%	0.0%	0.0%	55.6%	0.0%	
% / Inter.										40.5%			55.6%		

PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound			
	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
AM Period															
7:45-8:45	0	0	0	0					0	422	0	0	346	0	768
Approach %									0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	
PM Period															
4:45 - 5:45	0	6		20					0	287	0	0	421	0	734
Approach %	0.0%	23.1%		76.9%					0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	

AM Peak Hour Factor = 0.91
PM Peak Hour Factor = 0.91

Intersection: S. Site Access at Plantation Road
Date of Count: 9/24/2024

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	0	0	0	0	0	0	0	0	422	0	0	346	0
PM Period	0	6	0	20	0	0	0	0	0	287	0	0	421	0

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	0	0	0	0	0	0	0	0	473	0	0	388	0
PM Period	0	7	0	22	0	0	0	0	0	321	0	0	472	0

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	0	0	0	0	0	0	0	0	492	0	0	403	0
PM Period	0	7	0	22	0	0	0	0	0	335	0	0	491	0

NET NEW PROJECT BUILD-OUT PEAK HOUR TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	5	0	10	0	0	0	0	0	0	0	0	0	0
PM Period	0	36	0	40	0	0	0	0	0	0	0	0	0	0

2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	5	0	10	0	0	0	0	0	492	0	0	403	0
PM Period	0	43	0	62	0	0	0	0	0	335	0	0	491	0

HCS7 Two-Way Stop-Control Report

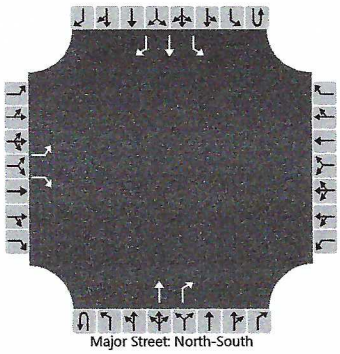
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Project Build-out

Site Information

Intersection	North Site Access
Jurisdiction	
East/West Street	S. Site Access
North/South Street	Plantation Road
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	1	0	1	1	1
Configuration		L		R							T	R		L	T	R
Volume (veh/h)		5		10							492	0		0	403	0
Percent Heavy Vehicles (%)		3		3										3		
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No								No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2										4.1		
Critical Headway (sec)		7.13		6.23										4.13		
Base Follow-Up Headway (sec)		3.5		3.3										2.2		
Follow-Up Headway (sec)		3.53		3.33										2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		11										0		
Capacity, c (veh/h)		227		613										1023		
v/c Ratio		0.02		0.02										0.00		
95% Queue Length, Q_{95} (veh)		0.1		0.1										0.0		
Control Delay (s/veh)		21.3		11.0										8.5		
Level of Service (LOS)		C		B										A		
Approach Delay (s/veh)		14.4												0.0		
Approach LOS		B														

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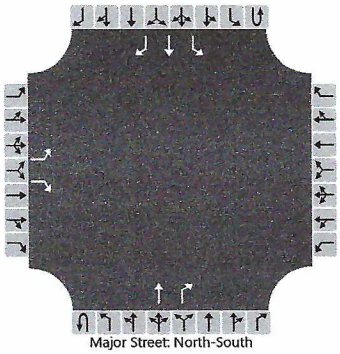
HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JMB Transportation	Intersection	North Site Access
Agency/Co.		Jurisdiction	
Date Performed	10/9/2024	East/West Street	S. Site Access
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Project Build-out		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	1	0	1	1	1
Configuration		L		R							T	R		L	T	R
Volume (veh/h)		43		62							335	0		0	491	0
Percent Heavy Vehicles (%)		3		3										3		
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No								No				No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2										4.1		
Critical Headway (sec)		7.13		6.23										4.13		
Base Follow-Up Headway (sec)		3.5		3.3										2.2		
Follow-Up Headway (sec)		3.53		3.33										2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		47		68										0		
Capacity, c (veh/h)		255		540										1185		
v/c Ratio		0.19		0.13										0.00		
95% Queue Length, Q_{95} (veh)		0.7		0.4										0.0		
Control Delay (s/veh)		22.3		12.6										8.0		
Level of Service (LOS)		C		B										A		
Approach Delay (s/veh)		16.6												0.0		
Approach LOS		C														

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INTERSECTION TURNING MOVEMENT COUNTS

Intersection: Six Mile Cypress & Plantation Road
Date of Count: 10/1/2024 Tuesday

	Eastbound				Westbound				Northbound			Southbound			Total All
AM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	Apprch's
7:00 - 7:15	0	27	162	0	0	2	233	2	0	1	2	2	0	48	479
7:15 - 7:30	0	59	155	0	0	1	228	8	0	0	4	0	2	69	526
7:30 - 7:45	0	80	216	0	0	1	244	0	0	0	0	1	0	77	619
7:45 - 8:00	0	78	192	0	0	4	302	10	0	0	10	4	0	82	682
8:00 -8:15	0	117	211	0	0	2	299	16	0	0	3	3	0	88	739
8:15 -8:30	0	94	190	0	0	3	278	12	0	0	0	3	0	82	662
8:30 - 8:45	0	82	178	0	0	3	255	10	0	0	3	0	0	96	627
8:45 - 9:00	0	84	162	0	0	1	263	6	0	0	0	2	0	85	603
AM Totals	0	621	2247	0	0	17	3370	64	0	1	22	15	2	627	6986
Approach %	0.0%	21.7%	78.3%	0.0%	0.0%	0.5%	97.7%	1.9%	0.0%	4.3%	95.7%	2.3%	0.3%	97.4%	
% / Lane	0.0%	8.9%	32.2%	0.0%	0.0%	0.2%	48.2%	0.9%	0.0%	0.0%	0.3%	0.2%	0.0%	9.0%	
% / Inter.			41.1%				49.4%			0.3%			9.2%		

	Eastbound				Westbound				Northbound			Southbound			
PM Period	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
4:00 - 4:15	0	39	234	0	0	3	159	0	0	0	3	1	0	66	505
4:15 - 4:30	0	42	274	0	0	0	183	0	0	0	3	6	0	93	601
4:30 - 4:45	0	33	254	0	0	2	201	0	0	0	0	3	0	78	571
4:45 - 5:00	0	45	288	0	0	3	172	3	1	0	4	5	0	94	615
5:00 - 5:15	0	53	317	0	0	1	215	4	0	0	16	17	0	111	734
5:15 -5:30	0	82	345	0	0	3	205	1	0	1	6	7	0	92	742
5:30 - 5:45	0	53	365	0	0	0	218	3	0	0	8	4	0	118	769
5:45 - 6:00	0	62	367	0	0	2	193	0	0	0	5	5	0	107	741
PM Totals	0	409	3370	0	0	14	2247	11	1	1	45	48	0	759	6905
Approach %	0.0%	10.8%	89.2%	0.0%	0.0%	0.6%	98.9%	0.5%	2.1%	2.1%	95.7%	5.9%	0.0%	94.1%	
% / Lane	0.0%	5.9%	48.8%	0.0%	0.0%	0.2%	32.5%	0.2%	0.0%	0.0%	0.7%	0.7%	0.0%	11.0%	
% / Inter.			54.7%				32.9%			0.7%			11.7%		

PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound			
	U	L	T	R	U	L	T	R	L	T	R	L	T	R	
AM Period															
7:45-8:45	0	371	771	0	0	12	1134	48	0	0	16	10	0	348	2710
Approach %	0.0%	32.5%	67.5%	0.0%	0.0%	1.0%	95.0%	4.0%	0.0%	0.0%	100.0%	2.8%	0.0%	97.2%	
PM Period															
5:00 - 6:00	0	250	1394	0	0	6	831	8	0	1	35	33	0	428	2986
Approach %	0.0%	15.2%	84.8%	0.0%	0.0%	0.7%	98.3%	0.9%	0.0%	2.8%	97.2%	7.2%	0.0%	92.8%	

AM Peak Hour Factor = 0.92
PM Peak Hour Factor = 0.97

Intersection: Six Mile Cypress & Plantation Road
Date of Count: 10/1/2024

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	371	771	0	0	12	1134	48	0	0	16	10	0	348
PM Period	0	250	1394	0	0	6	831	8	0	1	35	33	0	428

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	416	864	0	0	13	1270	54	0	0	18	11	0	390
PM Period	0	280	1561	0	0	7	931	9	0	1	39	37	0	479

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	433	899	0	0	14	1322	56	0	0	19	12	0	406
PM Period	0	291	1625	0	0	7	969	9	0	1	41	38	0	499

PROJECT BUILD-OUT PEAK HOUR TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	315	0	0	0	0	0	0	0	0	0	0	0	42
PM Period	0	21	0	0	0	0	0	0	0	0	0	0	0	120

2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

	Eastbound				Westbound				Northbound			Southbound		
	U	L	T	R	U	L	T	R	L	T	R	L	T	R
AM Period	0	748	899	0	0	14	1322	56	0	0	19	12	0	448
PM Period	0	312	1625	0	0	7	969	9	0	1	41	38	0	619

HCS7 Two-Way Stop-Control Report

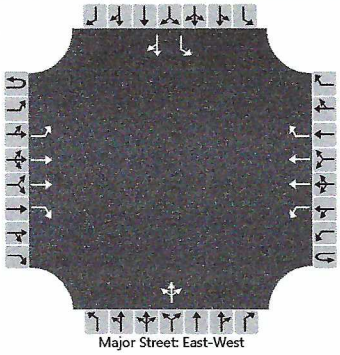
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Existing Traffic

Site Information

Intersection	6 Mile & Plantation Road
Jurisdiction	
East/West Street	Six Mile Cypress Pkwy
North/South Street	
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	371	771	0	0	12	1134	48		0	0	16		10	0	348
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		403				13					17			11		378
Capacity, c (veh/h)		556				786					580			29		431
v/c Ratio		0.73				0.02					0.03			0.37		0.88
95% Queue Length, Q_{95} (veh)		6.0				0.1					0.1			1.2		9.1
Control Delay (s/veh)		26.8				9.7					11.4			187.7		49.6
Level of Service (LOS)		D				A					B			F		E
Approach Delay (s/veh)	8.7				0.1				11.4				53.4			
Approach LOS									B				F			

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HCS7 Two-Way Stop-Control Report

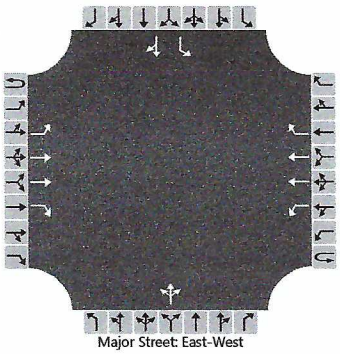
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Existing Traffic

Site Information

Intersection	6 Mile & Plantation Road
Jurisdiction	
East/West Street	Six Mile Cypress Pkwy
North/South Street	
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	250	1394	0	0	6	831	8		0	1	35		33	0	428
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		258				6					37			34		441
Capacity, c (veh/h)		773				463					305			77		572
v/c Ratio		0.33				0.01					0.12			0.44		0.77
95% Queue Length, Q_{95} (veh)		1.5				0.0					0.4			1.8		7.1
Control Delay (s/veh)		12.0				12.9					18.4			84.4		29.4
Level of Service (LOS)		B				B					C			F		D
Approach Delay (s/veh)	1.8				0.1				18.4				33.3			
Approach LOS									C				D			

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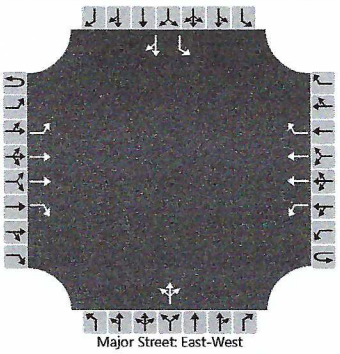
HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JMB Transportation	Intersection	6 Mile & Plantation Road
Agency/Co.		Jurisdiction	
Date Performed	10/9/2024	East/West Street	Six Mile Cypress Pkwy
Analysis Year	2028	North/South Street	
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	433	899	0	0	14	1322	56		0	0	19		12	0	406
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		471				15					21			13		441
Capacity, c (veh/h)		463				696										
v/c Ratio		1.02				0.02										
95% Queue Length, Q_{95} (veh)		13.7				0.1										
Control Delay (s/veh)		76.0				10.3										
Level of Service (LOS)		F				B										
Approach Delay (s/veh)	24.7				0.1											
Approach LOS																

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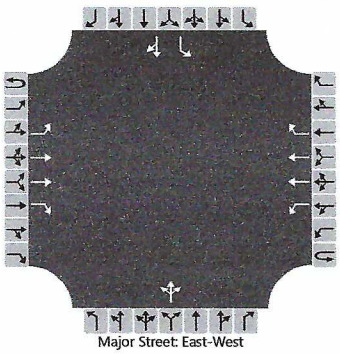
HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JMB Transportation	Intersection	6 Mile & Plantation Road
Agency/Co.		Jurisdiction	
Date Performed	10/9/2024	East/West Street	Six Mile Cypress Pkwy
Analysis Year	2028	North/South Street	
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Traffic		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	291	1625	0	0	7	969	9		0	1	41		38	0	499
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		300				7					43			39		514
Capacity, c (veh/h)		683				374								45		514
v/c Ratio		0.44				0.02								0.87		1.00
95% Queue Length, Q_{95} (veh)		2.2				0.1								3.5		13.9
Control Delay (s/veh)		14.3				14.8								235.1		68.4
Level of Service (LOS)		B				B								F		F
Approach Delay (s/veh)	2.2				0.1								80.2			
Approach LOS													F			

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HCS7 Two-Way Stop-Control Report

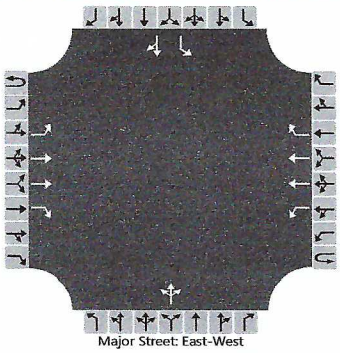
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Project Build-out

Site Information

Intersection	6 Mile & Plantation Road
Jurisdiction	
East/West Street	Six Mile Cypress Pkwy
North/South Street	
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	748	899	0	0	14	1322	56		0	0	19		12	0	448
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		813				15					21			13		487
Capacity, c (veh/h)		463				696										
v/c Ratio		1.75				0.02										
95% Queue Length, Q_{95} (veh)		49.8				0.1										
Control Delay (s/veh)		369.6				10.3										
Level of Service (LOS)		F				B										
Approach Delay (s/veh)	167.9				0.1											
Approach LOS																

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HCS7 Two-Way Stop-Control Report

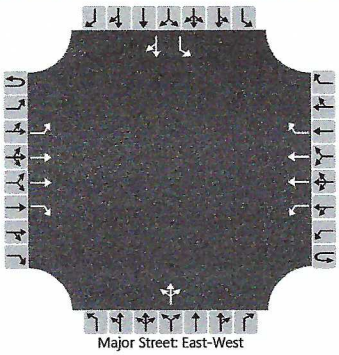
General Information

Analyst	JMB Transportation
Agency/Co.	
Date Performed	10/9/2024
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Project Build-out

Site Information

Intersection	6 Mile & Plantation Road
Jurisdiction	
East/West Street	Six Mile Cypress Pkwy
North/South Street	
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		1	1	0
Configuration		L	T	R		L	T	R			LTR			L		TR
Volume (veh/h)	0	312	1625	0	0	7	969	9		0	1	41		38	0	619
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				Yes											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		322				7					43			39		638
Capacity, c (veh/h)		683				374										514
v/c Ratio		0.47				0.02										1.24
95% Queue Length, Q_{95} (veh)		2.5				0.1										25.1
Control Delay (s/veh)		14.9				14.8										149.2
Level of Service (LOS)		B				B										F
Approach Delay (s/veh)	2.4				0.1											
Approach LOS																

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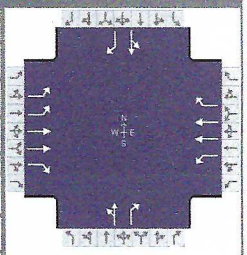
HCS7 Signalized Intersection Results Summary

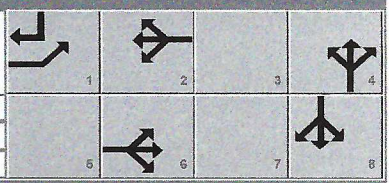
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	JMB Transportation	Analysis Date	10/9/2024	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.92
Urban Street	Six Mile Cypress Pkwy	Analysis Year	2028 Project Build-out	Analysis Period	1> 7:00
Intersection	Plantation Road & Six M...	File Name	^ Mile and Plantation 2028 AM Project Build-out.xus		
Project Description	2028 AM Project Build-out				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	748	899	0	14	1322	56	0	0	19	12	0	448

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	19.4	65.6	20.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6		2		4		8
Case Number	1.0	3.0		5.3		7.0		7.0
Phase Duration, s	24.4	95.0		70.6		25.0		25.0
Change Period, (*Y+R c*), s	5.0	5.0		5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.0	0.0		0.0		3.2		3.2
Queue Clearance Time (*g s*), s	18.1					2.4		22.0
Green Extension Time (*g e*), s	1.3	0.0		0.0		0.8		0.0
Phase Call Probability	1.00					1.00		1.00
Max Out Probability	0.15					0.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	813	977	0	15	1437	45		0	21		13	367
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1689	1738	1610	585	1738	1610		0	1610		1440	1547
Queue Service Time (*g s*), s	16.1	0.0	0.0	1.5	30.0	1.5		0.0	0.4		0.9	20.0
Cycle Queue Clearance Time (*g c*), s	16.1	0.0	0.0	1.5	30.0	1.5		0.0	0.4		0.9	20.0
Green Ratio (*g/C*)	0.73	0.75	0.75	0.55	0.55	0.55			0.71		0.17	0.33
Capacity (*c*), veh/h	883	2607	1208	380	1900	880			1149		300	508
Volume-to-Capacity Ratio (*X*)	0.921	0.375	0.000	0.040	0.756	0.051		0.000	0.018		0.043	0.723
Back of Queue (*Q*), ft/ln (95 th percentile)	475.1	7	0	8.9	302.5	24.6		0	22.6		14.3	381
Back of Queue (*Q*), veh/ln (95 th percentile)	18.3	0.3	0.0	0.4	11.6	1.0		0.0	0.9		0.6	14.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (*d 1*), s/veh	27.1	0.0	0.0	12.7	11.4	12.7			5.0		42.1	35.5
Incremental Delay (*d 2*), s/veh	10.9	0.4	0.0	0.2	2.9	0.1		0.0	0.0		0.0	4.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	38.0	0.4	0.0	12.9	14.3	12.8			5.0		42.1	39.9
Level of Service (LOS)	D	A		B	B	B			A		D	D
Approach Delay, s/veh / LOS	17.5	B		14.2	B		5.0	A		40.0	D	
Intersection Delay, s/veh / LOS	18.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.85	B	2.25	B	2.48	B	2.60	C
Bicycle LOS Score / LOS	1.96	B	1.72	B	0.52	A	1.12	A

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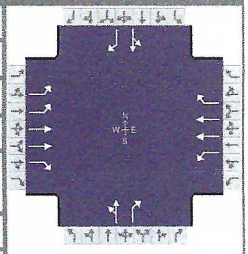
HCS7 Signalized Intersection Results Summary

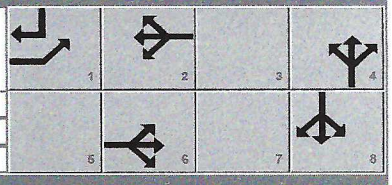
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	JMB Transportation	Analysis Date	10/9/2024	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.92
Urban Street	Six Mile Cypress Pkwy	Analysis Year	2028 Project Build-out	Analysis Period	1> 7:00
Intersection	Plantation Road & Six M...	File Name	^ Mile and Plantation 2028 PM Project Build-out.xus		
Project Description	2028 PM Project Build-out				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	312	1625	0	7	969	9	0	1	41	38	0	619

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	67.5	30.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6		2		4		8
Case Number	1.0	3.0		5.3		7.0		7.0
Phase Duration, s	12.5	85.0		72.5		35.0		35.0
Change Period, (*Y+Rc*), s	5.0	5.0		5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.0	0.0		0.0		3.2		3.2
Queue Clearance Time (*gs*), s	6.8					2.6		32.0
Green Extension Time (*ge*), s	0.7	0.0		0.0		1.1		0.0
Phase Call Probability	1.00					1.00		1.00
Max Out Probability	0.00					0.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	339	1766	0	8	1053	10		0	45		41	434
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1689	1738	1610	275	1738	1610		0	1610		1435	1547
Queue Service Time (*gs*), s	4.8	21.0	0.0	1.7	15.2	0.3		0.0	0.6		2.7	30.0
Cycle Queue Clearance Time (*gc*), s	4.8	21.0	0.0	10.1	15.2	0.3		0.0	0.6		2.7	30.0
Green Ratio (*g/C*)	0.64	0.67	0.67	0.56	0.56	0.56			0.81		0.25	0.31
Capacity (*c*), veh/h	787	2318	1074	195	1957	906			1309		419	483
Volume-to-Capacity Ratio (*X*)	0.431	0.762	0.000	0.039	0.538	0.011		0.000	0.034		0.099	0.898
Back of Queue (*Q*), ft/ln (95 th percentile)	72.4	157.5	0	5.5	196.8	5		0	43.8		40.8	525.5
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	6.1	0.0	0.2	7.6	0.2		0.0	1.8		1.6	20.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (*d1*), s/veh	10.4	3.4	0.0	15.9	8.4	11.5			2.2		34.8	39.4
Incremental Delay (*d2*), s/veh	0.1	2.4	0.0	0.4	1.1	0.0		0.0	0.0		0.0	18.8
Initial Queue Delay (*d3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	10.5	5.8	0.0	16.2	9.5	11.6			2.2		34.9	58.3
Level of Service (LOS)	B	A		B	A	B			A		C	E
Approach Delay, s/veh / LOS	6.6	A		9.6	A		2.9	A		56.2	E	
Intersection Delay, s/veh / LOS	13.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.40	B	2.45	B	2.59	C
Bicycle LOS Score / LOS	2.22	B	1.37	A	0.56	A	1.27	A

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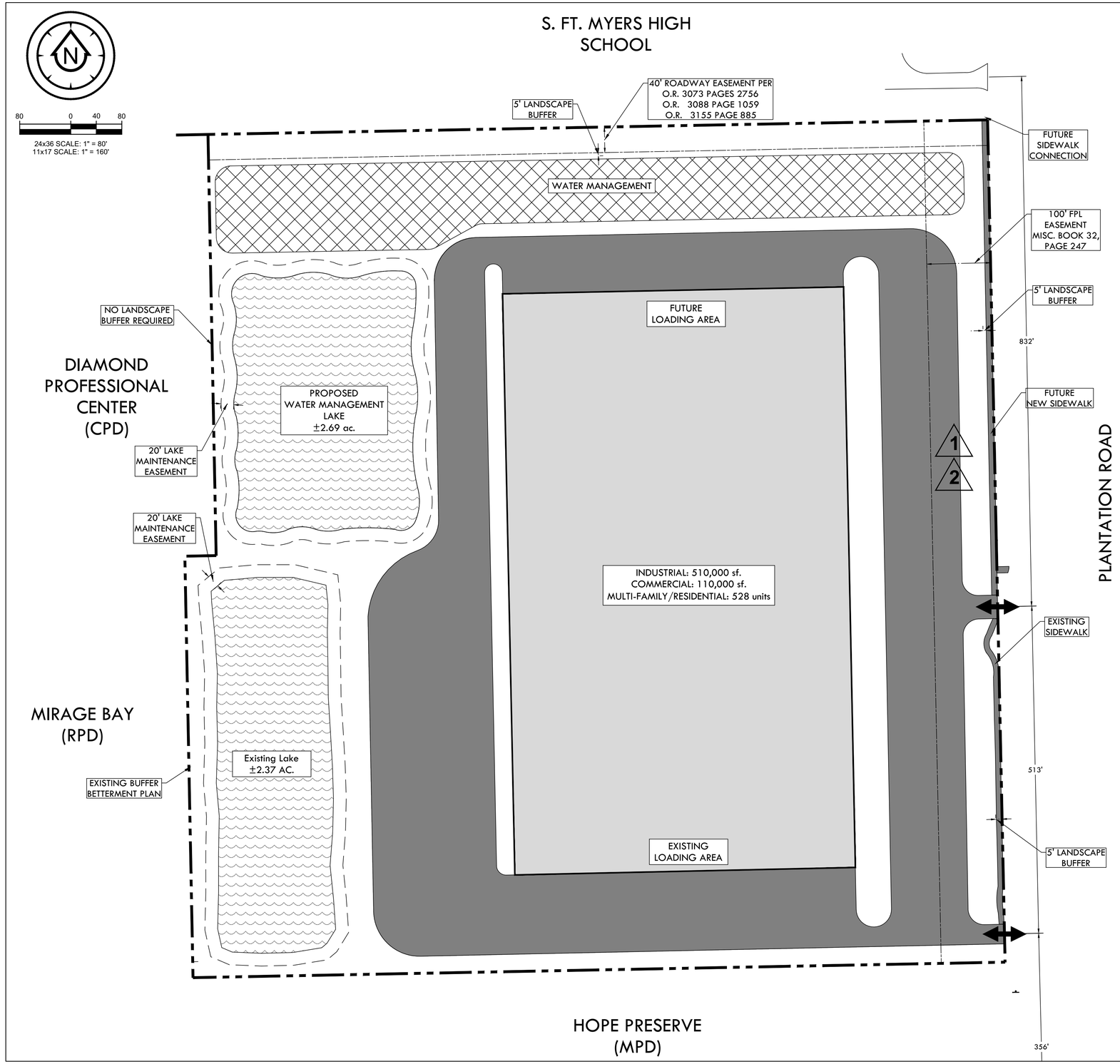

Legend

- Lake
- Building
- Paved Circulation
- Stormwater Management Areas
- Vehicular Ingress & Egress (Existing)
- Heritage Tree (Laurel Oak)

Proposed Land Use Table

Parcel Total Acres	± 37.7 ac.
Open Space (20% required)	± 7.54 ac.
Multi-Family Units	528 Dwelling Units
Commercial	110,000 sf.
Industrial	510,000 sf.

Proposed Zoning:

Mixed Use Planned Development (MPD)

Existing Land Use:

Office:	±46,000 sf.
Warehouse:	±210,000 sf.

Existing Zoning:

RPD & IPD

Existing Future Land Use:

- Intensive
- Mixed Use Overlay

Deviations:

1 2

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31200
Surveying Firm License: LB9569
Collier County:
2400 Tall Boulevard, Suite 300
Naples, FL 34105
P: 239.597.3311
F: 239.566.2203

CLIENT NAME: RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: CONCEPT PLANE SPACE STUDY

DESIGNED BY: LJA
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: JAC
DATE: October 2024
DATUM: NAVD = NGVD + 1.17'

NO.	DATE	REVISIONS	BY
1	9/23/24	RESPOND TO COMMENTS 9/20/24	BLB
2	10/1/24	PLEASE IGNORE	BLB
3	10/18/24	DEVIATIONS	BLB

ACAD FILE NAME:

LJA PROJECT # 23-0001

PLOT VIEW \ LAYOUT: CONCEPT 2

SHEET 01
OF 01

ACAD FILE #

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024



ARTHREX AT PLANTATION

Protected Species Survey

SECTION 30, TOWNSHIP 45, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

Arthrex, Inc
c/o Trent Lewis
c/o David Bumpous
1370 Creekside Boulevard
Naples, FL 34108

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

May 2024

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

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2.0 PROJECT LOCATION..... 3
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EXHIBITS

Figure 1 Site Location Map
Figure 2 Aerial Map
Figure 3 FLUCCS Map with Aerial
Figure 4 FLUCCS Map without Aerial
Figure 5 Transect Map & Field Results
Figure 6 Wood Stork Information
Figure 7 Bald Eagle Map
Figure 8 Florida Panther Information
Figure 9 Florida Black Bear Information
Figure 10 Florida Bonneted Bat Information

APPENDICES

Appendix A Florida Bonneted Bat Tree Cavity Survey

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the Arthrex at Plantation (Subject Property). The field assessment occurred on May 3, 2024, to evaluate the Subject Property for the potential presence of listed species of concern based on the Florida Land Use Cover and Forms Classification System (FLUCCS) and existing site conditions.

2.0 PROJECT LOCATION

The Subject Property consists of two parcels (Strap #30-45-25-00-00002.1030, #30-45-25-00-00002.103A) and is located east of Metro Parkway and west of 6 Mile Cypress Parkway, in Lee County, Florida (Figures 1 & 2). According to the boundary provided by the project engineer the overall Subject Property totals approximately 37.82 acres.

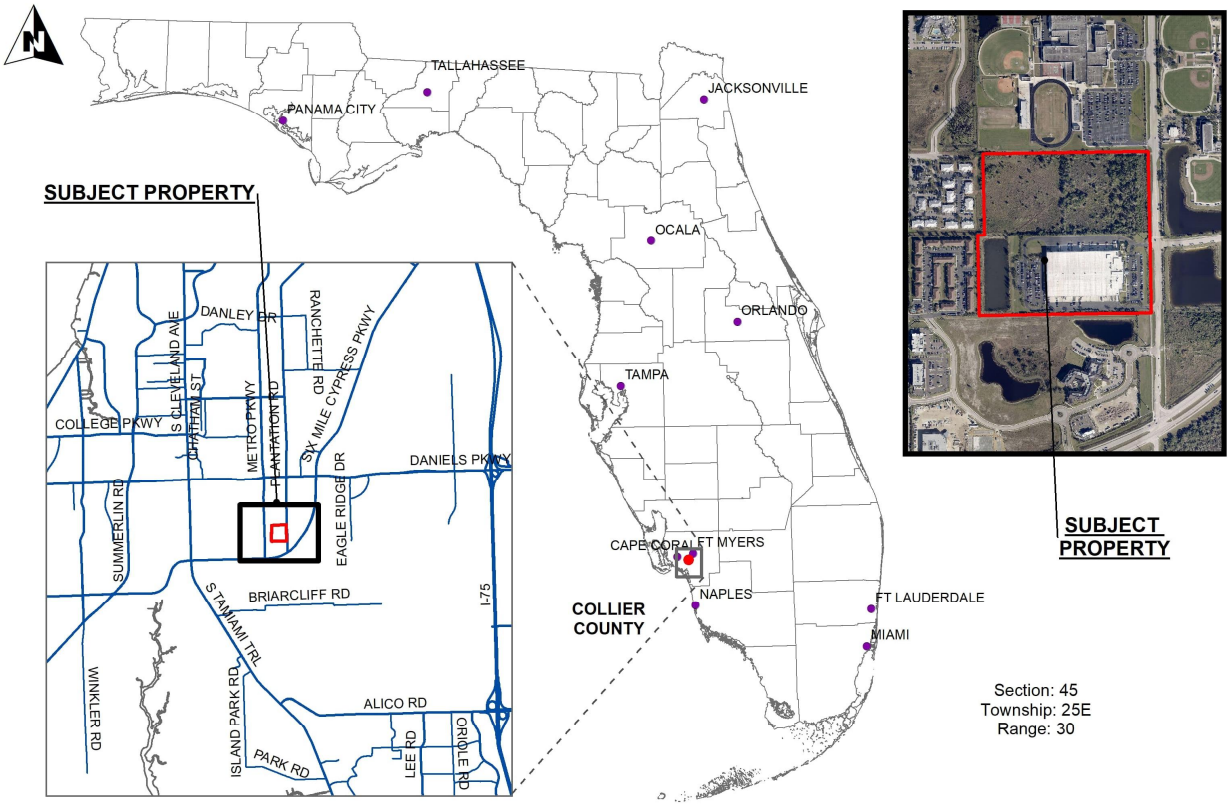

Figure 1. *Site Location Map*

3.0 SPECIES SURVEY METHODS & MATERIALS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photograph available (Lee County 2024) using the Florida Land Use, Cover and Forms Classification System. FLUCCS mapping for this property is detailed below in Figures 3 & 4. The resulting FLUCCS codes were cross-referenced with a list of protected plant and animal species. The lists were obtained from three publications:

DCI2024-00034 Lee County ePlan Additional Info Dated 10-21-2024

- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists," December 2022.
- "Lee County Protected Species List." May 10, 2022.
- "Notes on Florida's Endangered and Threatened Plants," Florida Department of Agriculture and Consumer Services, 2010.

In the field, each FLUCCS community is searched for listed species or signs of listed species. A meandering strip census survey methodology was utilized as described by the ESSM. This is accomplished using a series of meandering pedestrian transects spaced approximately 25-feet apart to achieve approximately 80% overall coverage, throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. Signs or sightings of all species are recorded, and any associated burrows, dens, or cavities are flagged in the field and marked by GPS using a Trimble 7X unit.

Based on the habitat types found on the Subject Property, particular attention was paid to the presence or absence of listed species such as Big cypress fox squirrel (nests) and Florida bonneted bat (cavities). Approximately four (4) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
May 3, 2024	1:00 pm	3:00 pm	2	4	Species Survey Fieldwork

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the mid 80's with partly cloudy skies. The Subject Property was historically agricultural but has become overgrown with exotic vegetation. The Subject Property is currently undeveloped. An access point is located in the northeast corner off Plantation Road.

The Subject Property has the following surrounding land uses:

North:	School
East:	Plantation Road, Athletic Facility
South:	Commercial, Open Land
West:	Residential

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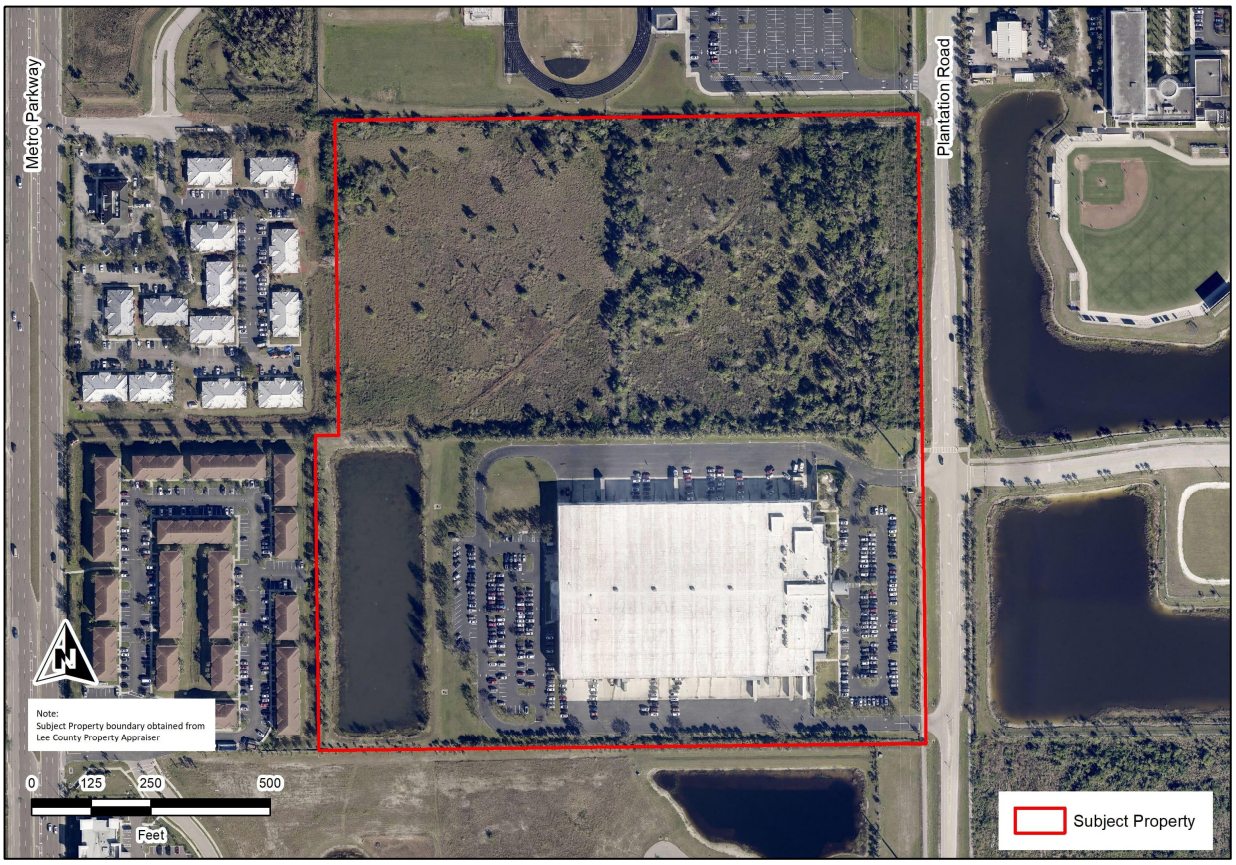

Figure 2. *Aerial Map*

Table 2 lists the FLUCCS communities located on the Subject Property. The community descriptions correspond to the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Invasive Species Council's (FISC) list of invasive species contains Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities. A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Australian pine, Brazilian pepper, earleaf acacia, melaleuca, Caesarweed, and air potato. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

TABLE 2. FLUCCS COMMUNITIES AND CORRESPONDING ACREAGES		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
140	Commercial Services	15.53
211H	Hydric Farm Pastures	16.67
500	Other Surface Waters	2.77
513	Ditch	0.60
832	Electrical Power Transmission Lines	2.25
	Site Total:	**+/-37.82**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover



Figure 3. *FLUCCS Map with Aerial*



Figure 4. *FLUCCS Map without Aerial*

FLUCCS DESCRIPTIONS
* = exotic species

FLUCCS 140, Commercial Services

This community is found in the southern portion of the Subject Property and consists of a large building with associated parking.

FLUCCS 211H, Hydric Improved Pastures

This community makes up the majority of the Subject Property and is dominated by exotic vegetation. Canopy level vegetation is sparse, and consists of Laurel oak (*Quercus laurifolia*), *Melaleuca (*Melaleuca quinquenervia*), *Earleaf acacia (*Acacia auriculiformis*), *java plum (*Syzygium cumini*), and Carolina willow (*Salix caroliniana*). Midstory consists of crested saltbush (*Atriplex pentandra*) and *Brazilian pepper (*Schinus terebinthifolia*). Groundcover consists of Jamaica swamp sawgrass (*Cladium jamaicense*), various species of beaksedge (*Rhynchospora spp.*), pineland heliotrope (*Euploca polyphylla*), pennywort (*Hydrocotyle spp.*), spadeleaf (*Centella asiatica*), American burnweed (*Erechtites hieraciifolius*), dogfennel (*Eupatorium capillifolium*), common ragweed (*Ambrosia artemisiifolia*), *rosy camphorweed (*Pluchea Baccharis*), and *casearweed (*Urena lobata*), with moderate amount of vines including climbing hempvine (*Mikania scandens*).

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FLUCCS 500, Other Surface Waters

This community is found throughout the Subject Property and consists of a historic man-made cow pond in the northern historic agriculture area, and a man-made water management lake in the developed southern portion. Both of these would most likely be considered Other Surface Waters (OSWs).

FLUCCS 513, Ditch

This community is found in the north and central portions of the Subject Property and consists of man-made ditches. One ditch runs north-south in the center portion of the Subject Property, and the other ditch runs east-west on the north boundary line of the Subject Property. The ditches are surrounded by Carolina willow.

FLUCCS 832, Electrical Power Transmission Lines

This community is found along the eastern boundary line bordering Plantation Road. The area is vegetated with exotics, particularly *Brazilian pepper and *earleaf acacia.

5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 3 and any protected species observed are specifically noted. See below for a transect map and field results.

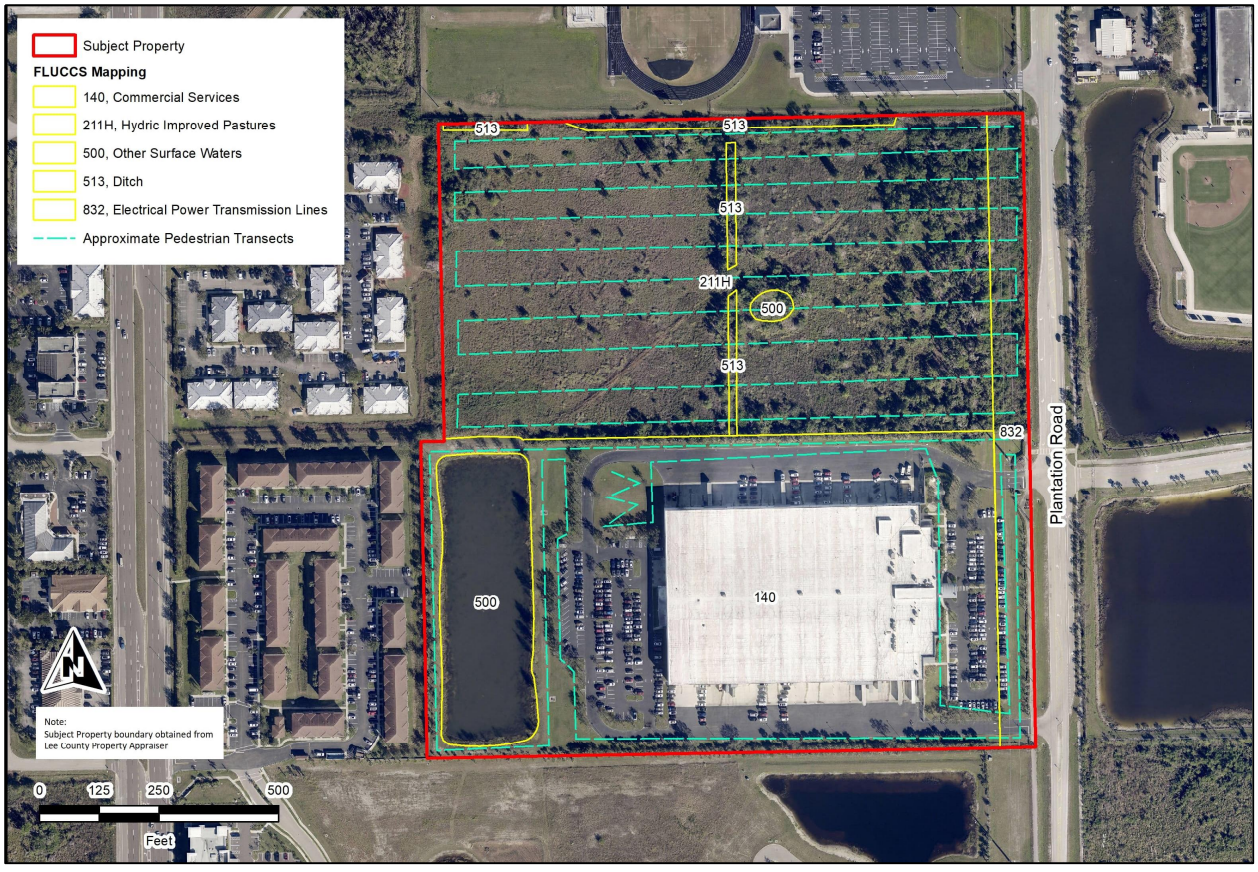

Figure 5. *Transect Map*

TABLE 3. SPECIES OBSERVED ON THE SUBJECT PROPERTY				
COMMON NAME	**SCIENTIFIC NAME**	**OBSERVATIONS**	**LISTED SPECIES?**	**STATUS**
BIRDS				
Common Grackle	*Quiscalus quiscula*	DV	No	-
Northern mockingbird	*Mimus polyglottos*	DV	No	-
MAMMALS				
NONE	-			
REPTILES				
Brown Anole	*Anolis sagrei*	DV	No	-
AMPHIBIANS				
NONE	-			
PLANTS				
NONE	-			

= listed species

Observations: DV = Direct Visual

No listed species or signs of listed species (i.e. cavities, nests, burrows, etc.) utilizing the Subject Property were identified. The Subject Property does have community types in which additional protected species could be utilized for foraging purposes. During permitting, the following protected species concerns may be raised by the agencies:

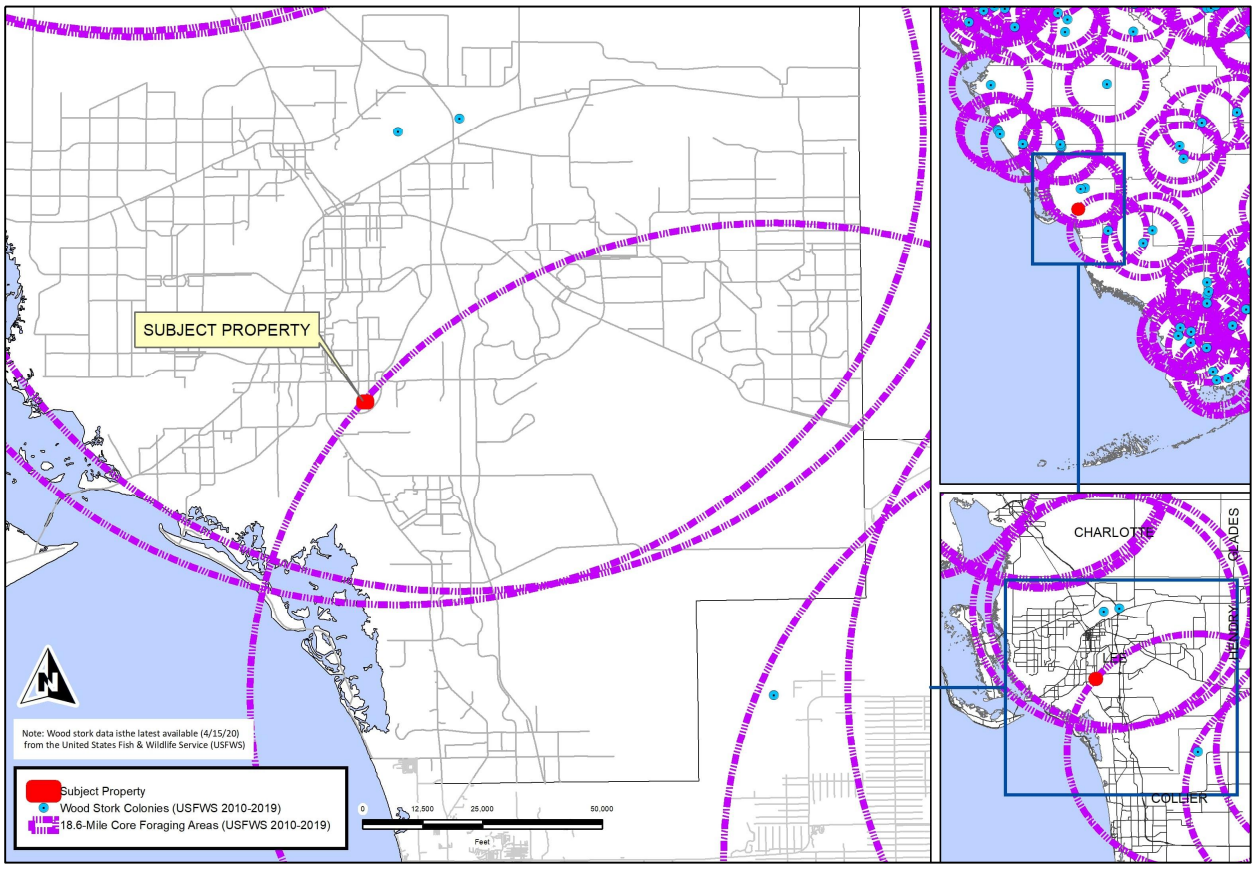

Figure 6. *Wood Stork Information*

Wood Stork (*Mycteria americana*)

The Subject Property falls within the core foraging area (estimated at 18.60 miles) of at least three (3) known wood stork colonies in Lee County (see Figure 6). Due to the lack of suitable nesting trees on the property and the proximity to three known colonies, wood stork nesting is highly unlikely. The property consists of a relatively dense midstory and groundcover for foraging purposes.

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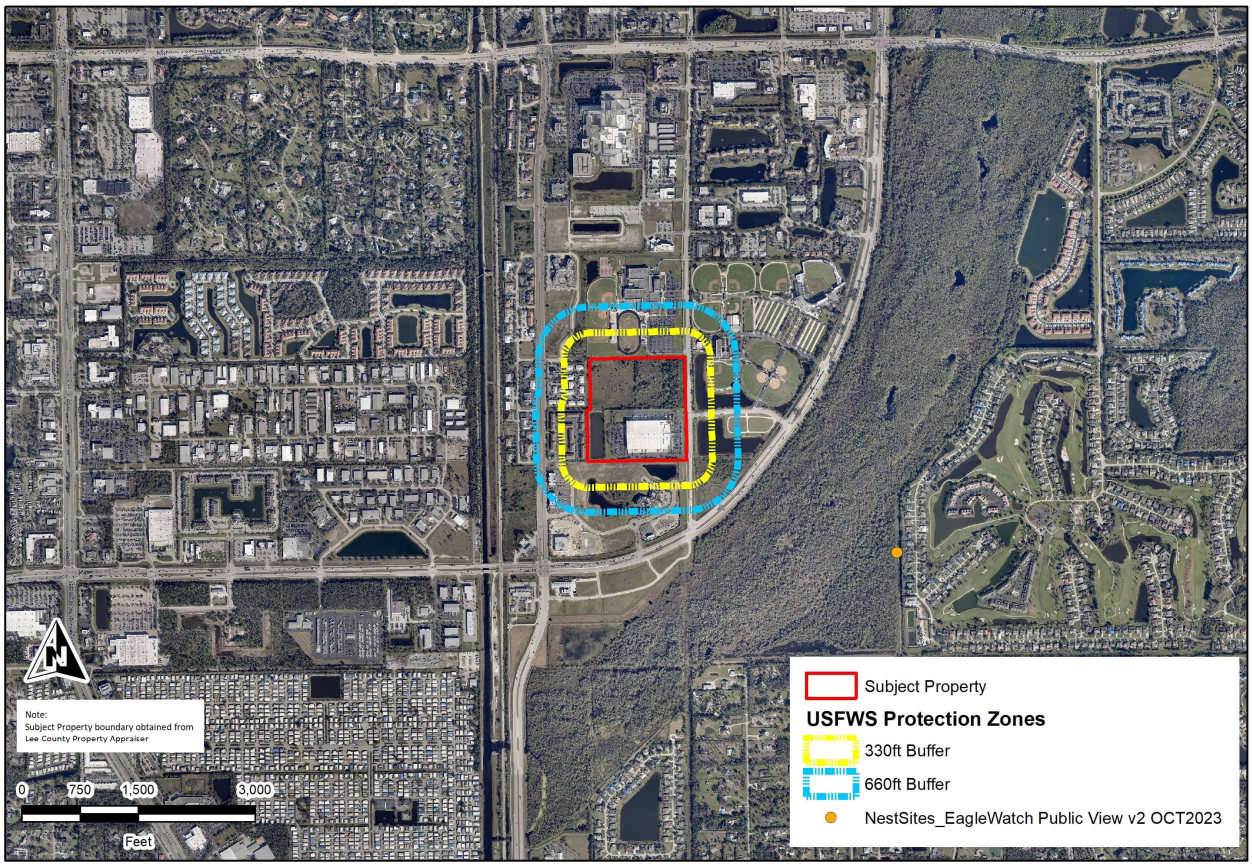

Figure 7. *Bald Eagle Map*

Bald Eagle (*Haliaeetus leucocephalus*)

No Florida Fish & Wildlife Conservation Commission (FWC)-documented bald eagle nests have been documented within 660-feet (USFWS Protection Zone) of the Subject Property and no nests were observed on the site (see Figure 6).

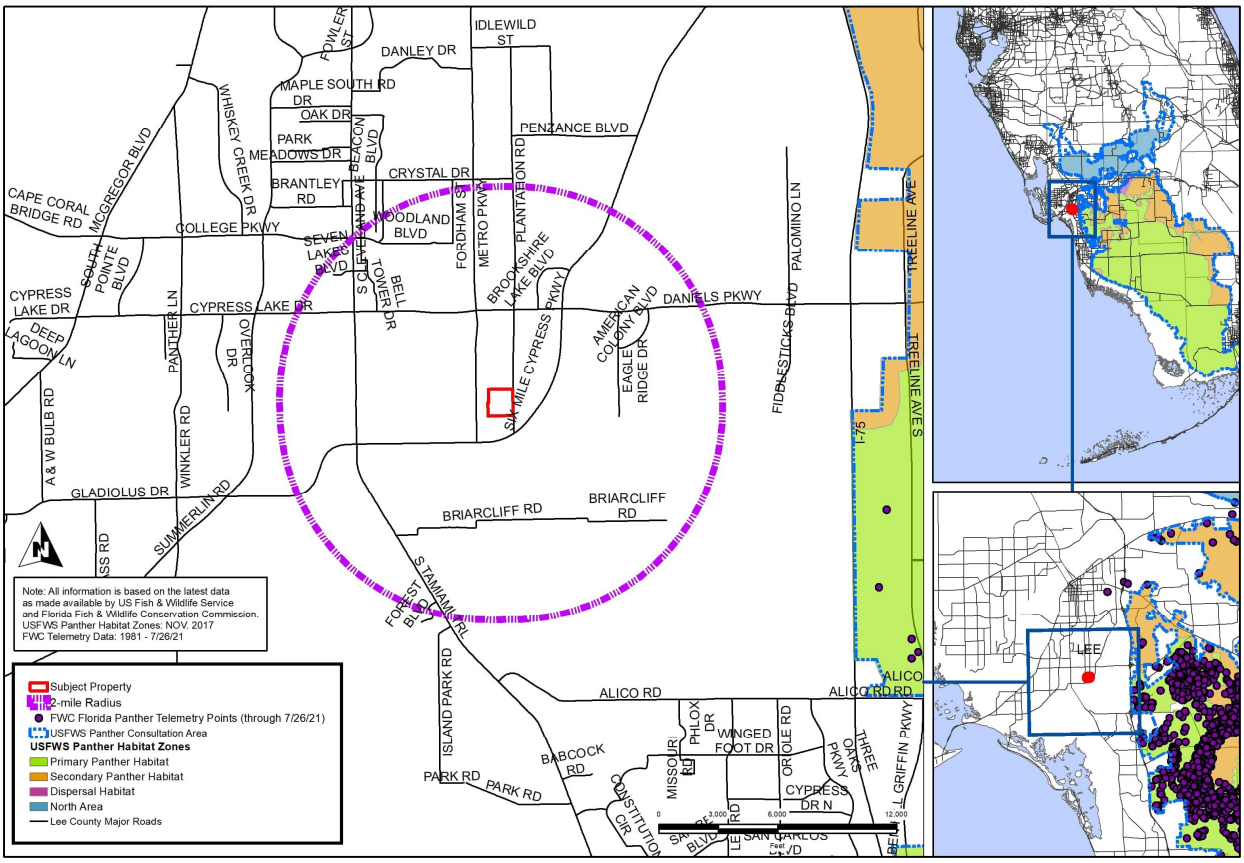

Figure 8. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property does not fall within the USFWS Florida Panther Habitat Zones or Consultation Area, nor panther telemetry points were located within a two-mile radius of the Subject Property (see Figure 9).

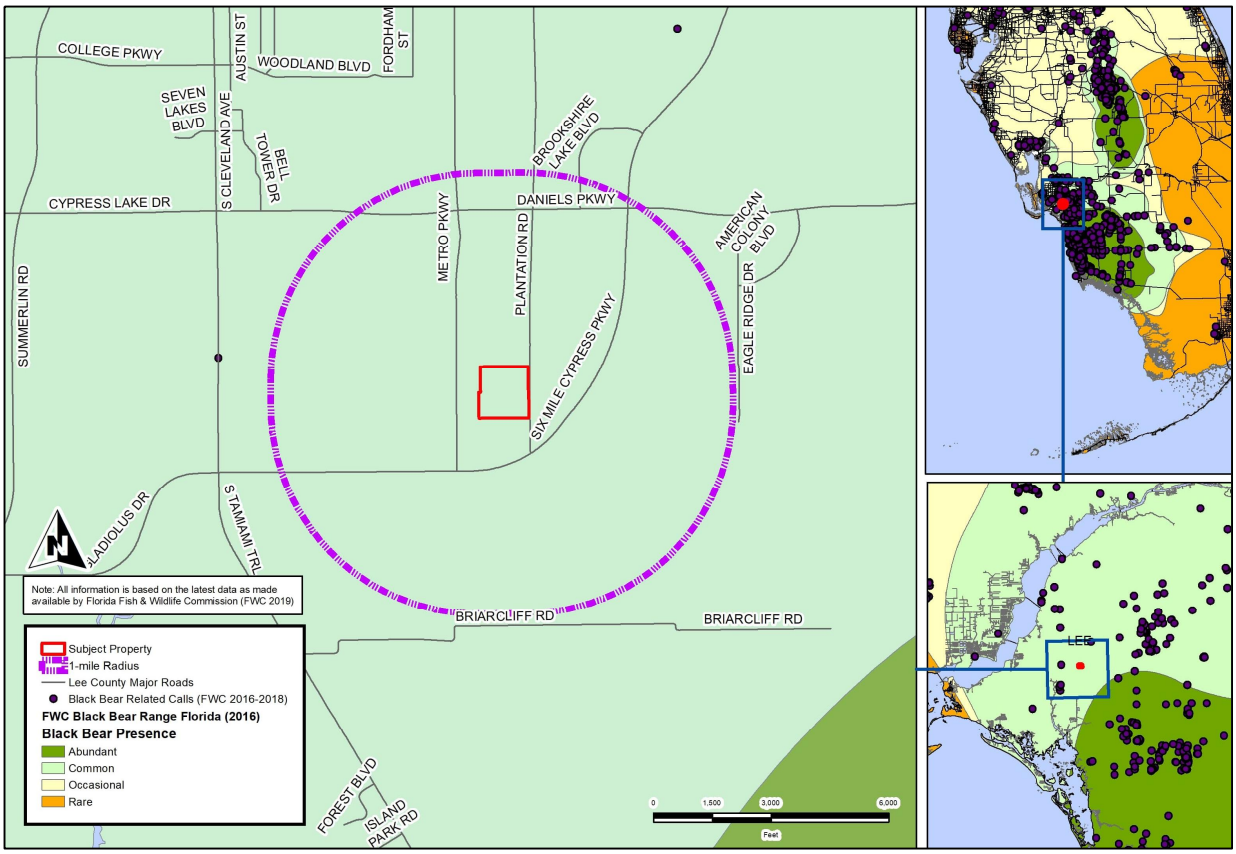

Figure 9. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus)*

The Subject Property falls within common black bear habitat (FWC). No black bear-related calls have been documented within a one-mile radius of the Subject Property (see Figure 10). FWC stopped radio-tracking black bears in 2018.

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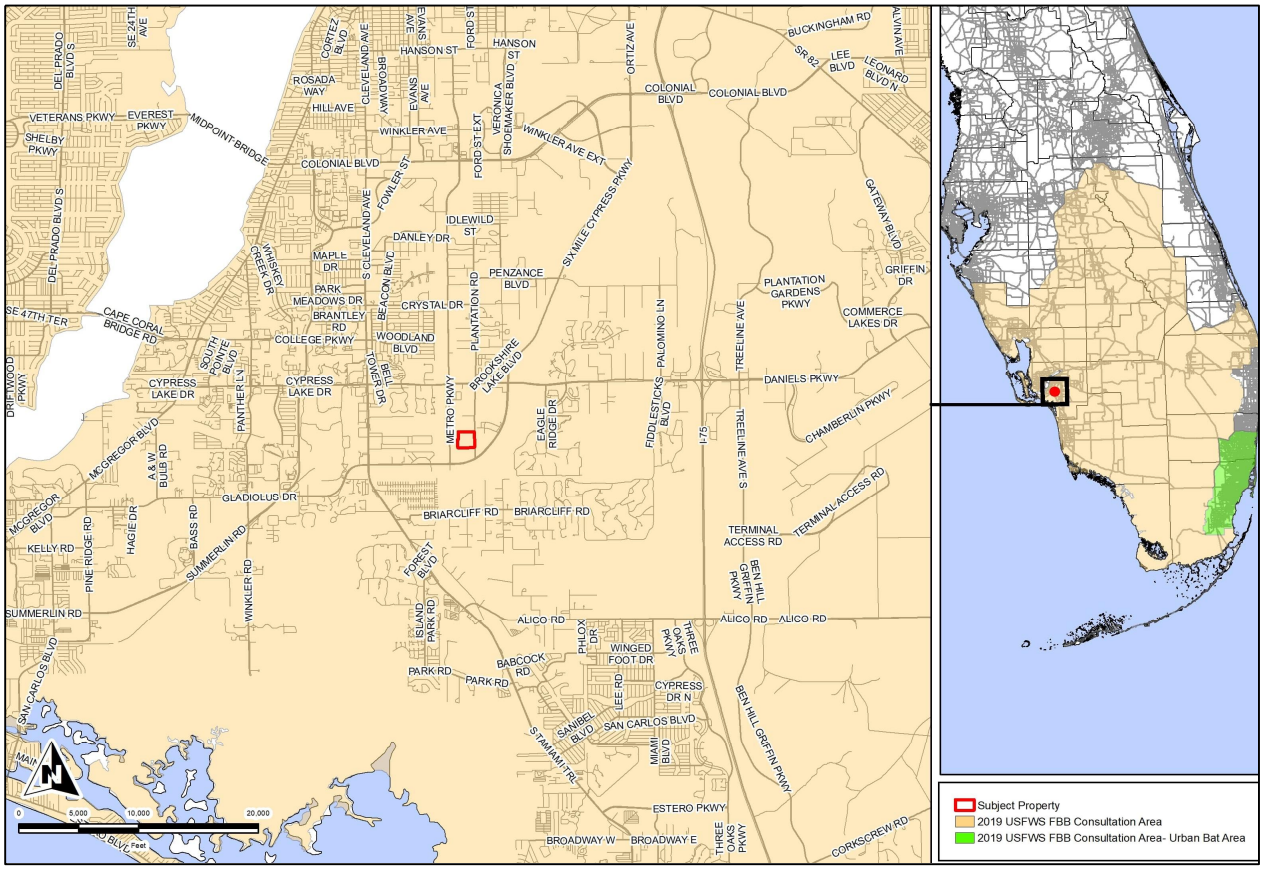

Figure 10. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the United States Fish & Wildlife Service's (USFWS) Florida Bonneted Bat Consultation Area (see Figure 6). Habitat on the property is not ideal for bonneted bat roosting due to the lack of suitable roost trees/snags and dense understory in the forested portions. During the Protected Species Survey fieldwork, no pine snags or cavities were observed. No signs of Florida Bonneted Bat utilization were observed on the Subject Property. A specific Florida bonneted bat tree cavity survey was conducted on June 10th, 2024, where no cavities or signs of roosting were observed. See Appendix A for the Florida Bonneted Bat Tree Cavity Survey.

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6.0 REFERENCES

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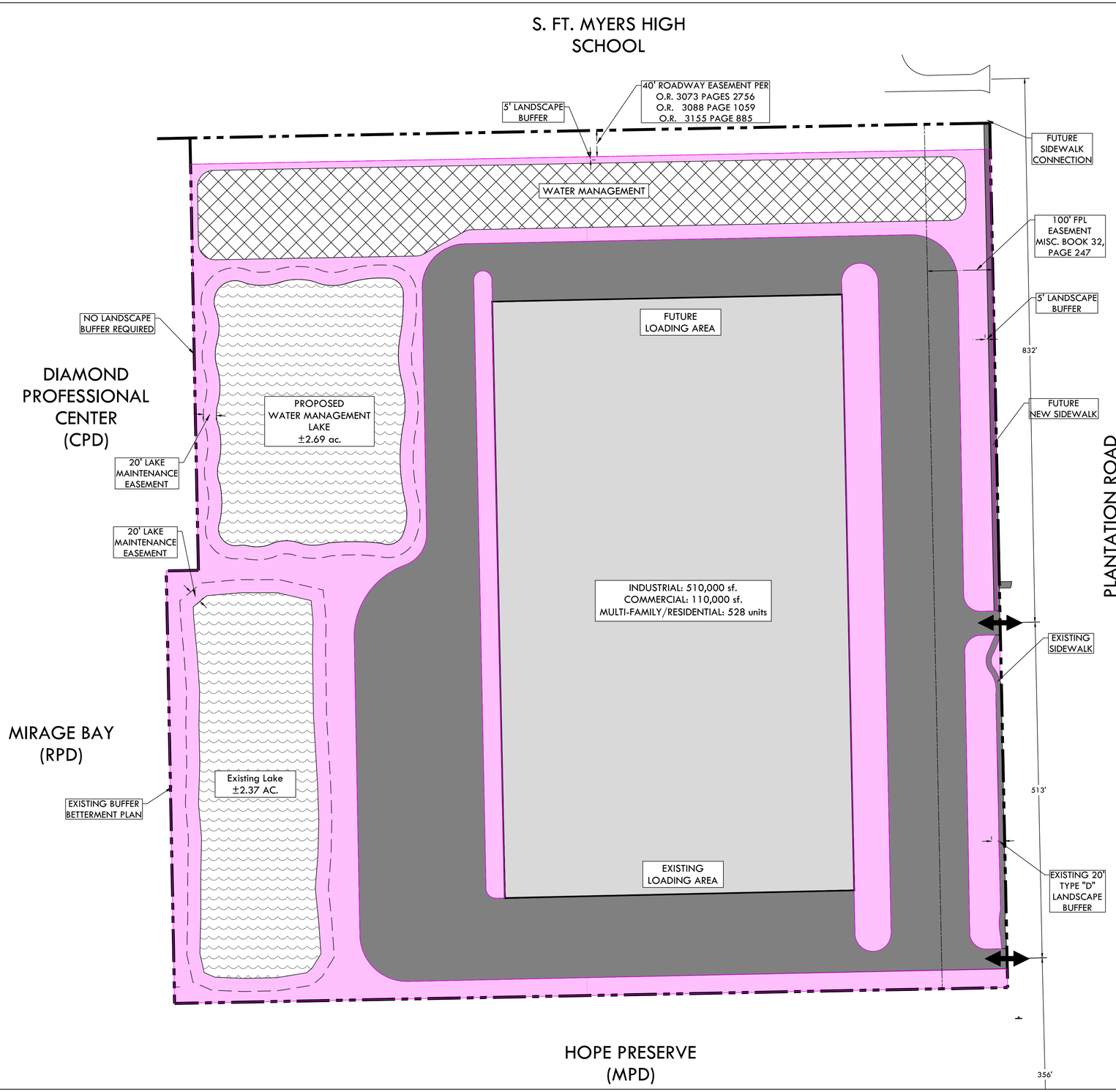

Legend

- Open Space
- Lake
- Building
- Paved Circulation
- Stormwater Management Areas
- Vehicular Ingress & Egress (Existing)

MPD +/- 37.7 acres

Open Space Required: 20% = 7.54 acres

Open Space Provided: ±7.54 acres

Note:
Impervious area includes buildings, drives, parking, and sidewalks.

Note:
25% of the total open space may be allocated from the lake area (7.54 ac. (25%) = 1.88 ac. of open space from the lakes per LDC Section 10-415(d)(2)c.

80 0 40 80

24x36 SCALE: 1" = 80'
11x17 SCALE: 1" = 160'

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31200
Surveying Firm License: LB8569
Collier County:
2400 Tall Boulevard, Suite 300
Naples, FL 34105
P: 2393972211
F: 2395662203

CLIENT NAME: RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: OPEN SPACE

DESIGNED BY: LJA
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: JAC
DATE: October 2024
DATUM: NAVD = NGVD + 1.17'

NO.	DATE	REVISIONS	BY
1	9/23/24	RESPOND TO COMMENTS 9/20/24	BLB
2	10/07/24	FPL EASEMENT UPDATE	BLB

ACAD FILE NAME:

LJA PROJECT # 23-0001

PLOT VIEW \ LAYOUT: CONCEPT 2

SHEET 01
OF 01

ACAD FILE #