



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Singletary Commercial Planned Development

Request: Rezone from: AG-2 To: CPD

Type: ☒ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☐ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Rezoning for approximately 16.81 acres to permit up to 210,000 square feet of commercial development.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Steve R. Singletary

Address: 18200 State Road 31

City, State, Zip: Alva, FL 33920

Phone Number: _____

E-mail Address: Bayshorefarms93@gmail.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Sage Entitlements, LLC

Contact Person: Tina M. Ekblad, MPA, AICP

Address: 97 Nickajack N.

City, State, Zip: Santa Rosa Beach, FL 32459

Phone Number: 561-797-0288

Email: tekblad@sageentitlements.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Richard Stephen Singletary and Heidi Lynn Singletary

Address: 18200 State Road 31

City, State, Zip: Alva, FL 33920

Phone Number: _____ **Email:** Bayshorefarms93@gmail.com

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): January 7, 2016

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

18-43-26-00-00001.0060

B. Street Address of Property: 18200 State Road 31

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Single Family Residence

2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan):

Outlying Suburban	<u>16.81</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±580</u>	Feet		
2. Depth (average if irregular parcel):	<u>±1,288</u>	Feet		
3. Total area:	<u>16.81</u>	Acres		
4. Frontage on road or street:	<u>580</u>	Feet on	<u>State Road 31</u>	Street
2 nd Frontage on road or street:		Feet on		Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
☐ North (Upper) Captiva Community Plan area. [33-1711]
☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
☒ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>16.81</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>3.78</u>	Acres	
b. Impacted wetlands	<u>.35</u>	Acres	
c. Preserved saltwater wetlands	<u>N/A</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>4.13</u>	Acres
3. R-O-W providing access to non-residential uses		<u>1.20</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>11.83</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>16.81</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>0</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal “C” above)

N/A **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			<u>N/A</u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			<u>N/A</u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical	_____	_____
2.	General Office	_____	_____
3.	Retail	_____	110,000 SF
4.	Other: <u>Mini-warehouse</u>	_____	100,000 SF
5.	TOTAL FLOOR AREA		210,000 SF
B. Industrial		Height	Total Floor Area (Square Feet)
1.	Under Roof	_____	_____
2.	Not Under Roof	_____	_____
3.	TOTAL FLOOR AREA		N/A
C. Mining		Depth	Total Acres
1.	Area to be excavated	_____	N/A
D. Assisted Living Facilities		Height	Total Beds/Units
1.	Dependent Living Units	_____	_____
2.	Independent Living Units	_____	_____
3.	TOTAL BEDS/UNITS		N/A
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1.	< 425 sq. ft.	_____	_____
2.	426-725 sq. ft.	_____	_____
3.	725 < sq. ft.	_____	_____
4.	TOTAL UNITS		N/A

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density:** [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
The Property has little elevation change. Lee County data demonstrates the portion of the parcel fronting SR 31 has an elevation of 4 to 2.5 feet and the rear 1.5 to .8 feet.
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
See attached Environmental Assessment
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See attached Environmental Assessment, Project Narrative and Master Concept Plan
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
N/A
 2. Quality of the effluent:
N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☐ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☐	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☐	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	Atwell Group		
Contact Person:	Tom Lehnert		
Address:	10511 Six Mile Cypress Parkway, Suite 101		
City, State, Zip:	Fort Myers, FL 33966		
Phone Number:	239-939-5490	Email:	

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:	Bear Paws		
Contact Person:			
Address:	1599 Covington Circle East		
City, State, Zip:	Fort Myers, Florida		
Phone Number:	239-340-0678	Email:	BearPaws.Env.Consulting@gmail.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Tina M. Ekblad, MPA, AICP
(561) 797-0288
tekblad@sageentitlements.com



Singletary Commercial Planned Development Project Narrative

The Singletary Commercial Planned Development (“CPD”) is a single parcel identified by STRAP 18-43-26-00-00001.0060 (“Property”) fronting on State Road 31 (aka Babcock Ranch Road) and within the Northeast Lee County planning district. The Property is approximately ±16.81 acres, located in the Outlying Suburban future land use (“FLU”) category and zoned Agricultural (“AG-2”).

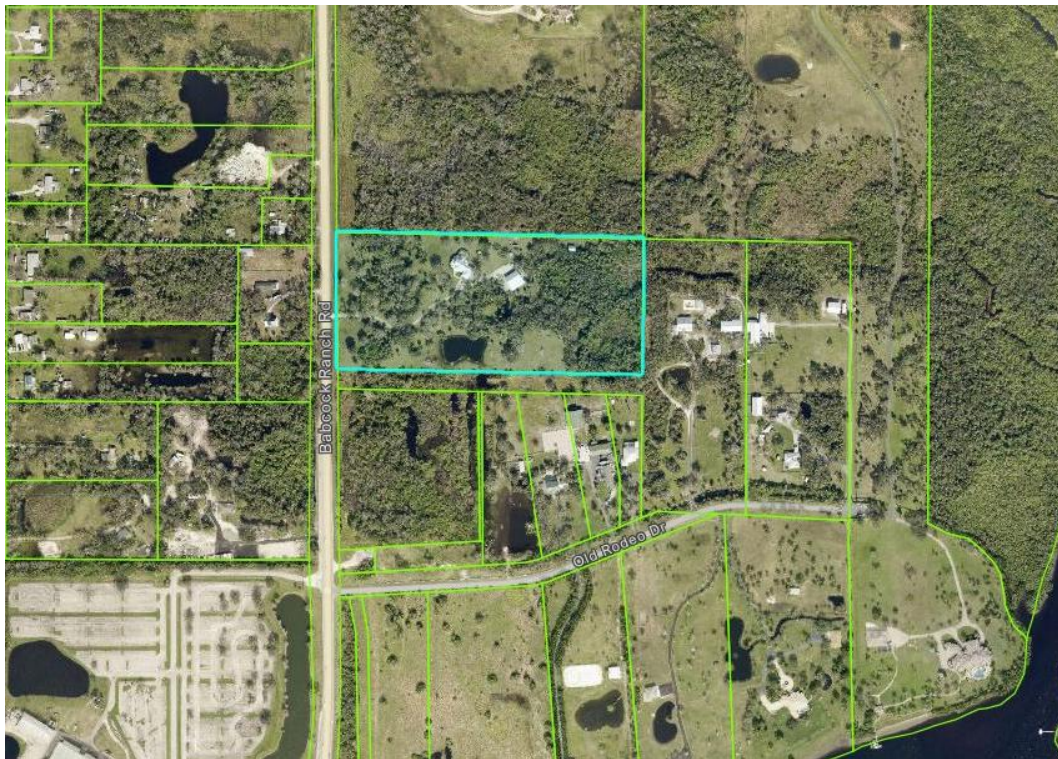


Figure 1. Subject Property

Background

The Property is located in an area of Lee County that is undergoing changing development patterns. In 2023, approximately 38 acres fronting SR 31 (including the Property) was amended from the Rural to Outlying Suburban FLU category and included in the Lee County Utilities Service Area for central water service. Sanitary sewer service areas are within a half mile of the property through Lee County Utilities (“LCU”) and Florida Governmental Utility Authority (“FGUA”). Additionally, the Florida Department of Transportation (“FDOT”) has identified a widening and improvement project for SR 31, which will increase the transportation capacity of this SIS Facility.

With the amendments to the FLU Map in the surrounding area, extension of the Lee County Utilities Service area, expansion of SR 31 by FDOT and other available public services, the character of the surrounding area is changing and becoming more suburban in nature. The following approvals demonstrate the development anticipated to occur (or already occurring) within the surrounding area.

Greenwell SR 31 is a 76.82-acre Mixed Use Planned Development (“MPD”) immediately north of the Property approved for 122 dwelling units and 400,000 square feet of commercial uses by Z-22-037A. The MPD is within the Outlying Suburban FLU category and enables agricultural uses permitted at the time of zoning approval to remain on-site until the approval of a local development order. While the zoning resolution approves these development maximums, additional permits and approvals related to stormwater management, indigenous habitat and the Coastal High Hazard Area are required prior to the commencement of construction.

The approved Master Concept Plan demonstrates a clustered development pattern around interconnected roadways, stormwater management and open space. The southwest portion of the property adjacent to SR 31 is identified for commercial development. The remaining portion of the southern property boundary is identified for preservation of the existing wetland and upland habitat. This design is similar to the conceptual layouts proposed for the Property and provides physical separation and buffering to the adjacent estate single family property to the east.

Owl Creek is a 342.68-acre Residential Planned Development (“RPD”) in the surrounding area to the east of the Property approved for 380 dwelling units with accessory uses including a multi-slip docking facility by Z-22-022. The RPD is within the Rural FLU and utilizes a density bonus for the preservation and restoration of Rare and Unique Habitat. Additional permits are required related to stormwater management, the Coastal High Hazard Area and floodplain, and the multi-slip docking facility.

The approved Master Concept Plan demonstrates a clustered development pattern around preserved and restored indigenous habitat and natural waterbodies. The MCP demonstrates minimal development areas proximate to the western property boundary with the remaining of the boundary adjacent to preserved habitat and natural waterbodies. Providing physical separation and buffering from the adjacent estate single family to the proposed development.

Cary + Duke + Povia is a 788-acre Residential Planned Development (“RPD”) in the surrounding area to the east of the Property that is currently under consideration for 1,099 dwelling units with accessory uses for a density of 1.39 dwelling units per acre. The rezoning case was heard by the Hearing Examiner (“HEX”) and concluded September 20, 2024. The HEX will prepare and publish a recommendation prior to the case being scheduled for a final decision in front of the Board of County Commissioners. The concurrent FLU Map amendment application was approved in March of 2024; therefore, it is anticipated that a development plan greater than the current AG-2 zoning will be approved.

The proposed Master Concept Plan demonstrates a clustered development pattern into 3 ‘pods’ of one- and two-family dwelling units promoting environmental enhancements and open space to support the development.

Babcock Ranch is a 4,157.2-acre Mixed Use Planned Development in the surrounding area to the north of the Property, approved for 1,630 dwelling units, 1,170,000 square feet of commercial uses and 600 hotel rooms by Z-17-026. The RPD is within the New Community FLU, permits agricultural uses to remain on-site until a Development Order phase is approved, ensures Emergency Medical Services will be available to serve the project, and requires additional permits related to stormwater management, indigenous habitat and protected species.

Future Land Use

The Property is located within the Outlying Suburban FLU, which is defined by Policy 1.1.6 of the Lee Plan as a “peripheral location in relation to established urban areas...is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for high density development is planned or in place.” The permitted density range is 1 to 3 dwelling units per acre.

Consistent with the descriptor policy for this FLU category, the Property is in an area of the County that is undergoing changing conditions from rural to more suburban development and the necessary public services are or will be available to support future development.

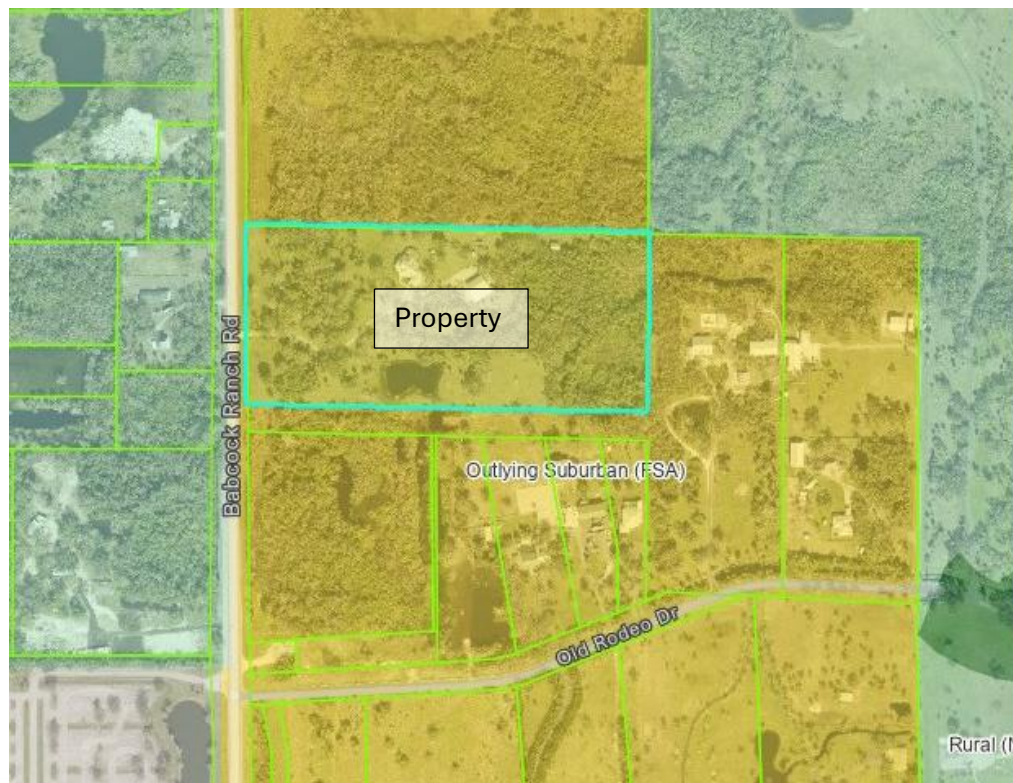


Figure 2. Future Land Use

In addition to the Outlying Suburban FLU guiding the future development of the Property, the vision of the Northeast Lee County and North Olga planning districts also provide guidance for future development.

Northeast Lee County

Goal 27 and its implementing policies seek to “maintain, enhance and support the heritage and rural character, natural resources, and agricultural lands” of the Alva and North Olga communities. Objective 27.1 clarifies that rural character is “those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces...and the protection of environmentally sensitive lands. The Property is currently a single-family home and is proposed to be rezoned to support commercial uses. The proposed conceptual plan promotes the protection of the existing wetlands at the rear of the property and clusters the proposed commercial uses adjacent to SR 31. Open space will be required to be provided on each of the lots established up to 10% in addition to the 30% open space preserved through the proposed MCP. This design also promotes consistency with Policy 27.1.2 to conserve a large area of open land to promote compatibility with the adjacent single-family use to the east.

North Olga

The North Olga community plan echoes the Goals of Northeast Lee County with Policy 29.1.1 desiring to “protect the community’s rural aesthetic qualities, preserve the natural and historic and support a diverse rural economy by promoting compact of clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.” The Property is proposed to be rezoned to commercial due to the frontage on SR 31 and the changing conditions of the area. However, the proposed conceptual plan clusters the area for commercial development to the frontage of the Property and protects the interconnect wetlands and uplands at the rear of the property which also promotes compatibility with the adjacent single family estate lot consistent with Policies 29.1.1., 29.2.2. and 29.7.2.

Objective 29.3 and its supporting policies govern commercial development and desire non-residential development to “serve and support the rural community.” Implementing this Objective, Policy 29.3.3 states that proposed “new commercial development will utilize a consistent landscaping and architectural style for all buildings...and will comply with the applicable design standards within the LDC, Chapter 33 as part of the development review process. The proposed Master Concept Plan incorporates many of the design requirements of the LDC, Chapter 33 and agrees to conditions within the zoning resolution that ensure a unified architectural theme and landscaping design at the time of Development Order submittal.

As part of the preservation of native habitats, Policy 29.7.3. requires planned developments to consider the incorporation of “Firewise” principles. The proposed Property Development Regulations include a 30-foot separation between any structures and any fire dependent vegetated communities on-site.

Additionally, the proposed schedule of uses includes several uses that are consistent with the surrounding agricultural activities and rural developments. For example, animal clinics, bait and tackle shops, cultural facilities, farm equipment sales, storage, rental or service, feed or fertilizer, mixing and sales, etc. While the proposed planned development does seek a commercial designation, the site design clusters the potential development adjacent to SR 31 and the list of available uses does enable commercial development supportive of the surrounding agricultural and rural activities as well as the increased residential development occurring in the surrounding area. Through an appropriate balance of future development with

the desired vision of the North Olga community, the requested commercial planned development is consistent with the Northeast Lee and North Olga community plans and Outlying Suburban FLU category.

Project Request

The requested CPD seeks to redevelop the current residential estate into a commercial subdivision for 110,000 square feet and 100,000 square feet of indoor mini-warehouse.

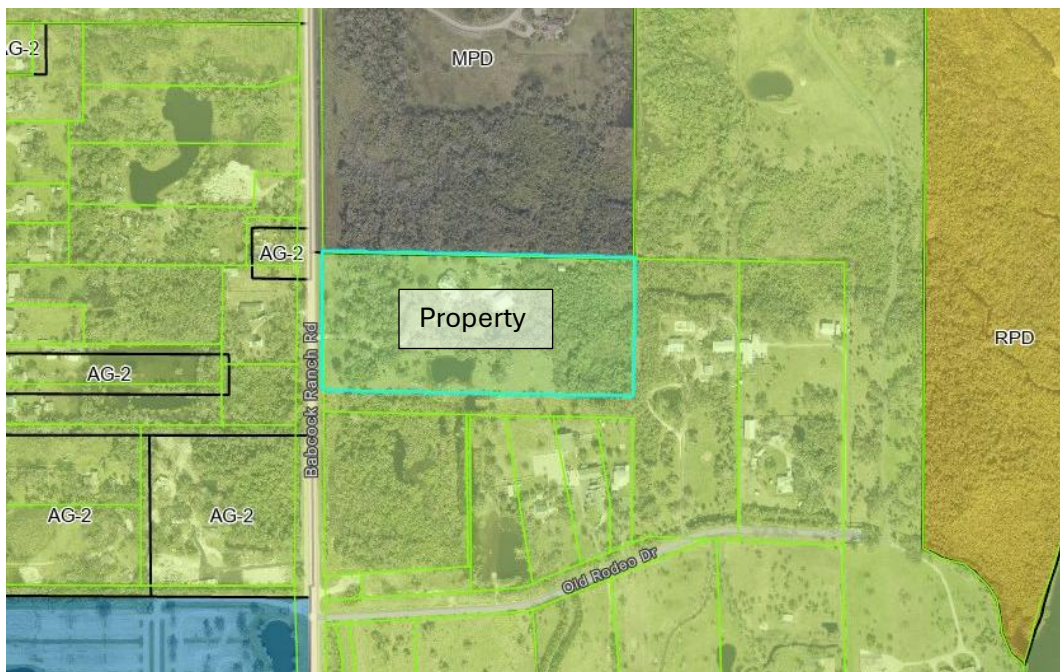


Figure 2. Subject Property and Surrounding Zoning

Properties within the Outlying Suburban FLU are anticipated to be at the periphery of established urban areas and have the requisite infrastructure for high density development. The requested CPD is consistent with this vision by supporting additional commercial development in an area that has undergone a FLU Map amendment to a Future Suburban Area, seen significant residential approvals over the past several years, and will have a major expansion to the adjacent State Roadway in the upcoming years.

Of note to the rezoning requested is the initial intent of the GU and AG-2 zoning districts. The GU zoning district was an interim zoning district to provide a placeholder until the property was rezoned. Over time, the GU district was converted to the now AG-2 district¹ which permits residential, commercial and agricultural activities. Per policy 9.2.1. the suburban area FLU category of the property prohibits rezoning to agricultural districts. As a result of the FLU amendment to Outlying Suburban, the AG-2 zoning of the property has once again become a placeholder zoning district. The request for a CPD rezoning permits a conceptual plan sensitive to the natural resources of the property and adjacent existing and proposed uses as well as a

¹ As approved by the 1978 Zoning Ordinance per LDC 34-619.

schedule of uses supporting of the community plan to be adopted and create alignment with the underlying Outlying Suburban FLU.

The requested CPD incorporates 2 alternative design options for the Master Concept Plan due to the potential SR 31 widening. As of the time of this application only conceptual designs are available and the process to take the necessary land area for the widening project has not begun.

Option 1 Demonstrates a developable area of 12.29 acres (535,352 square feet); which includes tracts, ROW and lakes to support the requested intensity. An indigenous preserve of 4.52 acres is provided to exceed the requirements of the LDC. Smaller individual tracts have been shown on the MCP; however, larger lots could be proposed at the time of Development Order to support a larger structure and interconnectivity across the Property.

Option 2² Demonstrates a developable area of 7.82 acres (340,639 square feet); which includes tracts, ROW and lakes to support commercial intensity. The 4.52-acre indigenous preserve is maintained to continue to exceed the requirements of the LDC. The design plans presently available from FDOT indicate that 2.83 acres may be necessary for the SR 31 ROW and the .8 acres between Old State Road 31 and the proposed ROW is not of a geometry that support development intensity.

The CPD application materials and supporting documentation have been prepared to support Option 1 as this represents the maximum development scenario. It is understood that due to the expected loss of approximately 36% of the Property on account of the FDOT taking(s), the development intensity will need to be reduced by an amount that is the same or greater.

Comprehensive Plan Consistency

As established in Objectives 2.1 and 2.2, desired locations and timing for development are those that promote infill, minimize energy and service costs and conserve land, water and natural resources. The requested development accomplishes these goals by promoting commercial uses in an area with increasing residential units and a development pattern that preserves 4.5 acres of indigenous habitat. The necessary urban services are or will be in place to support the desired development. Consistent with Standards 4.1.1 and 4.1.2 a Letter of Availability has been obtained from Lee County Utilities confirming that potable water service will be available to the Property. An environmental analysis has been completed and is submitted as part of the Planned Development application consistent with Standard 4.1.4. The Applicant acknowledges that an Environmental Resource Permit will be necessary from the South Florida Water Management District prior to commencement of construction and anticipates the rezoning would be conditioned accordingly.

There are some residential properties within the area surrounding the Property. However, the request to permit commercial on the Property does not represent commercial encroachment that would destroy the character or integrity of the residential environment as

² Option 2 is only being proposed due to FDOT's notice to the owner of an intent to condemn a portion of the property via eminent domain.

described in Policy 5.1.5. Adjacent to the Property's eastern boundary is an existing single-family residence, however this residence is located on several acres. Consistent with the protections desired by Policy 5.1.5, the MCP proposes to preserve 4.5 acres of indigenous habitat adjacent to the western boundary to promote appropriate separation and buffering from the adjacent residence. The other existing residential uses occur west of SR 31 and obtain access from Old Bayshore Road.

Additionally, SR 31 is a Strategic Intermodal System ("SIS") roadway as designated by the Florida Department of Transportation. SIS roadways are considered high-priority transportation facilities that are the primary method for moving people and freight between regions in Florida as well as other states.³ As a result, FDOT is currently in various stages of improving SR 31 to increase capacity. The portion of SR 31 adjacent to the Property is anticipated to be widened to accommodate 3 vehicular lanes of travel in each direction with a landscaped median and other pedestrian and bicyclist improvements. As a result of FDOT's widening, future access to this roadway will require a permit from FDOT and will likely be restricted to preserve the vehicular flow of the widened roadway. The SIS designation and anticipated improvements, demonstrates individual residential driveways to SR 31 are not appropriate and would not aid in maintaining traffic flow and capacity. The proposed commercial development will utilize a single access point and align with the existing approved commercial area within the MPD to the north. This MPD includes a condition for an interconnection and the Applicant has provided a notation on the MCP for an interconnection, which will permit vehicular traffic to access the two developments without traveling SR 31.

Commercial development is specifically addressed in the Lee Plan through Goal 6 and its supporting objectives and policies. Consistent with Policy 6.1.1, the application materials supporting this request include a traffic impact statement, master concept plan with landscaping, buffers and detailed site planning, letter of availability for utilities, environmental assessment, and analysis of compatibility and surrounding uses. The MCP demonstrates that the locations for commercial development are clustered at the front of the Property adjacent to SR 31 with an internal access road and availability for interconnection to the adjacent permitted commercial to the north consistent with Policy 6.1.3. This design pattern ensures the proposed commercial uses align with approved commercial uses in the MPD to the north and the existing single family to the west is appropriately separated and buffered by the preservation of 4.5 acres of indigenous preservation consistent with Policy 6.1.4. As described above, access to SR 31 will be controlled by FDOT and development of individual residential lots with driveways to this roadway is not appropriate given the SIS designation and priority of preserving capacity. Adequate residential unit types exist within the area as estate lots and master planned communities. As a result, the requested development is consistent with Policies 6.1.5, 6.1.7 and 6.1.9.

Goal 39 seeks to link transportation and land use decisions to achieve a multi-modal transportation system. With the anticipated improvements to SR 31 there will be adequate capacity to serve the proposed development consistent with Objective 39.2 and Policy 39.2.2.

³ FDOT, 2023, Strategic Intermodal System Facility Designation.

<https://www.fdot.gov/planning/systems/sis/guidance.shtm> Accessed 9/27/204.

The roadway cross-section provided by FDOT identifies that there will be 6 vehicular lanes and a 12-foot share use path ensuring future residents of the surrounding area can utilize a vehicle or walk and bike to destinations. It is anticipated that the 12-foot-wide multi-use path will provide the necessary connection desired by the Pine Island-Hendry Trail consistent with Policy 77.3.7. While transit does not currently serve the area, the 2,132 residential units approved by the surrounding planned developments with the existing development and anticipated future approvals will establish the necessary foundation for mass transit to service the area in the future.

The proposed MCP incorporates wet and dry detention for the future stormwater management system and locates these areas proximate to the existing indigenous vegetation. A future permit will be required from the South Florida Water Management District; however, it is anticipated that the proposed stormwater management system will retain surface water on-site to appropriate treat and control water discharge consistent with policies 60.1.1, 60.15, 60.4.2., 61.3.1, 61.3.11, and 61.3.12

The Property is within the Coastal High Hazard Area (“CHHA”) and is required by Policy 101.1.1 to be compatible with natural systems for water retention, purification, wildlife habitat and defense against coastal flooding. Policy 101.3.2 restrict development within the CHHA to uplands except as needed for the provision of public facilities. Currently the Property has 4.13 acres of wetlands and the proposed MCP preserves 3.78 acres of wetlands. The preservation of the on-site wetlands retains an interconnected natural system for water retention, purification and defense against coastal flooding consistent with Policy 101.1.1. The remaining .35 acres is proposed to be impacted due to the isolated nature of the wetland. An Environmental Resource Permit will be obtained permitting this impact as well as the associated mitigation. Lee County has previously permitted development within the CHHA with the condition that an ERP be acquired for associated wetland impacts as once filled the wetland becomes an upland and development is consistent with Policy 103.2.

Surrounding Land Uses

The Property is in an area of existing and anticipated approved development within Lee County. Bounded by SR 31 along the western Property boundary, residential and vacant lands exist along the remaining Property boundaries.

	Future Land Use	Zoning	Current Use
North	Outlying Suburban	MPD	Single Family Residential & Agricultural
South	Outlying Suburban	AG-2	Access to Single Family to west, Single Family, vacant lands
East	Rural	AG-2	Single Family Residence
West	Rural	AG-2	SR 31, Single Family, vacant lands

Table 1. Surrounding Land Uses

North

To the North is a large parcel zoned MPD by Z-22-037A. Currently utilized as a single-family home, the portion of the parcel adjacent to the southern property boundary has been approved for commercial development fronting SR 31 and the rear/western portion for

indigenous preservation. The MCP for the requested CPD includes a similar development pattern.

South

To the south is an approximately 90 foot wide “flag” portion of the parcel adjacent to the Eastern Property boundary, however this area is not currently utilized for access as the parcel also fronts Old Rodeo Drive.

Further south are existing parcels of varying sizes. The 8-acre parcel fronting SR 31 is currently vacant. The remaining parcels to the east and fronting Old Rodeo Drive range from 1.4 to 3 acres and have existing single-family residences and agricultural uses. These parcels generally align with the proposed preserved indigenous preservation on the MCP.

These properties are also within the Sub-Outlying Suburban FLU category and with the widening of SR 31 are anticipated to redevelop over time.

East

A single property is adjacent to the eastern Property boundary and is developed with a single-family home. The existing residence is setback approximately 120 feet from the shared boundary with the Property. The proposed MCP preserves the existing indigenous vegetation adjacent to the eastern Property boundary to provide further separation and buffering to the proposed commercial development. This property is within the Rural FLU category.

West

To the west is SR 31, approximately 120-foot right-of-way. The proposed cross-section from the PD&E study is anticipated to be a minimum of 170 feet wide.

Across SR 31 from the Property are existing single-family residences. The first property is approximately 3 acres with a single-family residence and 2 additional structures providing garage storage and a barn. The residence is setback from SR 31 approximately 135 feet. The second property is approximately an acre with a mobile home setback from SR 31 approximately 110 feet. These properties are within the Rural FLU category.

Urban Services & Availability

The Property is in an area that has a full slate of urban services available to support the existing and future development.

Utilities – The Property is within the service area for Lee County Utilities for potable water. Sanitary sewer service areas for Lee County Utilities (LCU”) and Florida Government Utility Authority (“FGUA”) exist within a half mile. Applications are currently in process by other surrounding developments to extend infrastructure, which would pass the Property.

Public Safety – Lee County Emergency Services is the primary EMS transport for the Property and can provide service from Bayshore Fire Station #131 or Alva Fire Station #181. Fire protection services are provided by the Bayshore Fire Department. There is a single fire station within the Bayshore District at the intersection of Nalle Road and Bayshore Road, approximately

3 miles from the Property. Lee County Sherriff provides police protection to the Property from Zone North 5.

Soid Waste – The Property is within the Lee County Solid Waste Franchise Area and is served through Lee County’s franchised hauling contractor, WastePro. Disposal of waste from the proposed development will occur through the Lee County Resource Recovery Facility and Lee-Hendry Regional Landfill.

Public Schools – The CPD does not request any residential uses and therefore will not impact Lee County Schools.

Review Criteria

Land Development Code Section 34-145 establishes the review criteria for rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;

The requested CPD complies with the Lee Plan as demonstrated by the above narrative. The Outlying Suburban FLU of the Property permits commercial development. The proposed Schedule of Uses incorporates commercial uses that support the existing and future surrounding agricultural uses as well as the anticipated residential development.

b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;

The requested CPD is consistent with the requirements of the LDC and other applicable regulations. A deviation is requested to reduce the required perimeter buffer within the commercial development area along the northern boundary. This area aligns with an existing approved commercial development area on the adjacent property. The buffer reduction will promote increased integration between the properties and the anticipated commercial uses.

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

The proposed design of the Master Concept Plan associated with the CPD request promotes compatibility with the surrounding area and the existing uses. The proposed 4.5 acres of preservation at the rear of the property provides adequate separation and buffering from the existing adjacent single-family residence. The proposed location of commercial uses align with existing approved commercial development on the adjacent parcel to the north.

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

A single access point to SR 31 is proposed to maintain the existing capacity of the state roadway. A deviation is requested to reduce the intersection separation by 50 feet to allow the proposed driveway to align with an existing driveway across SR 31.

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

All of the roadway included in the analysis, except SR between SR 78 and SR 80 and S78 west of SR 31 are project to operate at or above the minimum adopted Level of Service in 2027 with and without the proposed development. SR 31 between SR 78 and SR 80 is projected to operate at a poor Level of Service in 2027 with the proposed development traffic added to this roadway. FDOT is finalizing the PD&E study on SR 31 from SR 78 to SR 80 to evaluate the future widening from the current two-lane undivided facility to a six-lane divided facility. This improvement will address the projected SR 31 capacity deficiency that was shown as part of the TIS analysis. Funding from FDOT is scheduled for 2029 for the widening of SR 31 from SR 80 to SR 78, including a new bridge over the Caloosahatchee River. Therefore, additional roadway capacity improvements will not be warranted, and the expected impacts will be addressed.

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

The proposed development does not negatively impact natural resources. The proposed .35 acre to be removed is isolated and will be mitigated consistent with the requirements of an approved ERP permit.

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

The Property is not located within a Future Urban category. However, Urban services will be available to serve the proposed development.

Planned Development rezoning requests must also have the following findings:

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

The schedule of uses includes a mix of commercial uses within a Suburban Future Area and along an existing arterial roadway that is scheduled to be widening. The Outlying Suburban FLU permits commercial uses and the necessary public services are available, or will be, to support the proposed uses.

- 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; and*

The applicant understands that conditions will be placed on the property regarding the maximum development parameters, roadway access, wetland preservation, etc to ensure the future development is consistent with this narrative and proposed Master Concept Plan.

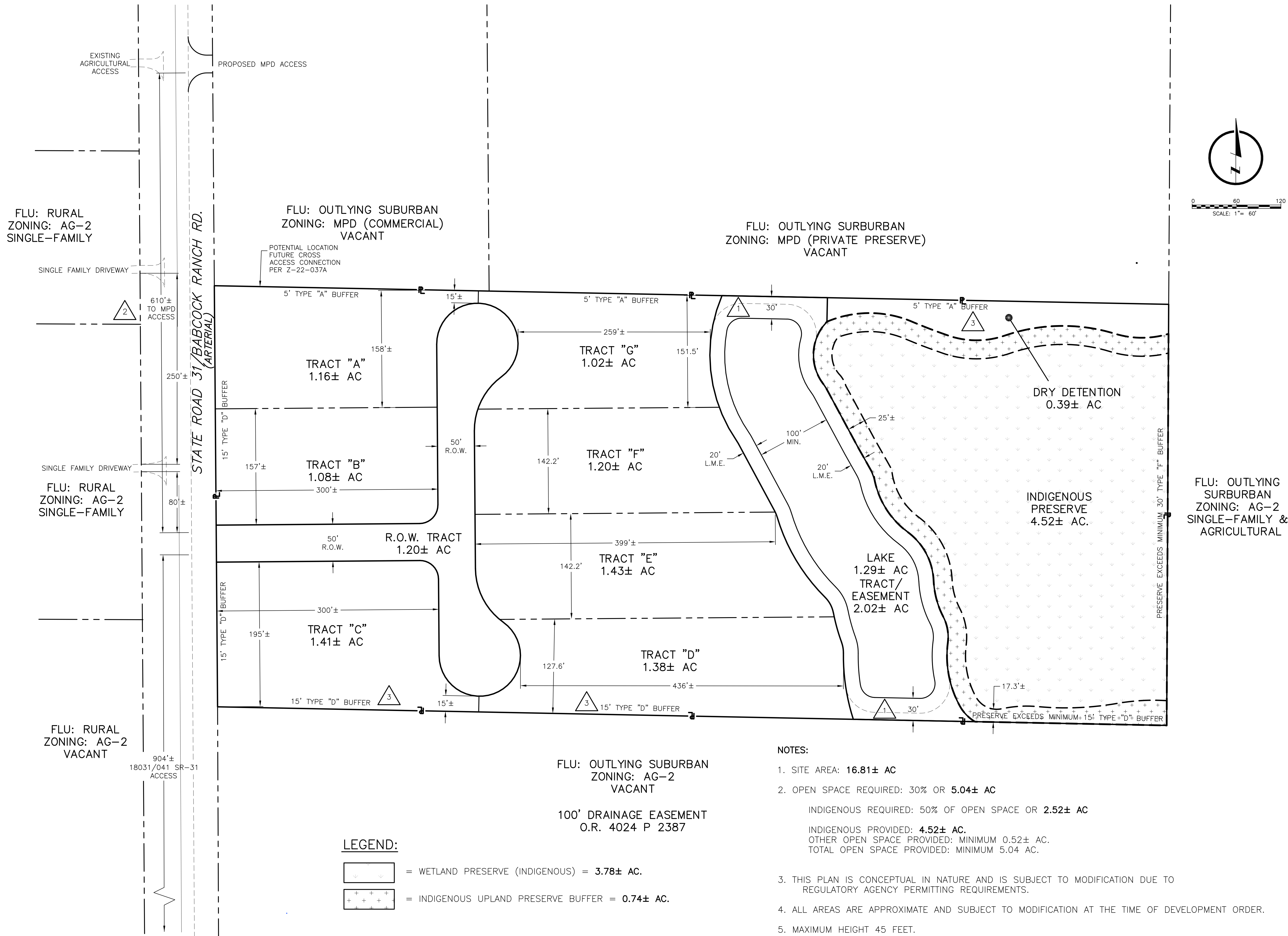
- c) *That each requested deviation:*

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

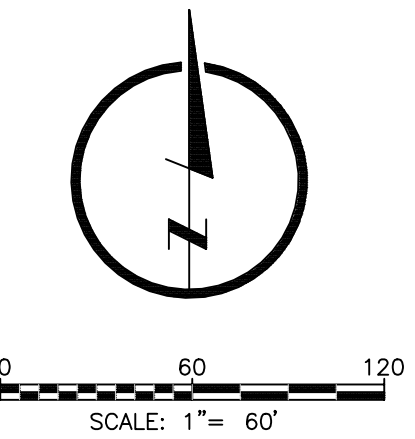
- 2) *Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

The proposed deviations enhance the planned development by promoting appropriate buffering for the existing development conditions and access for the existing and future conditions of SR 31.

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FLU: OUTLYING SUBURBAN
ZONING: AG-2
SINGLE-FAMILY &
AGRICULTURAL



- LEGEND:**
- = WETLAND PRESERVE (INDIGENOUS) = 3.78± AC.
 - = INDIGENOUS UPLAND PRESERVE BUFFER = 0.74± AC.
 - = DEVIATION

- NOTES:**
- SITE AREA: 16.81± AC
 - OPEN SPACE REQUIRED: 30% OR 5.04± AC
INDIGENOUS REQUIRED: 50% OF OPEN SPACE OR 2.52± AC
INDIGENOUS PROVIDED: 4.52± AC.
OTHER OPEN SPACE PROVIDED: MINIMUM 0.52± AC.
TOTAL OPEN SPACE PROVIDED: MINIMUM 5.04 AC.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
 - ALL AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
 - MAXIMUM HEIGHT 45 FEET.

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FORY MYERS, FL 33966
239.939.5490

MASTER CONCEPT PLAN - OPTION #1

SINGLETARY CPD

LEE COUNTY, FLORIDA

STEVE SINGLETARY

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY

Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE, ALL FACILITIES ARE SHOWN ON THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. CORRECT THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SETTING LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
JLS	TRL	SEH

PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATUM:
24003215	10/28/2024	

BOOK AND PAGE:

SHEET

01

Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Agricultural Uses (existing as conditioned)
Animals:
 Clinic or Kennel
 Control Center (including Humane Society)
ATM (Automatic Teller Machine)
Auto Parts Store
Automobile Repair and Service, All Groups
Automobile Service Station
Bait and Tackle Shop
Banks and Financial Establishments: Groups I and II
Bar or Cocktail Lounge
Boats:
 Boat Parts Store
 Boat Rental
 Boat Repair and Service
 Boat Sales
 Boat Storage, Dry
 Boatyard
Broadcast Studio, Commercial Radio, and Television
Building Material Sales
Business Services: Groups I and II
Bus Station/Depot
Caretaker's residence
Car Wash
Cleaning and Maintenance Services
Clothing Stores, General
Clubs:
 Commercial
 Fraternal, Membership Organization
 Private
Communication Facilities, Wireless
Consumption on Premises
Contractors and Builders, All Groups
Convenience Food and Beverage Store
Cultural Facilities
Day Care Center, Child, Adult
Department Store
Drive-Through Facility for any Permitted Use
Drugstore, Pharmacy
EMS, Fire or Sheriff's Station
Entrance Gates and Gatehouse

Essential Services
Essential Service Facilities, Groups I, II
Excavation:
 Water Retention
Farm Equipment, Sales, Storage, Rental or Service
Feed or Fertilizer, Mixing and Sales
Fences, Walls
Flea Market: Open & Indoor
Food Stores, Groups I, II
Freight and Cargo Handling Establishments
Funeral Home and Mortuary (Without Crematory)
Gift and Souvenir Shop
Hardware Store
Health Care Facilities, Groups I-III
Hobby, Toy, and Game Shops
Hospice
Household and Office Furnishings, All Groups
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Stores
Medical Office
Non-store Retailers, All Groups
~~Parcel and Express Services~~
Package Store
Paint, Glass, and Wallpaper
Parking Lot:
 Accessory
 Commercial
 Temporary
Personal Services, Groups I-IV
Pet Services
Pet Shop
Pharmacy
Place of Worship
Plant Nursery
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreational Facilities, Commercial Groups I, III, IV
Religious Facilities
Rental Or Leasing Establishment, Groups I-IV
Repair Shops, Groups I-V
Research and Development Laboratories, Groups I, II, & IV

Restaurant, Fast Food
Restaurants Groups I-IV
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use
on the same premises
Schools:
 Commercial
 Noncommercial
Signs
Social Services, Groups I-III
Specialty Retail Shops, Groups I-IV
Storage, Indoor
Storage, Open
Studios
Temporary Uses (limited to temporary sales office, temporary contractor's office, staging area,
and equipment storage structures)
Theater, Indoor or Outdoor (Drive-In)
Transportation Services, Groups II-IV
Used Merchandise Stores, Groups I, II
Variety Store
Vehicle and Equipment Dealers, Groups I-V
Warehouse:
 Hybrid
 Mini Warehouse
 Private
 Public
Wholesale Establishments, Groups I, III

Site Development Regulations

Minimum Open Space

30 percent

50 percent of the total open space must be indigenous open space

Minimum lot size: 10,000 sq. feet

Minimum lot width: 100 feet

Minimum lot depth: 100 feet

Minimum Setbacks:

Private Street: 15 feet

Arterial/Collectors: 50 feet

Side: 10 feet

Rear: 10 feet

Waterbody: 25 feet

Preserve (rear): 20 feet (10 feet for accessory structure)

Structural Setback: 30 feet for indigenous plant communities subject to fire
Maximum building height: 45 feet
Maximum lot coverage: 50 percent

Tina M. Ekblad, MPA, AICP
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tekblad@sageentitlements.com



Singletary Commercial Planned Development Schedule of Deviations

The requested rezoning includes 2 Master Concept Plans, the first demonstrates the current conditions of the Property and the second the conditions if the current design for the SR 31 widening were to be implemented. The below deviations are needed for both designs.

1. Deviation from LDC Section 10-329(d)(1)a.3. which requires a 50 foot excavation setback from a private property line to allow 30 feet from a private property line
Justification: The proposed MPC incorporates a single stormwater management lake to support the commercial development. At the northern and southern property boundaries, the setback to the excavation is proposed to be reduced to 30 feet. Along the northern boundary, the adjacent property has preserved indigenous habitat; therefore, there will be no negative impacts to the public health, safety and welfare or adjacent development. Along the southern boundary, the adjacent property is subject to a drainage easement; therefore, there will also be no negative impacts to the public health, safety and welfare and adjacent development.

The land development code permits a reduction of the required 50 foot setback administratively by the Director of Development Services up to 25 feet. This deviation is requested for consideration by the Hearing Examiner and Board of County Commissioners to implement the proposed design and eliminate the need for an Administrative Amendment at a later date.

2. Deviation from LDC Section 10-285 which required 660 feet of separation within a Future Suburban Area to allow 610 feet of separation for Option 1 and 640 feet of separation for Option 2.
Justification: Across SR 31 from the subject property is an existing single family residence with driveway access to SR 31. The deviation to reduce the connection separation distance by 20 to 50 feet is to permit the proposed commercial access road to align with the existing driveway. This design is consistent with past policy of Lee County and ensures the safety of the traveling public.

3. Deviation from LD Section 10-416(d) which requires a Type C or F buffer from Commercial adjacent to Single Family to allow a 15 foot Type D buffer along the southern property boundary.

Justification: Immediately adjacent to the southern property boundary is a “flag” of 100 feet wide and 1285 feet long with a recorded drainage easement recorded at OR Book 4024 and Page 2387 and supporting the existing single-family residence to the east. A Type C and Type D buffer are very similar, with design variations relating to the maintenance of shrubs and a screening wall.

Given the narrow depth and length of the “flag” portion of the parcel immediately adjacent to the Property and the existing drainage easement, it is unlikely that a single-family residence would be constructed on this portion of the lot in the future. As a result, the applicant is requesting the elimination of the screening wall and the ability to install the double hedge row with maintenance of the hedges at 36 inches.

The proposed buffer will continue to visually screen and separate the proposed commercial uses from the “flag” portion of the property, enhancing the planned development and maintaining the public health, safety and welfare.

Singletary CPD
Legal Description

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31 (100 FEET WIDE), THENCE RUN S88°46'28" E FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS), THENCE RUN N00°26'31" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 811.99 FEET TO THE POINT OF BEGINNING TO THE HEARIN DESCRIBED PARCEL:

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 00°26'31" W ALONG SAID RIGHT-OF-WAY LINE FOR 569.02 FEET, THENCE RUN S 88°53'02" E FOR 1290.40 FEET; THENCE RUN S 00°16'25" W FOR 569.02 FEET, THENCE RUN N 88°52'38" W FOR R1283.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.81 ACRES MORE OR LESS.

Original application dated 11-15-2024

DCI2024-00043 Lee County ePlan

FLOOD INFORMATION
ZONE AE
BASE ELEVATION = 11'
MAP 12071C 0282 G
DATE OF FIRM 11-17-22

THE ELEVATIONS AS SHOWN HERE ON ARE BASED ON THE DEPARTMENT OF TRANSPORTATION
BENCHMARK A12 RESET, ELEVATION = 3.35'.
THE ELEVATIONS AS SHOWN HERE ON ARE BASED ON NAVD 88 DATUM.
X.XX' = EXISTING ELEVATIONS

THE BEARINGS AS SHOWN HERE ON ARE BASED ON THE SOUTH LINE OF SECTION 18 AS BEING INST. 2015000097283
RESIDENCE

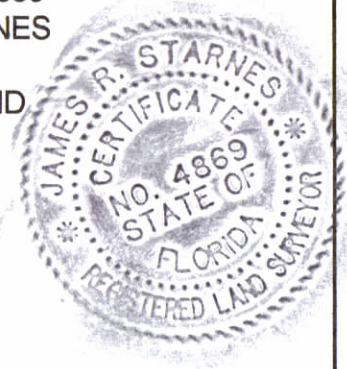
S 88°46'28" E.

FD. 5/8" REBAR L.S. 4603
FD. 5/8" REBAR L.B.6753
0.07'N, 0.34'E
FENCE 1.0'N, 0.6'E

S 88°53'02"E 1290.40'

I HEREBY CERTIFY THAT THE SURVEY HEREON WAS MADE UNDER
MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. I DO NOT CERTIFY THAT THE ZONING
REQUIREMENTS HAVE BEEN MET. I ALSO CERTIFY THAT THIS
SURVEY HEREON MEETS THE MINIMUM TECHNICAL STANDARDS
FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH
IN SECTION 472.027, FLORIDA STATUTES AND ACCORDING TO
CHAPTER 5J-17.050, 5J-0517.051 AND 5J-17.052 FLORIDA
ADMINISTRATIVE CODE.

James R. Starnes
REGISTERED LAND SURVEYOR P.L.S. #4869
STATE OF FLORIDA JAMES R. STARNES



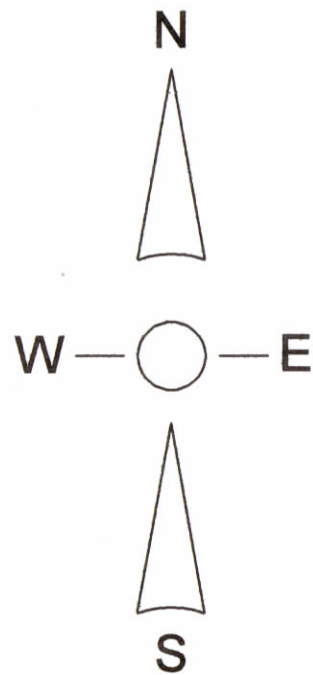
NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

870.886.49
735,524.36

FD. 5/8" REBAR
FENCE 1.0'E

INST. 2021000030022
VACANT

FD. STARNES 1/2" REBAR
FENCE 0.6'S, 0.6'E



SCALE: 1" = 60'

- LEGEND:
(1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
(2) FD. = FOUND
(3) N = NORTH
(4) S = SOUTH
(5) E = EAST
(6) W = WEST
(7) C.M. = CONCRETE MONUMENT
(8) ϵ = CENTERLINE
(9) B.D. = BRASS DISC
(10) B.M. = BENCH MARK
(11) EL. = ELEVATION
(12) R.O.W. = RIGHT-OF-WAY
(13) U.T.S. = UNITED TELEPHONE SYSTEM
(14) C.B. = CATCH BASIN
(15) F.P.&L. = FLORIDA POWER & LIGHT
(16) P.O.B. = POINT OF BEGINNING
(17) P.O.C. = POINT OF COMMENCEMENT
(18) P.R.M. = PERMANENT REFERENCE MARKER
(19) P.C.P. = PERMANENT CONTROL POINT
(20) P.U.E. = PUBLIC UTILITY EASEMENT
(21) CALC. = CALCULATED
(22) MEAS. = MEASURED
(23) PRO. = PRORATED
(24) STARNES #4 REBAR = A #4 REBAR AND METAL
CAP STAMPED STARNES
(25) STARNES MON. = CONCRETE MONUMENT WITH
A METAL PLATE, STAMPED STARNES
(26) N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
(27) M.H.T. = MEAN HIGH TIDE
(28) Δ = DELTA
NOTE: UNDER GROUND IMPROVEMENTS THAT ARE
NOT SHOWN, IF ANY WERE NOT LOCATED.

Starnes Surveying, Inc.

L.B. 6766

18571 DURANCE ROAD • N. FORT MYERS, FLORIDA • (239) 543-3335
Surveying Engineering Land Planning

BOUNDARY SURVEY

Field Book 24-248 Page 30-33 W.O. 6703

Sheet _____ of _____

According to the Plat thereof as recorded in Plat Book _____ at Page _____
Public Records of _____ County, Florida.

FOR: _____ DATE 4-8-23 REVISED: _____

AFFIDAVIT OF AUTHORIZATION

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

I, R. Stephen Singletary (name), as Owner (owner/title) of 18200 State Road 31, Alva, FL 33920 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title*

of "trustee."

- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

☐

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

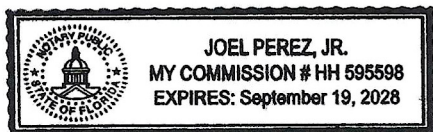
11/6/24
SignatureDate

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 6th day of November, 20 24,
by Richard Stephen Singletary (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature] Signature of Notary Public Joel Perez



Explanations – Page 2

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared R. Steven Singletary, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 18200 State Road 31 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

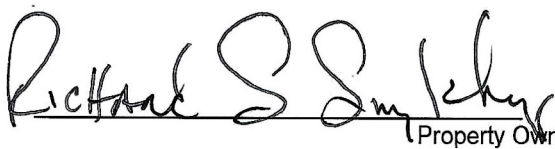
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

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

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

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



Property Owner

Steve R. Singletary

Print Name

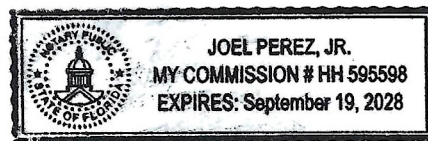
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on 11/6/24 (date) by Richard S. Singletary (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL Signature of Notary Public

Joel Perez



Instrument prepared by/return to:
(Without Title Examination)
LaDonna J. Cody, P. A.
Attorney at Law
12661 New Brittany Blvd.
Fort Myers, FL 33907

Parcel identification number: 18-43-26-00-00001.0060

WARRANTY DEED

THIS INDENTURE made this 7 day of January, 2016, between STEVE R. SINGLETARY, also known as RICHARD STEPHEN SINGLETARY and HEIDI L. SINGLETARY, also known as HEIDI LYNN SINGLETARY Husband and Wife,

Grantor, whose post office address is 18200 State Road 32, Alva, FL 33920,

and

RICHARD STEPHEN SINGLETARY and HEIDI LYNN SINGLETARY, as Trustees of the SINGLETARY FAMILY TRUST dated January 7, 2016,

Grantee, whose post office address is 18200 State Road 32, Alva, FL 33920.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assign forever, the following described land, situate, lying and being in LEE County, Florida, to wit:

A tract or parcel of land lying in Section 18, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 18, said corner lying on the Westerly right-of-way line of State Road 31, (100 feet wide), thence run S 88°46'28" E for 100.00 feet to the Easterly right-of-way of said State Road 31 (basis of bearings), thence run N 00°26'31" W along said Easterly right-of-way line for 811.99 feet to the point of beginning to the herein described parcel:

From said point of beginning continue running N 00°26'31" W along said right-of-way line for 569.02 feet; thence run S 88°53'02" E for 1290.40 feet; thence run S 00°16'25" W for 569.02 feet; thence run N 88°52'38" W for 1283.29 feet to the point of beginning.

Said parcel contains 16.81 acres, more or less.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Grantors reserve unto themselves, jointly and severally, a life estate in the property described above.

And said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. The terms "grantor" and "grantee" are used for singular or plural as context requires.

The Trustees, jointly and severally, named herein and the successor trustees under said trust agreement have full rights of ownership over this property, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property or interest therein.

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

Signed, sealed and delivered in our presence:

Brenda Lawmaster
Witness

Steve R Singletary
STEVE R. SINGLETARY

BRENDA LAWMASTER
Printed Name of Witness

Ladonna J. Cody
Witness

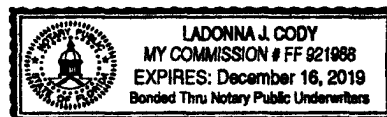
Heidi L Singletary
HEIDI L. SINGLETARY

Ladonna J. Cody
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7 day of January, 2016, by STEVE R. SINGLETARY and HEIDI L. SINGLETARY, () who are personally known to me or (x) who presented Florida Driver's Licenses as identification.

Ladonna J. Cody
Notary Public—State of Florida





Property Data

STRAP: 18-43-26-00-00001.0060 Folio ID: 10444069

Hurricane Ian Tax Roll Value Letter Tax Refund Status

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Owner Of Record - Life Estate [\[Change Mailing Address\]](#)



SINGLETARY STEVE R + HEIDI L L
18200 STATE ROAD 31
ALVA FL 33920

Site Address

Site Address maintained by E911 Program Addressing

18200 STATE ROAD 31
ALVA FL 33920

ALTERNATE ADDRESS INFORMATION:

18200 BABCOCK RANCH RD

Property Description

Do not use for legal documents!



PARL LOC IN THE W 1/2 OF THE W 1/2 OF THE SW 1/4 AS DESC
IN OR 2974 PG 2172

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records
search on the Lee County Clerk of Courts website, using 2974 and 2172 for
the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.5
Gross Living Area	3,495
1st Year Building on Tax Roll	1999
Historic Designation	No

Township	Range	Section	Block	Lot
43	26E	18		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.72866	-81.75885		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date March of 2023 ▶ ☐ View other photos

Last Inspection Date: 05/01/2024

Property Values / Exemptions / TRIM Notices

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Exemption

Amount

Agricultural	423,265.00
Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2024 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (TRIM)	937,023	23,605	513,758	275,467	50,000	443,265	225,467
2023 / Additional Info	2023 (Final Value)	913,406	23,526	490,062	267,470	50,000	423,344	217,470
2022 / Additional Info	2022 (Final Value)	779,730	23,684	467,214	259,940	50,000	312,516	209,940
2021 / Additional Info	2021 (Final Value)	735,492	24,016	423,308	252,808	50,000	312,184	202,808
2020 / Additional Info	2020 (Final Value)	669,990	21,041	396,856	248,898	50,000	273,134	198,898
2019 / Additional Info	2019 (Final Value)	674,981	20,883	401,689	243,224	50,000	273,292	193,224

2018 / Additional Info	2018 (Final Value)	715,290	20,931	442,046	238,800	50,000	273,244	188,800
2017 / Additional Info	2017 (Final Value)	538,369	13,510	383,779	234,038	50,000	154,590	184,038
2016	2016 (Final Value)	591,208	14,000	437,108	229,786	50,000	154,100	179,786
2015	2015 (Final Value)	533,127	11,646	401,888	227,362	50,000	131,239	177,362
2014	2014 (Final Value)	487,180	9,573	395,893	226,010	50,000	91,287	176,010
2013	2013 (Final Value)	314,010	9,336	222,486	222,486	50,000	91,524	172,486
2012	2012 (Final Value)	342,457	10,947	227,329	223,025	50,000	115,128	173,025
2011	2011 (Final Value)	323,853	9,909	216,092	216,092	50,000	107,761	166,092
2010	2010 (Final Value)	407,548	11,039	267,297	267,297	50,000	140,251	217,297
	2009 (Final Value)	1,073,390	42,040	443,030	423,770	50,000	630,361	373,770
	2008 (Final Value)	974,660	36,910	423,220	423,220	50,000	551,437	373,220
	2007 (Final Value)	979,380	36,470	0	427,500	0	551,880	427,500
	2006 (Final Value)	925,270	36,760	0	373,670	0	551,595	373,670
	2005 (Final Value)	527,870	18,090	0	270,280	0	257,592	270,280
	2004 (Final Value)	358,990	11,390	0	203,960	0	155,033	203,960
	2003 (Final Value)	289,910	7,380	0	196,420	0	93,485	196,420
	2002 (Final Value)	243,320	4,150	0	197,040	0	46,276	197,040
	2001 (Final Value)	245,380	3,920	0	198,870	0	46,513	198,870
	2000 (Final Value)	253,230	3,840	0	206,640	0	46,592	206,640
	1999 (Final Value)	54,660	990	0	5,220	0	49,438	5,220
	1998 (Final Value)	50,430	1,160	0	1,160	0	49,270	1,160

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.00	Acres
6110	Pasture, Semi-Improved, Good	15.81	Acres

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - SINGLE FAMILY RESIDENTIAL	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.5	1999	1999

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,005
FCP - FINISHED CARPORT	N	563
FCP - FINISHED CARPORT	N	664
FOP - FINISHED OPEN PORCH	N	1,391
FST - FINISHED UTILITY	N	203
FUS - FINISHED UPPER STORY	Y	1,490
PS1 - 1 STORY SCREEN ENCL	N	1,430

Building Features

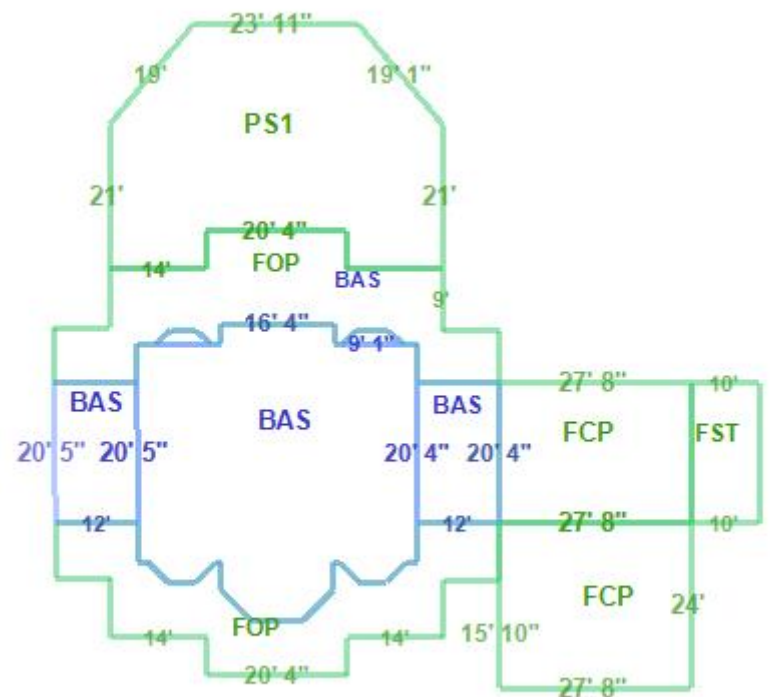
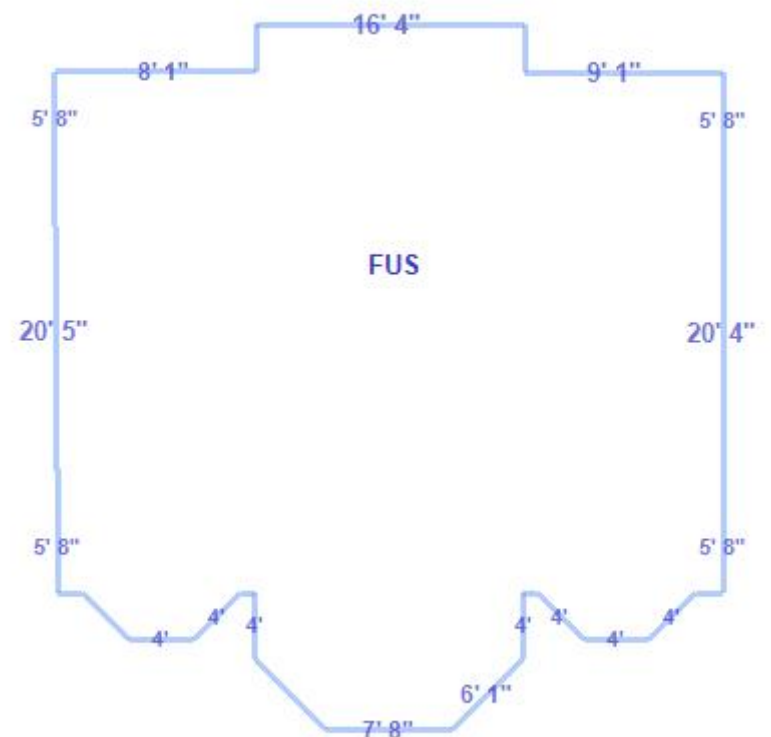
Description	Year Added	Units
BARN - WOOD (SOME FLOOR - FINISH)	1998	2,160
FIREPLACE - TYPE B	1999	1
HORSE STABLE	1999	720
XTRA/ADDITIONAL A/C UNITS	1999	1
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2001	624
JACUZZI - TYPE C	2004	1
PATIO - BRICK AND TILE	2004	1,429
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2007	196

Building Front Photo



Photo Date: March of 2023

Building Footprint



Property Details (2024 TRIM)



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Land

Land Tracts

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Building 1 of 1

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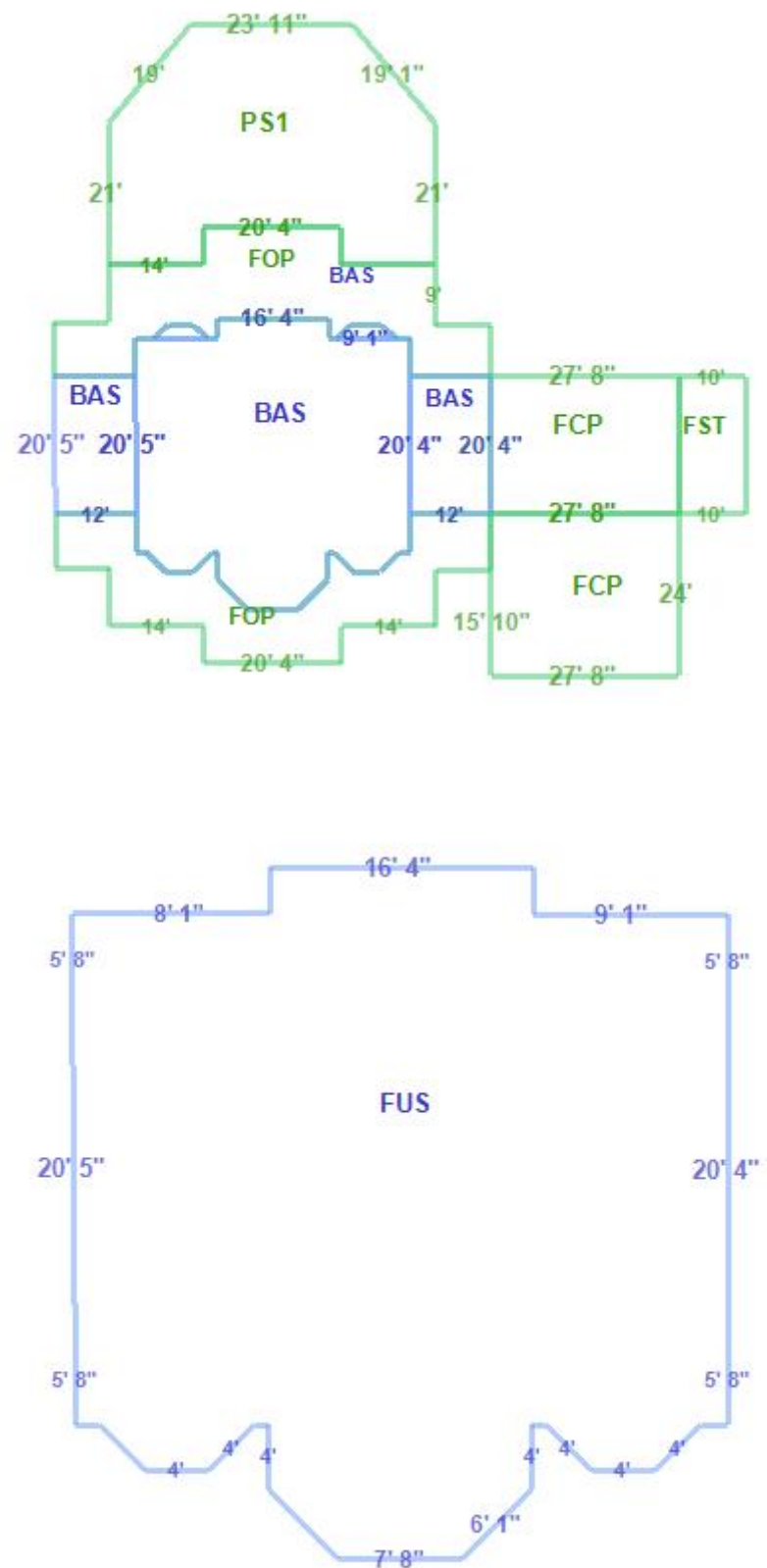
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Building Front Photo



Photo Date: March of 2023

Building Footprint



Taxing Authorities

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BAYSHORE FIRE / 202

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	01/07/2016	2016000015912	11		I
45,000.00	06/17/1998	2974/2172	01		V
240,000.00	12/24/1996	2776/737	04		V
240,000.00	12/20/1996	2775/1435	04		V
100.00	06/01/1995	2608/975	04		V
100.00	01/19/1988	1968/590	04		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **2974** and **2172** for the book and page numbers and **Official Records** for the book type.

Property Fraud Alert.

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POL2004-01581	Pool & Spa	03/30/2007
RES2004-13639	Pool & Spa	12/07/2004
RES199808417	Building New Construction	08/28/1998

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
18-43-26-00-00001.0000	10297504	Split (From another Parcel)	06/25/1998

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	R - Residential Category		1	327.20
		Collection Days		
Garbage	Recycling			Horticulture
Friday	Friday			

Flood and Storm Information

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Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0282	G	11/17/2022	A

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SINGLETARY PROPERTY – 18200 STATE ROAD 31 (16.80± ACRES)**ENVIRONMENTAL ASSESSMENT
& CURSORY SPECIES SURVEY REPORT**

Lee County STRAP #: 18-43-26-00-00001.0060

June 2024

Prepared For:

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Introduction

An environmental assessment and species survey was conducted on the Singletary SR 31 property on June 4, 2024. The 16.80± acre site is located in Section 18, Township 43S, and Range 26E, of Lee County, Florida. More specifically, the site is located at 18200 State Road 31, east of Babcock Ranch Road, north of Bayshore Road and south of North River Road, in Alva, Florida. Please see the attached Project Location Map (Exhibit A).

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

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) or red-cockaded woodpecker (*Leuconotopicus borealis*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

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

Background

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

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

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

Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic “stop-look-listen” and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 16.80± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Boca fine sand (NRCS #13; non-hydric), Copeland sandy loam, depressional (NRCS #45; hydric), and Matlacha gravelly fine sand (NRCS #69; non-hydric) soils. Boca fine sand, Matlacha gravelly fine sand are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 4.13± acres of wetlands and 0.35± acres of “other surface water” communities on-site, during the initial site assessment.

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

FLUCFCS Codes & Community Descriptions

Uplands

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

FLUCFCS 110 Residential – 1.16± Acres

This residential property contains a driveway, residential home, and several other buildings including barns, sheds, and storage containers. This community occupies approximately 1.16± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 211 Improved Pasture – 5.40± Acres

This upland community type occupies approximately 5.40± acres. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), melaleuca (*Melaleuca quinquenervia*), and earleaf acacia (*Acacia auriculiformis*). Sub-canopy species include cabbage palm (*Sabal palmetto*). The groundcover is dominated by Ground cover is dominated by bahia grass (*Paspalum notatum*) with spiny amaranth (*Amaranthus spinosus*), rosy camphorweed (*Pluchea rosea*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), tickseed (*Coreopsis floridana*), frog fruit (*Phyla nodiflora*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), and peppervine (*Ampelopsis arborea*). This community should be considered uplands by regulatory agencies.

**There were several small areas that could be classified as a wetland/hydric, located in the improved pasture area. These areas were very small and isolated in nature, although they did contain some wetland vegetation, advantageous rooting, and water line staining, as well as other signs in this community that could be classified as wetlands; however, these areas were too small to be mapped and not believed to have any effect on the overall surrounding community. It's believed that continued maintenance through the on-site agricultural operations, these areas could be able to revert back to their historical conditions and could eventually be considered uplands by the regulatory agencies.*

FLUCFCS 411 Pine Flatwoods – 0.66± Acres

This upland community type occupies approximately 0.66± acres of the property. The canopy is dominated by slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), earleaf acacia (*Acacia auriculiformis*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), rusty lyonia (*Lyonia ferruginea*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with pennyroyal (*Piloblephis rigida*), caesar weed (*Urena lobata*), Spanish needle (*Bidens alba*), and broom sedge (*Andropogon virginicus*), with other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*), greenbriar (*Smilax spp.*), and poison ivy (*Toxicodendron radicans*). This community should be considered uplands by the regulatory agencies.

FLUCFCS 420 Mixed Upland Forest – 2.84± Acres

This upland community type occupies approximately 2.84± acres of the property. The canopy contains live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumim*), earleaf acacia (*Acacia auriculiformis*), and mimosa (*Albizia julibrissin*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wild coffee (*Psychotria nervosa*), buckthorn (*Sideroxylon celastrinum*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), and beauty berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with coco plum (*Chrysobalanus icaco*), dog fennel (*Eupatorium capillifolium*), caesar weed (*Urena lobata*), false buttonweed (*Spermacoce verticillata*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), greenbriar (*Smilax sp.*), and creeping oxeye (*Sphagneticola trilobata*). This community would be considered uplands by the regulatory agencies. This community would be considered uplands by the regulatory agencies.

FLUCFCS 422 Brazilian Pepper – 0.14± Acres

This upland community type occupies approximately 0.14± acres of the site. The canopy was mostly open. The sub-canopy was dominated by Brazilian pepper (*Schinus terebinthifolius*), with scattered cabbage palm (*Sabal palmetto*). The groundcover was mostly open with various opportunistic weedy species. This community would be considered uplands by the regulatory agencies.

FLUCFCS 427 Live Oak – 1.48± Acres

This upland habitat type occupies approximately 1.48± acres of the property. The canopy consists of live oak (*Quercus virginiana*), with scattered slash pine (*Pinus elliottii*), and laurel oak (*Quercus laurifolia*). The sub-canopy contains cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*) with myrsine (*Rapanea punctata*), buckthorn (*Sideroxylon celastrinum*), and beauty berry (*Callicarpa Americana*). The ground cover vegetation includes saw palmetto (*Serenoa repens*), coco plum (*Chrysobalanus icaco*), swamp fern (*Blechnum serrulatum*), false buttonweed (*Spermacoce verticillata*), Spanish needle (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), and other opportunistic weedy species. Commonly observed vines include Japanese climbing fern (*Lygodium japonicum*), grapevine (*Vitis munsoniana*) and greenbriar (*Smilax spp.*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 428 Cabbage Palm – 0.64± Acres

This upland community type occupies approximately 0.64± acres of the property. The canopy is dominated by cabbage palm (*Sabal palmetto*), with scattered slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*). The sub-canopy also contains cabbage palm (*Sabal palmetto*), with Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), saltbush (*Baccharis halimifolia*), buckthorn (*Sideroxylon celastrinum*), beauty berry (*Callicarpa Americana*), wild coffee (*Psychotria nervosa*), and wax myrtle (*Myrica cerifera*). The ground cover is mostly open with scattered Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), caesar weed (*Urena lobata*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*), greenbriar (*Smilax spp.*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community should be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)

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

FLUCFCS 520 Cow Pond – 0.35± Acres

This “other surface water” (OSW) community occupies approximately 0.35± acres of the property and consists of shallow cow ponds. The sub-canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover includes asiatic pennywort (*Centella asiatica*), spikerush (*Eleocharis interstincta*), smart weed (*Polygonum hydropiperoides*), water hyacinth (*Eichhornia crassipes*), torpedo grass (*Panicum repens*), maidencane (*Panicum hemitomon*), mermaid weed (*Proserpinaca pectinata*), water hyssop (*Bacopa monnieri*), flatsedge (*Cyperus ligularis*), and torpedo grass (*Panicum repens*). This community would be considered “other surface waters” by the regulatory agencies. This community was artificially created and would be considered “other surface waters” by the regulatory agencies.

Wetlands

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

FLUCFCS 618 Wax Myrtle & Willow Wetland – 0.63± Acres

This wetland community type occupies approximately 0.63± acres of the property. The canopy is dominated by Carolina willow (*Salix caroliniana*), with scattered laurel oak (*Quercus laurifolia*), and bald cypress (*Taxodium distichum*). The sub-canopy contains wax myrtle (*Myrica cerifera*), and buttonbush (*Cephalanthus occidentalis*), with Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), dollar weed (*Hydrocotyle umbellata*), little blue maidencane (*Amphicarpum muhlenbergianum*), frog fruit (*Phyla nodiflora*), false buttonweed (*Spermacoce verticillata*), swamp lily (*Crinum americanum*), mock bishop’s weed (*Ptilimnium capillaceum*), smart weed (*Polygonum hydropiperoides*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), and white-top sedge (*Rhynchospora colorata*), with various other grasses and sedges. Commonly observed vines include greenbriar (*Smilax* spp.) and Japanese climbing fern (*Lygodium japonicum*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 620 Mixed Wetland Hardwoods– 1.33± Acres

This wetland community type occupies approximately 1.33± acres of the property. The canopy contains slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and red maple (*Acer rubrum*). The sub-canopy vegetation includes Brazilian pepper (*Schinus terebinthifolius*), cabbage palm (*Sabal palmetto*), myrsine (*Rapanea punctata*), dahoon holly (*Ilex cassine*), beauty berry (*Callicarpa Americana*), buckthorn (*Sideroxylon celastrinum*), saltbush (*Baccharis halimifolia*), buttonbush (*Cephalanthus occidentalis*), wax myrtle (*Myrica cerifera*), and melaleuca (*Melaleuca quinquenervia*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), black needlerush (*Juncus roemerianus*), beakrush (*Cyperus* sp.), yellow-eyed grass (*Xyris floridana*), sawgrass (*Cladium jamaicense*), leather fern (*Acrostichum daneifolium*), rosy camphorweed (*Pluchea rosea*), cocoa plum (*Chrysobalanus icaco*), dollarweed (*Hydrocotyle umbellata*), flatsedge (*Cyperus ligularis*), and shield fern (*Dryopteris ludoviciana*). Commonly observed vines include grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and greenbriar (*Smilax* spp.). This community

does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 624 Oak – Pine – Cabbage Palm – 1.54± Acres

This wetland community type occupies approximately 1.54± acres of the property. The canopy contains laurel oak (*Quercus laurifolia*) and slash pine (*Pinus elliottii*), with scattered melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), wax myrtle (*Myrica cerifera*), primrose willow (*Ludwigia peruviana*), saltbush (*Baccharis halimifolia*), buckthorn (*Sideroxylon celastrinum*), and buttonbush (*Cephalanthus occidentalis*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), dollarweed (*Hydrocotyle umbellata*), torpedo grass (*Panicum repens*), St. Johns wort (*Hypericum perforatum*), mermaid weed (*Proserpinaca palustris*), water hyssop (*Bacopa monnieri*), and flatsedge (*Cyperus ligularis*). Commonly observed vines include climbing hempvine (*Mikania scandens*), and greenbriar (*Smilax* spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 641 Freshwater Marsh – 0.28± Acres

This wetland community type occupies approximately 0.28± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains primrose willow (*Ludwigia peruviana*), with saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*) along the edges. The ground cover includes torpedo grass (*Panicum repens*), swamp fern (*Blechnum serrulatum*), fire flag (*Thalia geniculata*), yellow-eyed grass (*Xyris floridana*), cat-tail (*Typha latifolia*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina* sp.), dog fennel (*Eupatorium capillifolium*), mermaid-weed (*Proserpinaca palustris*), corkwood (*Stillingia aquatica*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 643 Wet Prairie – 0.35± Acres

This wetland community type occupies approximately 0.35± acres of the property. The canopy is mostly open. The sub-canopy contains scattered cabbage palm (*Sabal Palmetto*), wax myrtle (*Myrica cerifera*), primrose willow (*Ludwigia peruviana*), myrsine (*Rapanea punctata*), and Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover includes asiatic pennywort (*Centella asiatica*), spikerush (*Eleocharis interstincta*), cat-tail (*Typha latifolia*), smart weed (*Polygonum hydropiperoides*), yellow-eyed grass (*Xyris floridana*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), torpedo grass (*Panicum repens*), white-top sedge (*Rhynchospora colorata*), maidencane (*Panicum hemitomon*), mermaid weed (*Proserpinaca pectinata*), and water hyssop (*Bacopa monnieri*). Commonly observed vines include climbing hempvine (*Mikania scandens*). This community does contain wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
110	Residential	Upland	1.16± Ac.
211	Improved Pasture	Upland	5.40± Ac.
411	Pine Flatwoods	Upland	0.66± Ac.
420	Mixed Upland Forest	Upland	2.84± Ac.
422	Brazilian Pepper	Upland	0.14± Ac.
427	Live Oak	Upland	1.48± Ac.
428	Cabbage Palm	Upland	0.64± Ac.
520	Cow Pond	OSW	0.35± Ac.
618	Wax Myrtle & Willow Wetland	Wetland	0.63± Ac.
620	Mixed Wetland Forest	Wetland	1.33± Ac.
624	Oak – Pine – Cabbage Palm	Wetland	1.54± Ac.
641	Freshwater Marsh	Wetland	0.28± Ac.
643	Wet Prairie	Wetland	0.35± Ac.
Total			16.80± Ac.

Species Survey Results

A cursory listed species survey was conducted on the project site on June 4, 2024 to determine if the site was being utilized by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Services (USFWS), or by a protected species as designated by Lee County. There were no protected species identified on-site. In addition to the on-site assessment, FWCC and USFWS databases were researched to determine if documented occurrences of listed species exist on or around the project site. The following are the results of the database search.

The project site is listed within the Audubon's crested caracara (*Caracara plancus audubonii*) Consultation Area. During the listed species survey conducted on-site, the project site was surveyed for the crested caracara, but there were no caracara and/or caracara nests identified on-site.

Big Cypress fox squirrels (*Sciurus niger avicenniai*) are identified by the Florida Fish and Wildlife Conservation Commission (FWC) as a threatened species. The primary habitats utilized by this species includes open pine flatwoods, cypress strands, broad-leaf evergreen hammocks, mangroves, and oak forest. These squirrels feed on cypress balls, pine seed, and occasionally cabbage palm and saw palmetto berries. BCFS spend a considerable amount of time foraging on the ground with their optimal habitat consisting of open atmosphere. They are usually active during the day; their nests are constructed for resting, sleeping and breeding. They utilize stick and leaves nests in pines, cypress, cabbage palms, and melaleuca; nests in tree hollows; and nests in bromeliads.

The Florida bonneted bat (*Eumops floridanus*) is also listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and several Focal Areas for this species. The Florida bonneted bat is listed by the FWCC and USFWS as endangered. The property is located within the overall Consultation Area; however, it remains outside of the Focal Areas. The USFWS may require specific surveys (ie. cavity tree survey and/or multi-night acoustic surveys) to determine if the site is being utilized by the Florida bonneted bat. No Florida bonneted bats were observed on the project site during the preliminary listed species survey.

The Audubon Eagle Watch database for bald eagle (*Haliaeetus leucocephalus*) nests shows that the nearest nest is Nest LE-039, located about approximately 1.5 miles southeast of the project's eastern property boundary. The bald eagle nest database is current through the 2023-2024 nesting season. Nest LE-039 was documented as destroyed by Audubon for the 2023 nesting season. Additionally, there were no bald eagle nests observed on or immediately adjacent to the property during the preliminary listed species survey. This distance is beyond the USFWS and the FWCC recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the Federal Endangered Species Act (ESA) in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The Florida Atlas of Breeding Sites for Herons and Their Allies was referenced for the location of breeding colonies of both listed and non-listed wading birds including, but not limited to, the snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), and tri-colored heron (*Egretta tricolor*). There was no evidence to breeding rookeries located on the project site.

The USFWS Draft Standard Local Operating Procedures for Endangered Species Wood Storks (*Mycteria americana*) recognizes a 30± kilometer (18.6± mile) zone surrounding a colony boundary as a core foraging area (CFA). The project site is located within the CFA designated for the wood stork. The project will abide by habitat guidelines and the standard protection measures for the Wood Stork. The wetland habitat and surface waters on-site are considered of poor quality for foraging habitat. If future development will impact these habitat types, coordination with the FWCC and/or the USFWS and compensation for impacts to wood stork foraging habitat may be required. The wood stork is listed as a state and federally threatened species.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Ajaia ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). The FWCC information is current through 1999. According to these sources, there are no wading bird colonies on-site or in close vicinity of the project site.

The FWCC database for the and/or red-cockaded woodpecker (*Leuconotopicus borealis*) locations shows that this project is located within the red-cockaded woodpecker (RCW) consultation area. There may be some additional site specific surveys may be required by the permitting agencies to verify the presence/absence of the RCW on the project site. There were no RCWs or signs thereof (i.e., live cavity trees) identified on the project during the cursory listed species survey.

Mitigation Discussion

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

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

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

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

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

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. This parcel lies within the service area of several mitigation banks; currently, credits are going for \$200,000 to \$225,000 depending on the mitigation bank.

Summary

Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, surveyed by professional land surveyor, and approved by the regulatory agencies.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

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

Table 2 Cont'd: Listed Species by Habitat with Current Status

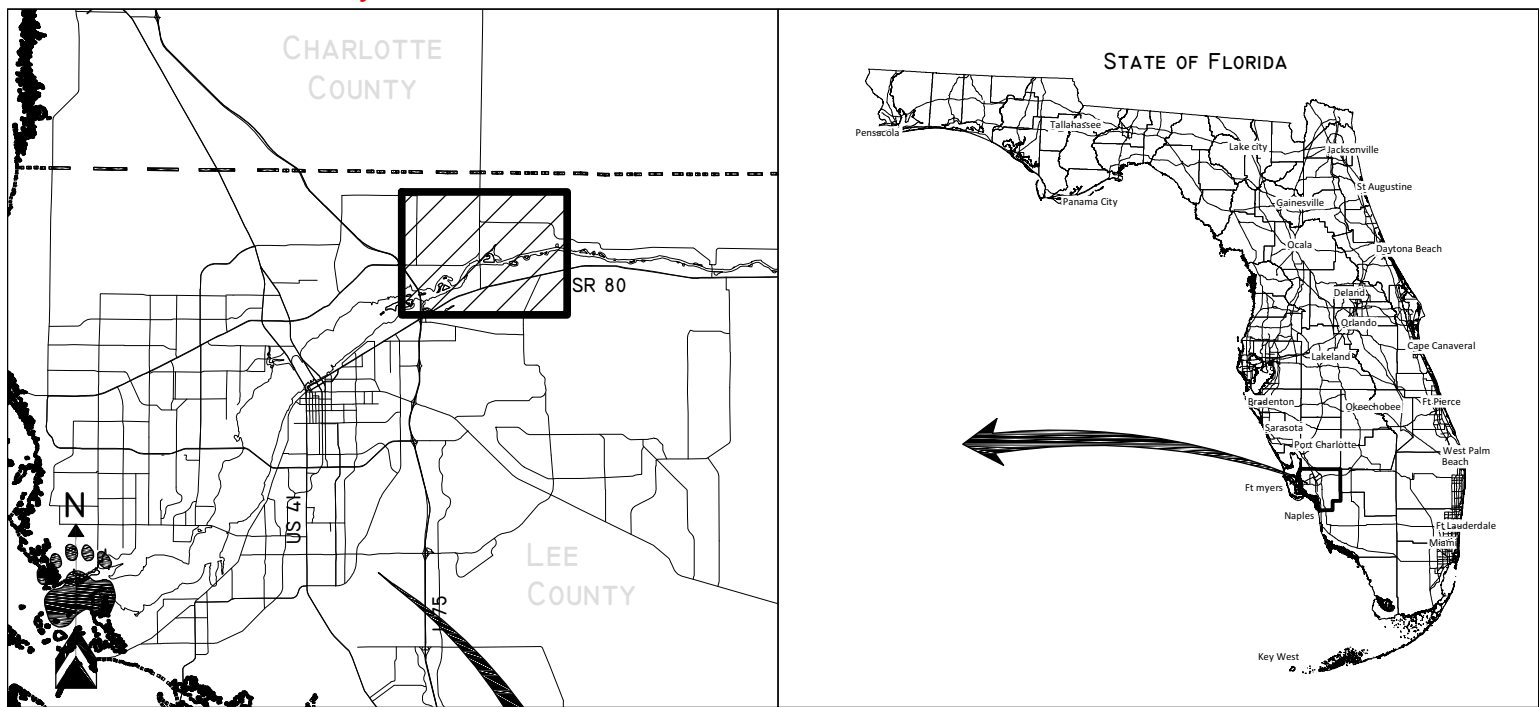
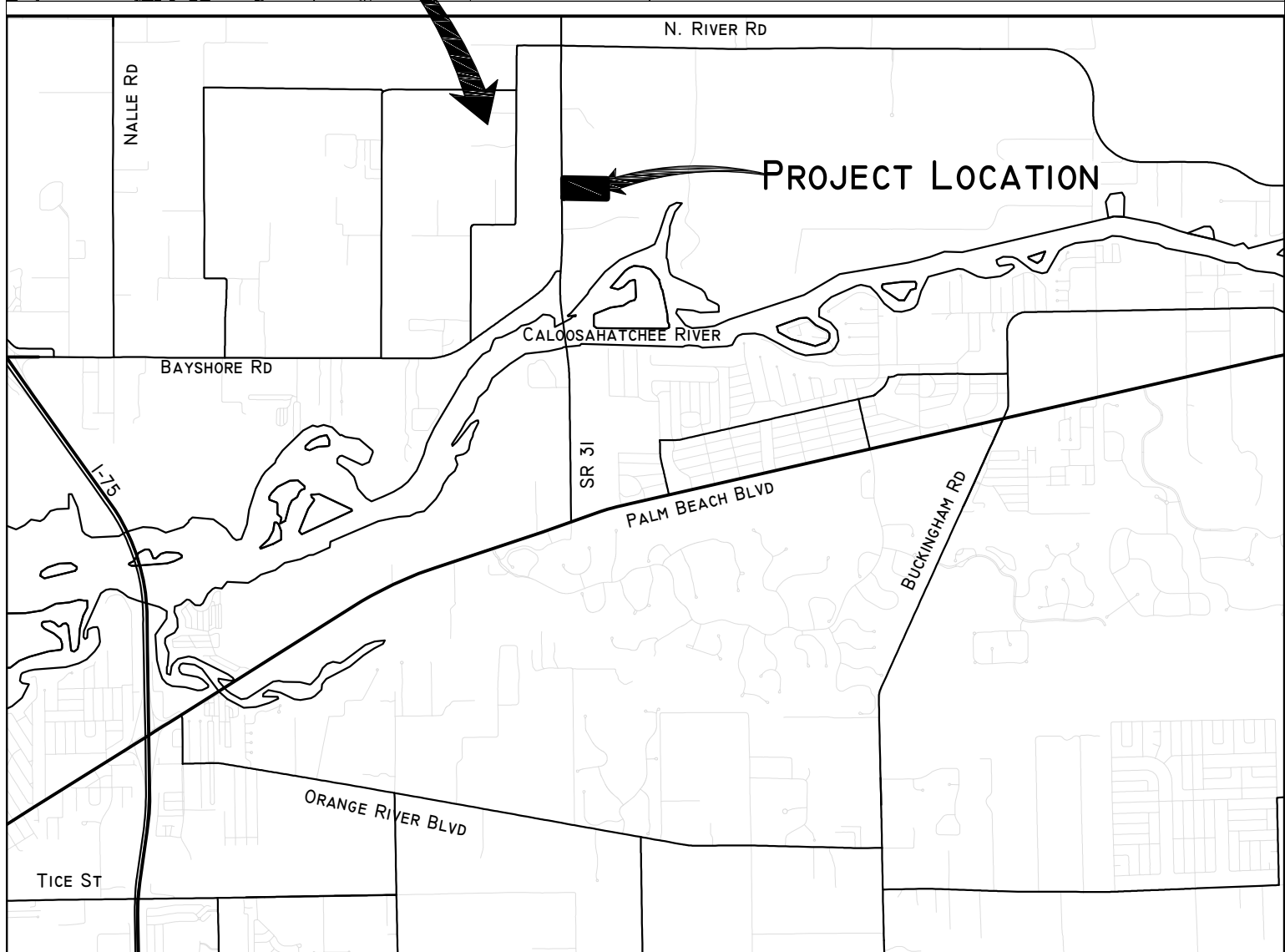
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
617	Mixed Wetland Hardwoods	Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
621	Cypress	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
		Wood stork	<i>Mycteria americana</i>	--	--	--	E	E
624	Cypress – Pine – Cabbage Palm	Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
641	Freshwater Marsh	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarauna</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Snail kite	<i>Rostrhamus sociabilis</i>	--	--	--	E	E
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
740	Disturbed Lands	Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
743	Spoil Area	Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
814	Trail	N/A	--	--	--	--	--	--
	832	Electrical Power Lines	N/A	--	--	--	--	--

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

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

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	6/12/24	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
18/43S/26E		LEE

**Singletary Property @
18200 State Road 31**

Location Map



PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial

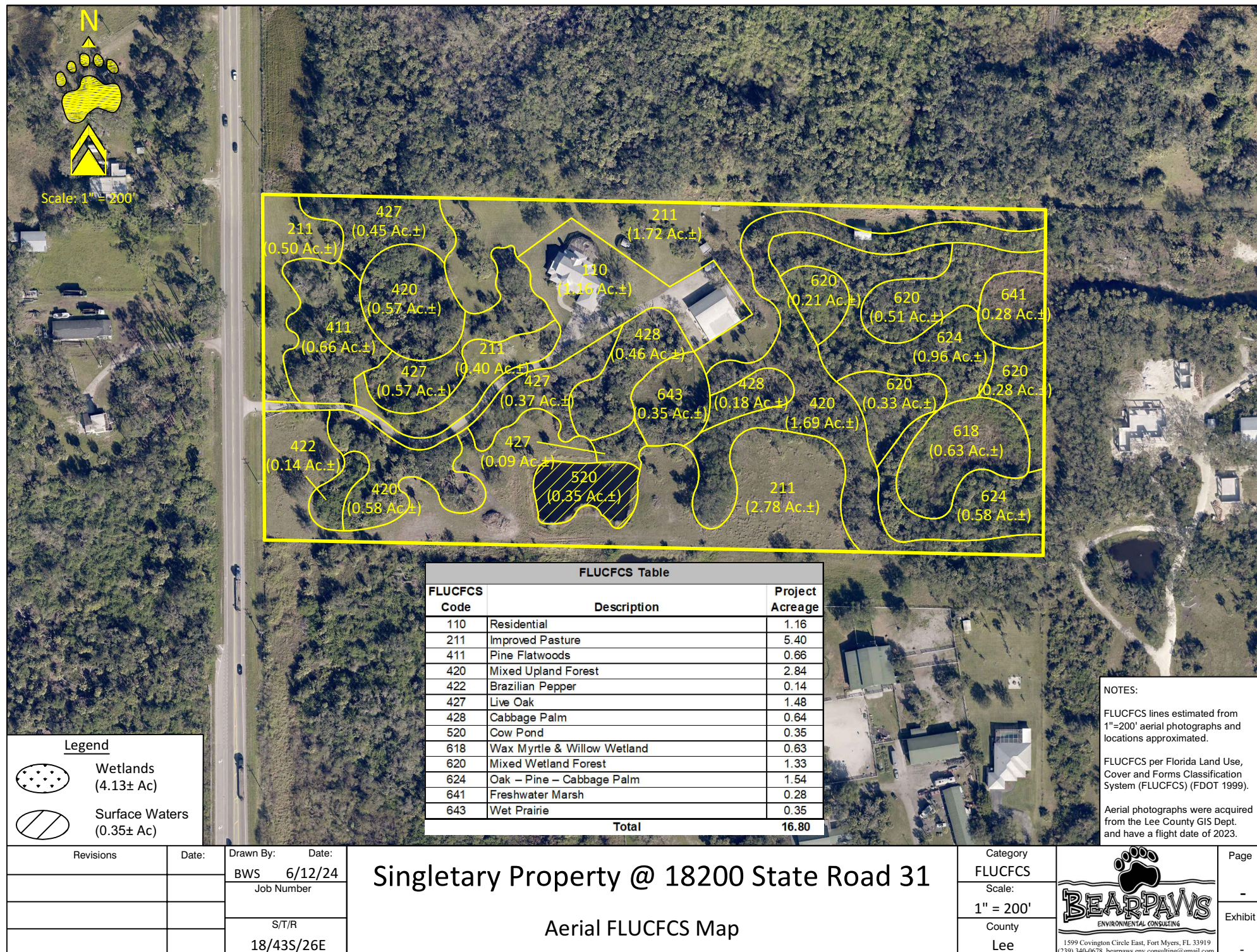
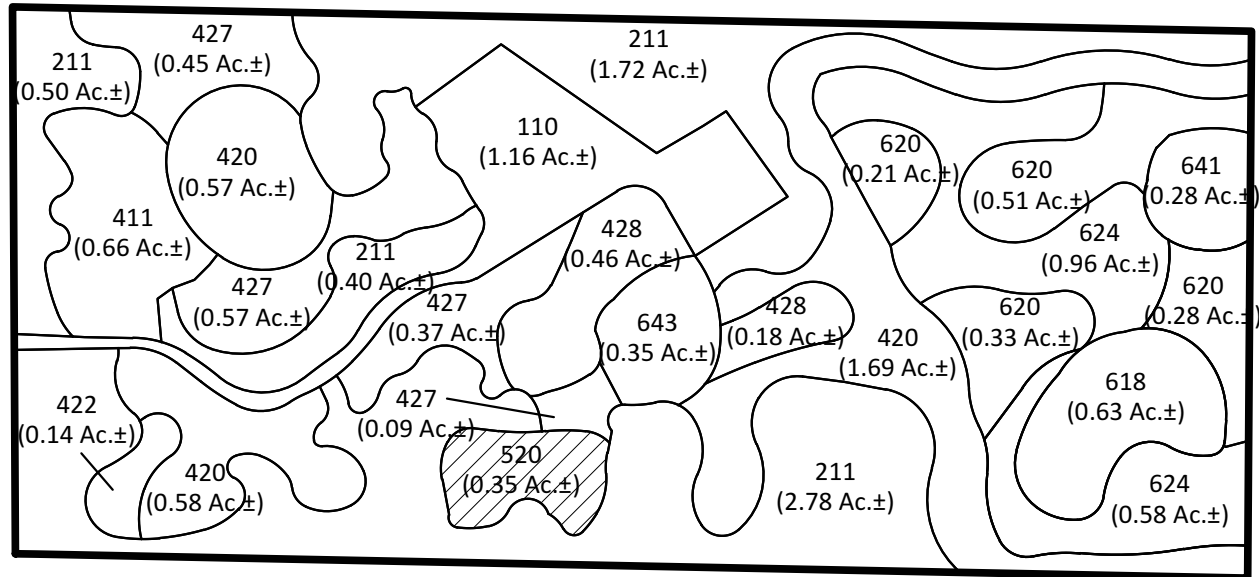


EXHIBIT C

FLUCFCS Map



Scale: 1" = 200'



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
110	Residential	1.16
211	Improved Pasture	5.40
411	Pine Flatwoods	0.66
420	Mixed Upland Forest	2.84
422	Brazilian Pepper	0.14
427	Live Oak	1.48
428	Cabbage Palm	0.64
520	Cow Pond	0.35
618	Wax Myrtle & Willow Wetland	0.63
620	Mixed Wetland Forest	1.33
624	Oak – Pine – Cabbage Palm	1.54
641	Freshwater Marsh	0.28
643	Wet Prairie	0.35
Total		16.80

Legend

Wetlands
(4.13± Ac)Surface Waters
(0.35± Ac)

NOTES:

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

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

Revisions	Date:	Drawn By:	Date:
		BWS	6/12/24
		Job Number	
		S/T/R	
		18/43S/26E	

Singletary Property @ 18200 State Road 31

FLUCFCS Map

Category
FLUCFCS
Scale:
1" = 200'
County
Lee



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

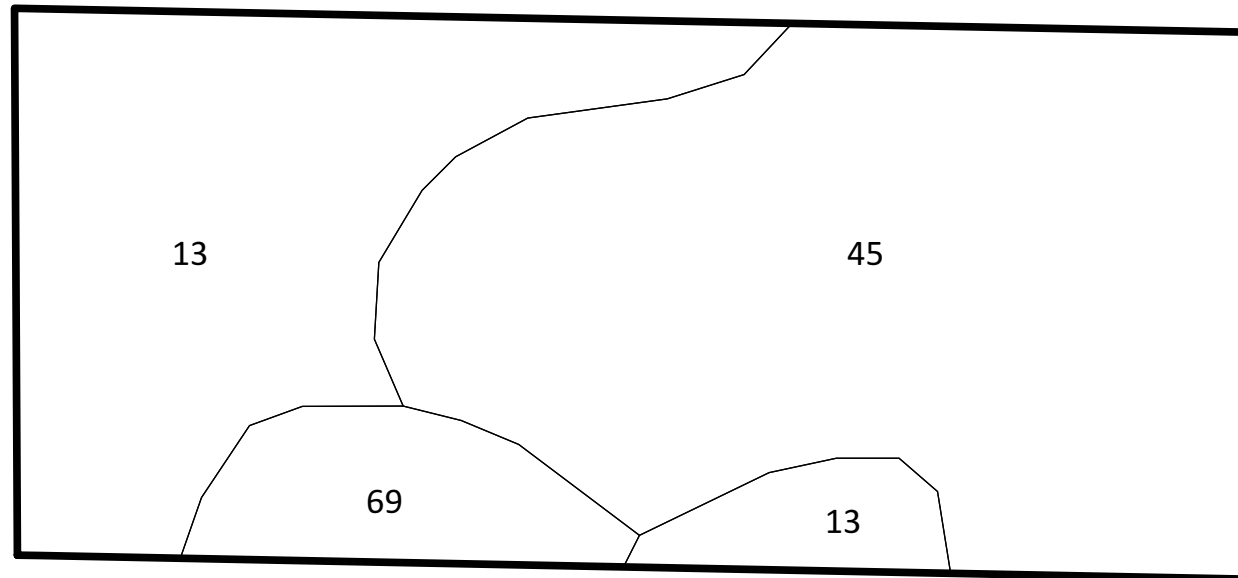
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Exhibit
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EXHIBIT D

NRCS Soils Map



Scale: 1" = 200'



NRCS Soils Table		
Soils No.	Name	Hydric
13	Boca Fine Sand	No
45	Copeland Sandy Loam, Depressional	Yes
69	Matlacha Gravelly Fine Sand	No

NOTES

Soils were acquired from LABINS
and are from the NRCS.

Revisions	Date:	Drawn By: BWS Date: 6/12/24	Singletary Property @ 18200 State Road 31 Soils Map	Category Soils	 <small>1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com</small>	Page -
		Job Number		Scale: 1" = 200'		Exhibit
		S/T/R		County Lee		-
		18/43S/26E				

EXHIBIT E

Protected Species Survey Map

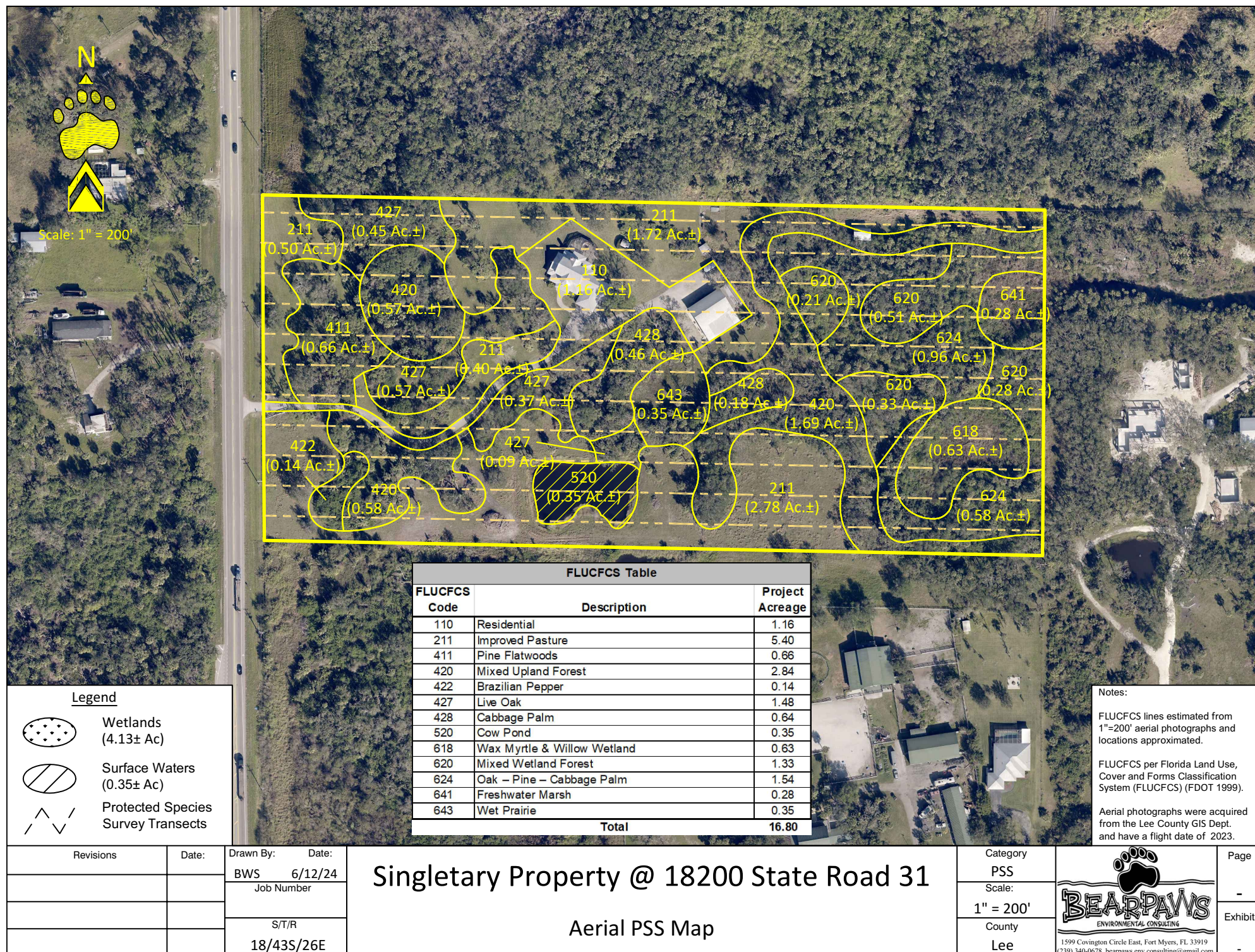


EXHIBIT E

Protected Species Survey Map



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

SINGLETARY CPD

(PROJECT NO. F2409.19)

PREPARED BY:

**TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

October 31, 2024



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I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. INTERSECTION ANALYSIS

IX. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking a rezoning approval. The proposed development is located along the east side of SR 31 approximately ½ of a mile north of the Bayshore Road (SR 78) intersection in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 16.8-acre subject site is currently zoned Agricultural (AG-2). The applicant is proposing to rezone the site to Commercial Planned Development (CPD) to permit a development of up to 110,000 square feet of commercial uses and up to 100,000 square feet of indoor self-storage/public warehouse use. The site has two proposed Master Concept Plans. Option 1 is the site in its current configuration and Option 2 depicts the site upon completion of the proposed taking and associated improvements to SR 31. This report analyzes proposed entitlements for Option 1 since the exact timing of taking the property for the SR 31 improvements are unknown and subject to change. Access to the subject site is proposed to SR 31 via a single access connection.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets.

II. EXISTING CONDITIONS

The subject site is currently occupied by a single-family residence. The overall site is bordered by SR 31 to the west, and by vacant land and residential uses to the south and east and the recently approved Greenwell Mixed Use Planned Development (MPD) to the north.

F2409.19





SR 31 is currently a north/south two-lane undivided arterial the borders the subject site to the west. SR 31 has a posted speed limit of 40 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT). SR 31 has an Access Management Classification of Class 4, which requires a minimum connection spacing of 440 feet between driveway connections and 2,640 feet between signals. Note, SR 31 is currently planned to be widened to a four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch Community Improvement District. The construction for this improvement is scheduled to start in 2025. FDOT is also finalizing a PD & E study on SR 31 from SR 80 to SR 78 as well as on SR 78 from I-75 to SR 31 to evaluate future widening of these roadways to six-lane and four-lane facilities, respectively.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the approximate 16.8-acre site to a Commercial Planned Development (CPD). There are two proposed Master Concept Plans. One Master Concept Plan is for the current 16.8-acre site and includes the development of up to 110,000 square feet of commercial retail and office uses as well as up to 100,000 square feet of indoor self-storage/public warehouse uses. The second Master Concept Plan illustrates the potential impact of the future SR 31 widening and a potential future taking along the frontage of the property. With the reduced size in property, there would be reduced land available for development and much less developable area. The most intense land uses would be developed under the first Master Concept Plan; therefore, those uses were considered in the remainder of this analysis. **Table 1** summarizes the land use utilized for the purposes of this analysis.



Table 1
Land Use
Singletary CPD

Land Use	Permitted
Commercial Retail/Office (LUC 821)	110,000 Sq. Ft.
Mini-Warehouse (LUC 151)	100,000 Sq. Ft.

Access to the subject site is proposed to SR 31 via a single access connection.

IV. TRIP GENERATION

The trip generation for the proposed zoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 821 (Shopping Plaza – 40 - 150k w/Supermarket) was utilized for the trip generation purposes of the proposed commercial uses based on the proposed Schedule of Uses and Land Use Code 151 (Mini-Warehouse) was used for the enclosed self-storage/public warehouse use that is proposed. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation
Singletary CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Commercial (110,000 Sq. Ft.)	241	147	388	462	501	963	9,878
Mini-Warehouse (100,000 Sq. Ft.)	5	4	9	7	8	15	145
Total Trips	246	151	397	469	509	978	10,023



The trips shown for the proposed commercial uses in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that retail uses may attract a significant amount of its traffic from vehicles already traveling on the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 821 is forty (40%) percent.

For this analysis, the “pass-by” traffic was accounted for in order to determine the number of “new” trips the development will add to the surrounding roadways. **Table 3** summarizes the “pass-by” percentage of the proposed uses. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
Singletary CPD

Land Use	Percentage Trip Reduction
Shopping Center (LUC 821)	40% A.M. / P.M. & Daily

Table 4
Trip Generation – Net New Trips
Singletary CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	246	151	397	469	509	978	10,023
Less LUC 820 Pass-by	-77	-78	-155	-192	-193	-385	-4,009
Net New Trips	169	73	242	277	316	593	6,014

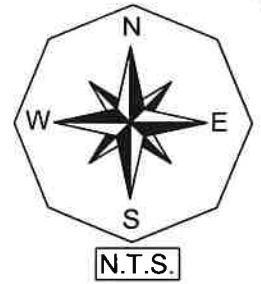


V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, Table 1A, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes for State maintained roadways were obtained from FDOT's *2023 Multimodal Quality/Level of Service Handbook* based on the Context Classification of the roadway. Based on Table 1A, SR 31 from the site to SR 80 as well as SR 78 from SR 31 to I-75 are the only roadway segments in the study area projected to be significantly impacted as a result of the proposed development.

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-46 (-77)
 97 (160)
 53 (211)
 98 (298)
 -31 (-115)
 149 (309)

SITE

SR 78

18 (79)
 33 (142)
 (69) 42
 (125) 76
 SR 31

LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC



VI. FUTURE TRAFFIC CONDITIONS

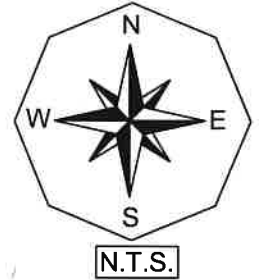
A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Annual growth rates were formulated based on the historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2027 without the development and year 2027 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The existing peak hour, peak season, peak direction traffic volumes were taken from the 2023 *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

F2409.19

1,620 - "B"
 (1,694 - "B")
 [1,773 - "B"]



SITE

1,620 - "B"
 (1,792 - "B")
 [1,976 - "B"]

SR 78

1,303 - "F"
 (1,365 - "F")
 [1,405 - "F"]

1,346 - "E"
 (1,457 - "E")
 [1,575 - "F"]

SR 31

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

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

[XXX - "X"] 2027 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION



VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2027 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways, except for SR 31 between SR 78 and SR 80, and SR 78 west of SR 31 are projected to operate at or above the minimum adopted Level of Service in 2027 both with and without the proposed development. SR 31 between SR 78 and SR 80 is projected to operate at a poor Level of Service in 2027 with the proposed development traffic added to this roadway.

As previously mentioned FDOT is currently finalizing the PD&E study on SR 31 from SR 78 to SR 80 to evaluate the future widening from the current two-lane undivided facility to a six-lane divided facility. This improvement will address the projected SR 31 capacity deficiency that was shown as part of this analysis. FDOT has funded the Design Build project for the widening of SR 31 from SR 80 to SR 78, including a new bridge over the Caloosahatchee River beginning in the year 2029. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. FDOT is also finalizing the PD & E study for the widening of SR 78 between I-75 and SR 31. This corridor has yet to receive funding for construction at the present time.



VIII. INTERSECTION ANALYSIS

Intersection analysis was performed at the proposed site access drive on SR 31 utilizing the latest version of *Highway Capacity Software (HCS®)*. Intersection analysis was also conducted at the signalized intersection of SR 31 with SR 78 utilizing the latest version of the program *SYNCHRO®*. The intersection analysis was based on the projected 2027 weekday AM and PM peak hour traffic conditions both with and without the project traffic. The 2025 peak hour peak season background traffic volumes at the SR 31 and SR 78 intersection were obtained from the attached FDOT's *SR 31 Project Development & Environmental (PD&E) Study*.

The 2025 peak season traffic volumes were then increased by a growth rate factor to determine the projected 2027 background turning movement volumes. **Table 2A** of the Appendix illustrates the methodology utilized to formulate the appropriate annual growth rate on SR 31 and SR 78. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2027 background volumes to estimate the future 2027 traffic volumes with the project. These volumes are based on the data from the spreadsheet contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*. Note, the intersection analysis at the SR 31 and SR 78 intersection was completed consistent with the signal timings and turn lane distances assumed as part of the *SYNCHRO®* analysis completed for the FDOT's *SR 31 Project Development & Environmental (PD&E) Study*.

The results of the *HCS®* analysis at the proposed site access connection on SR 31 indicate all major movements on SR 31 to operate at an acceptable Level of Service in 2027 AM and PM peak hour conditions with the proposed development traffic added to the intersections.



The results of the *SYNCHRO*® analysis at the signalized intersection of SR 31 with SR 78 indicate the intersection to operate at acceptable Level of Service “D” in 2027 AM peak hour conditions both with and without the proposed development. Under the 2027 PM peak hour conditions, this intersection was shown to operate at Level of Service “D” without the project and at Level of Service “E” with the project traffic. Therefore, no intersection improvements will be warranted as a result of the proposed development. *HCS*® and *SYNCHRO*® summary sheets are attached to the Appendix of this report for reference.

IX. CONCLUSION

The proposed development is located along the east side of SR 31 approximately ½ of a mile north of the Bayshore Road intersection in Lee County, Florida. The proposed rezoning application will permit the 16.8-acre subject site to be developed with up to 110,000 square feet of commercial retail and office uses as well as up to 100,000 square feet of indoor self-storage/public warehouse uses.

The Level of Service analysis conducted as part of this report indicates all analyzed roadways, except for SR 31 between SR 78 and SR 80 and SR 78 west of SR 31, to operate at or above the minimum adopted Level of Service in 2027 both with and without the proposed development. SR 31 between SR 78 and SR 80 is projected to operate at a poor Level of Service in 2027 with the proposed development traffic added to this roadway. However, as previously mentioned FDOT is currently finalizing the PD & E study on SR 31 from SR 78 to SR 80 to evaluate the future widening from the current two-lane undivided facility to a six-lane divided facility. This future improvement is now funded in the FDOT Work Program for the Year 2029, including the new bridge over the Caloosahatchee River. The future improvements to SR 78 are being addressed in the PD & E being finalized by FDOT in the Spring of 2025 but funding for construction of this project has yet to be identified. Therefore, roadway capacity improvements will not be



warranted as a result of the additional traffic to be generated by the proposed development.

The results of the intersection analysis at the proposed site access connections on SR 31 indicate all major movements on SR 31 to operate at an acceptable Level of Service in 2027 AM and PM peak hour conditions with the proposed development traffic added to the intersections.

Intersection analysis was also conducted at the off-site signalized intersection of SR 31 with SR 78. Based on the results of the capacity analysis, the intersection was shown to operate at acceptable Level of Service "D" in 2027 AM peak hour conditions both with and without the proposed development. Under the 2027 PM peak hour conditions, this intersection was shown to operate at Level of Service "D" without the project and at Level of Service "E" with the project traffic. This intersection is considered as an off-site intersection for which the impacts are mitigated by the project through the payment of the road impacts fees. Therefore, no intersection improvements will be warranted as a result of the proposed development.

Turn lane improvements at the site access drive intersection will be evaluated at the time the project seeks a local Development Order approval and permit approval from the Florida Department of Transportation.

APPENDIX

TABLE 1A & 2A

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
SINGLETRARY CPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	397 VPH	IN=	246	OUT=	151
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	978 VPH	IN=	469	OUT=	509

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION CONTEXT CLASSIFICATION	GENERALIZED SERVICE VOLUMES					PERCENT		
				LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
SR 31	N. of Site	4LD	Arterial - C2	0	1,753	2,510	3,055	3,507	30%	153	6.1%
	S. of Site	4LD	Arterial - C2	0	1,753	2,510	3,055	3,507	70%	356	14.2%
	S. of SR 78	2LU	Arterial - C2	0	252	452	767	1,565	45%	229	50.7%
SR 78 (Bayshore Rd)	W. of SR 31	2LU	Arterial - C3R	0	0	1,070	1,224	1,224	25%	127	11.9%
	W. of Nelle Rd	2LU	Arterial - C3R	0	0	1,070	1,224	1,224	20%	102	9.5%
	W. of I-75	4LD	Arterial - C3R	0	0	1,874	2,040	2,040	20%	102	5.4%
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial - C3C	0	0	2,600	2,955	2,955	20%	102	3.9%
	E. of SR 31	4LD	Arterial - C3C	0	0	1,675	1,995	1,995	25%	127	7.6%

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Multimodal Q/LOS Manual Peak Hour Directional Volumes based on Context Classification

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
SINGLETARY CPD**

TOTAL PROJECT TRAFFIC AM =		397	VPH	IN =	246	OUT=	151												
TOTAL PROJECT TRAFFIC PM =		978	VPH	IN=	469	OUT=	509	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>									
								121001	0.095	0.537									
								120030	0.090	0.537									
								121002	0.090	0.537									
								120022	0.090	0.537									
<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>LC DOT PCS OR</u>	<u>BASE YR</u>	<u>2019/2020</u>	<u>YRS OF</u>	<u>ANNUAL</u>	<u>2022</u>		<u>2027</u>		<u>PERCENT</u>		<u>2027</u>			<u>2027</u>			
							<u>PK HR</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>V/C</u>	<u>PROJECT</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>BCKGRND</u>	<u>V/C</u>	<u>BCKGRND</u>	<u>V/C</u>	
							<u>PK DIR.²</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>
SR 31	N. of Site	121001	7,800	19,800	8	12.35%	717	1,620	B	0.65	30%	74	153	1,694	B	0.67	1,773	C	0.71
	S. of Site	121001	7,800	19,800	8	12.35%	717	1,620	B	0.65	70%	172	356	1,792	C	0.71	1,976	C	0.79
	S. of SR 78	120030	10,100	18,900	8	8.15%	778	1,346	E	1.76	45%	111	229	1,457	E	1.90	1,575	F	2.05
SR 78 (Bayshore Rd)	W. of SR 31	121002	7,300	13,200	8	7.69%	776	1,303	F	1.06	25%	62	127	1,365	F	1.11	1,430	F	1.17
	W. of Nalle Rd	120022	7,300	13,200	8	7.69%	776	1,303	F	1.06	20%	49	102	1,352	F	1.10	1,405	F	1.15

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage.
2 Current peak hour peak season peak direction traffic volumes for state maintained roadways were obtained by adjusting the 2020 AADT by the appropriate K and D factors.

ITE TRIP GENERATION REPORT
PASS-BY TRIP DATA
LUC 821

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

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

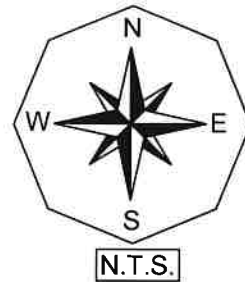
Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	381	0.38	C	400	0.40	
19500	ORIOLE RD	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	Storeybrook 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	

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⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	365	0.42	C	384	0.45	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	262	0.26	C	275	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	515	0.52	D	542	0.55	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	555	0.56	D	583	0.59	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	555	0.56	D	649	0.66	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,166	0.59	B	1,225	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,166	0.39	B	1,261	0.43	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,166	0.39	B	1,533	0.52	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,618	0.88	B	2,752	0.93	(4)
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	(4)
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	(4)(5); unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	(4)
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	152	0.18	C	160	0.19	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	712	0.40	C	766	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99	F	2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	1,944	1.00	F	2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Cooperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	(4); constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	E	1,417	0.75	E	1,489	0.78	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	E	1,456	0.78	E	1,530	0.82	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	E	1,921	0.69	E	2,019	0.72	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	E	2,139	0.76	E	2,248	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	695	0.81	D	730	0.85	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,798	0.71	E	1,890	0.75	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	285	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	262	0.30	C	275	0.32	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	487	0.49	D	511	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	358	0.36	C	392	0.40	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	678	0.68	E	877	0.89	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	851	0.29	B	894	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	571	0.50	C	600	0.53	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	F	1,069	1.24	F	1,124	1.31	constrained

SUPPLEMENTAL FIGURES A-1 & A-2

F2409.19



51 (83)
22 (95)
51 (221)
(194) 118

SITE

18 (79)
33 (142)
70%

SR 78
25%

(69) 42

SR 31
45%

(125) 76

LEGEND

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

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS SINGLETRARY CPD

Figure A-1

F2409.19



60% (40%)
46 (-77)
46 (77)
31 (116)
47 (77)
31
(-115) 31
(115) 31

SITE

SR 78

SR 31

LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% ONE-WAY AM TRIP DISTRIBUTION
- ← (20%) ONE-WAY PM TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS
SINGLETARY CPD

**FDOT MULTIMODAL
QUALITY/LEVEL OF SERVICE
HANDBOOK GENERALIZED SERVICE
VOLUME TABLES**

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
 Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
 Multilane Undivided Highway without Exclusive Left Turn Adjustment: Multiply by 0.75

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3C-Suburban Commercial)



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

TRAFFIC DATA FROM FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	19800 C	N	9800	S	10000	9.50	56.80	23.00
2022	17800 C	N	8800	S	9000	9.50	52.10	25.40
2021	16000 C	N	8000	S	8000	9.50	52.80	23.30
2020	11000 C	N	5500	S	5500	9.50	53.70	23.40
2019	11000 C	N	5500	S	5500	9.50	54.00	25.30
2018	9400 C	N	4700	S	4700	9.50	55.20	26.90
2017	8800 C	N	4500	S	4300	9.50	54.40	20.20
2016	8600 F	N	4200	S	4400	9.50	57.70	20.20
2015	7800 C	N	3800	S	4000	9.50	57.50	20.20
2014	7200 F	N	3600	S	3600	9.50	56.80	20.50
2013	7000 C	N	3500	S	3500	9.50	56.50	20.50
2012	7500 C	N	3800	S	3700	9.50	54.20	22.60
2011	7300 F	N	3700	S	3600	9.50	56.20	17.60
2010	7300 C	N	3700	S	3600	9.91	56.34	17.60
2009	7100 C	N	3600	S	3500	9.98	55.90	19.70
2008	7700 C	N	3900	S	3800	10.16	57.01	23.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	18900	F	N 9000		S 9900	9.00	56.80	21.90
2022	16600	C	N 7900		S 8700	9.00	52.10	21.90
2021	15900	C	N 7900		S 8000	9.00	52.80	14.20
2020	13800	C	N 6600		S 7200	9.00	53.70	17.80
2019	13500	C	N 6600		S 6900	9.00	54.00	20.80
2018	11500	C	N 5600		S 5900	9.00	55.20	18.60
2017	11200	C	N 5500		S 5700	9.00	54.40	19.00
2016	11100	F	N 5500		S 5600	9.00	57.70	12.50
2015	10100	C	N 5000		S 5100	9.00	57.50	12.50
2014	8700	F	N 4300		S 4400	9.00	56.80	14.90
2013	8500	C	N 4200		S 4300	9.00	56.50	14.90
2012	8700	C	N 4400		S 4300	9.00	54.20	13.80
2011	8500	F	N 4200		S 4300	9.00	56.20	13.70
2010	8500	C	N 4200		S 4300	9.91	56.34	13.70
2009	7800	C	N 3800		S 4000	9.98	55.90	13.40
2008	8500	C	N 4200		S 4300	10.16	57.01	12.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	13200	C	E 6900	W 6300	9.00	56.80	25.40
2022	13600	F	E 7000	W 6600	9.00	52.10	21.80
2021	12400	C	E 6400	W 6000	9.00	52.80	21.80
2020	11000	C	E 5700	W 5300	9.00	53.70	18.90
2019	10600	C	E 5500	W 5100	9.00	54.00	22.00
2018	9600	C	E 5000	W 4600	9.00	55.20	21.60
2017	9200	C	E 4600	W 4600	9.00	54.40	13.00
2016	8600	F	E 4300	W 4300	9.00	57.70	13.00
2015	7800	C	E 3900	W 3900	9.00	57.50	13.00
2014	7300	F	E 3700	W 3600	9.00	56.80	14.00
2013	7100	C	E 3600	W 3500	9.00	56.50	14.00
2012	7500	C	E 3800	W 3700	9.00	54.20	16.40
2011	6800	F	E 3500	W 3300	9.00	56.20	14.90
2010	6800	C	E 3500	W 3300	9.91	56.34	14.90
2009	6900	C	E 3500	W 3400	9.98	55.90	17.00
2008	7500	C	E 3800	W 3700	10.16	57.01	19.30

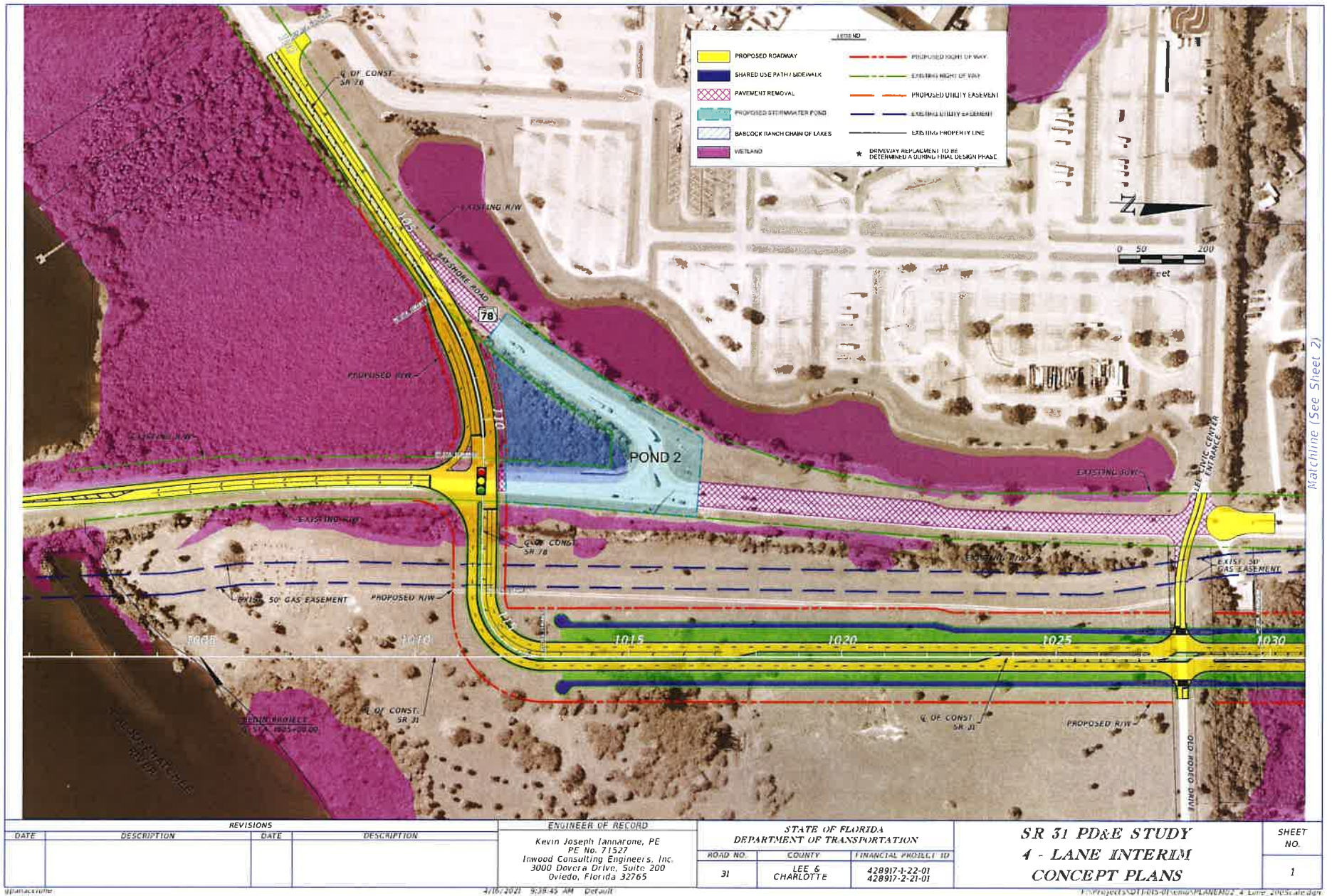
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

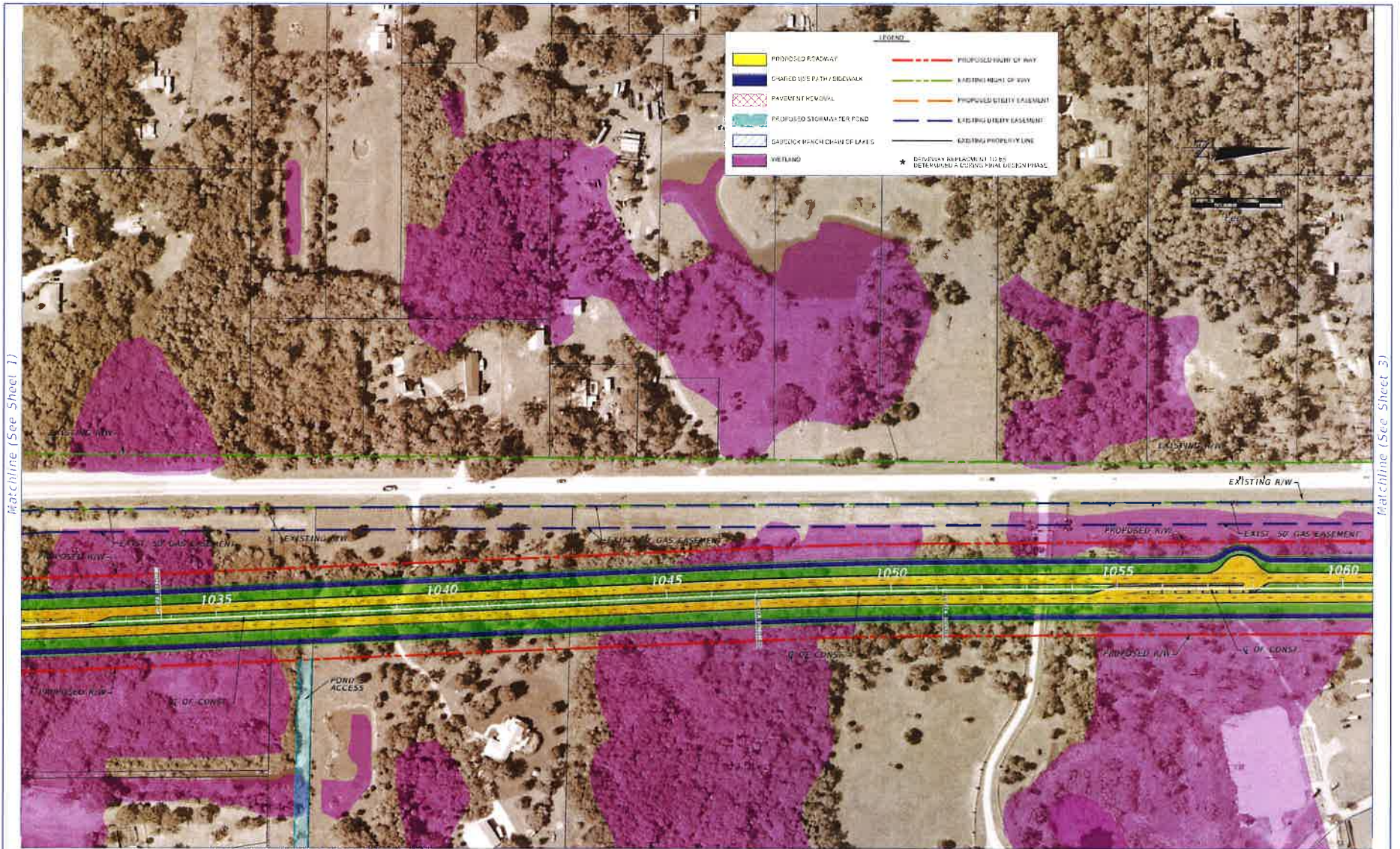
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FDOT SR 31 PD&E STUDY CONCEPT PLAN





Matchline (See Sheet 1)

Matchline (See Sheet 3)

Matchline Pond 3 (See Sheet 10)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
 Kevin Joseph Lannarone, PE
 PE No. 71527
 Inwood Consulting Engineers, Inc.
 3000 Doreia Drive, Suite 200
 Oviedo, Florida 32765

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
31	LEE & CHARLOTTE	428917-1-22-01 428917-2-21-01

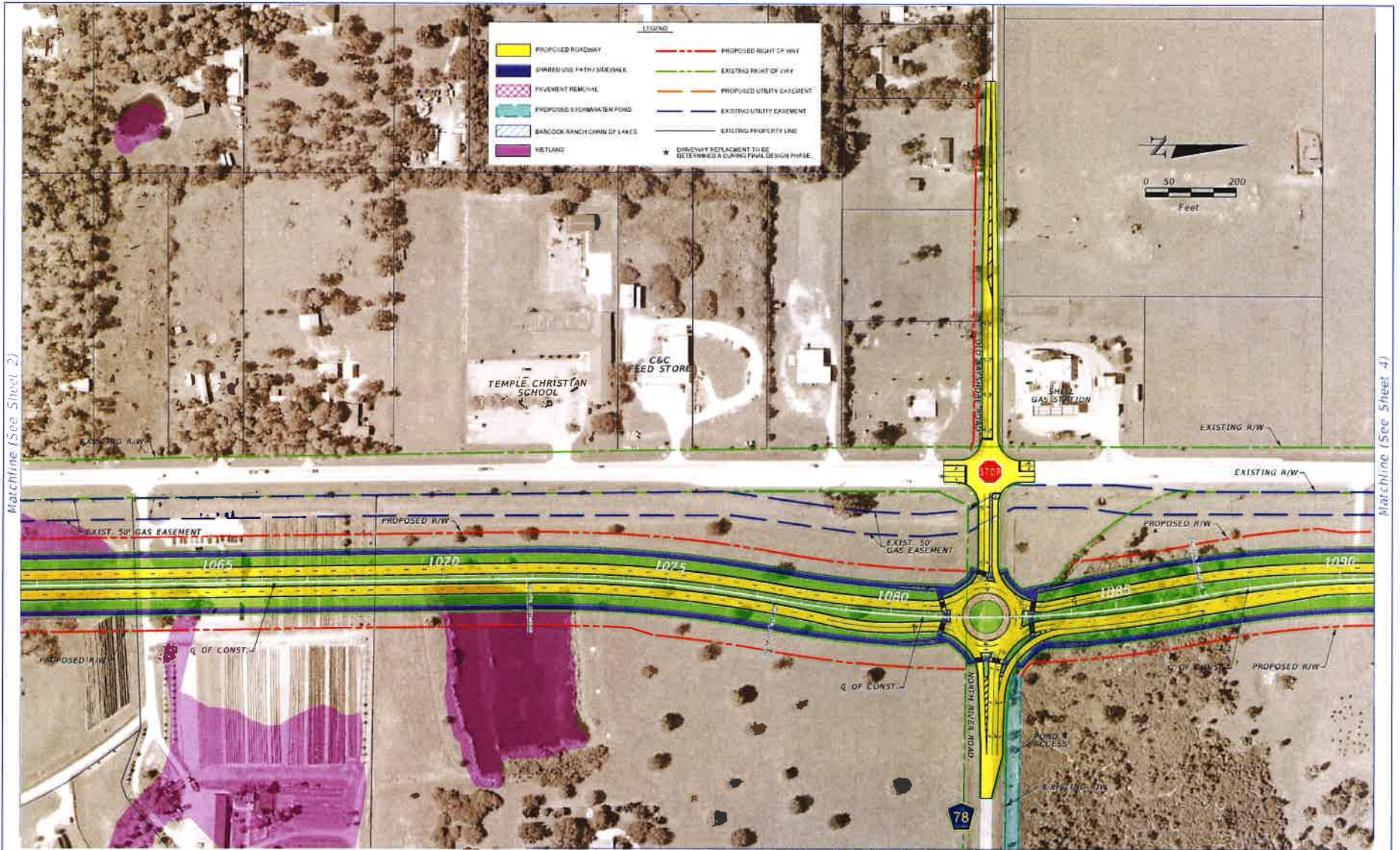
SR 51 PD&E STUDY
4 - LANE INTERIM
CONCEPT PLANS

SHEET NO.
2

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REVISIONS				ENGINEER OF RECORD Kevin Joseph Iannarone, PE PE No. 71527 Inwood Consulting Engineers, Inc. 3000 Davenport Drive, Suite 200 Oviedo, Florida 32765	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SR 51 PD&E STUDY 4 - LANE INTERIM CONCEPT PLANS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		3
					31	LEE & CHARLOTTE	428917-1-22-01 428917-2-21-01		

**TRAFFIC DATA FROM
FDOT SR 31 PD&E STUDY**

Preliminary Engineering Report

**Florida Department of Transportation (FDOT)
District One**

SR 31 Project Development & Environment (PD&E) Study

**From State Road 78 (Bayshore Road) to County Road 78 (North River Road)
and from County Road 78 (North River Road) to Cook Brown Road
Lee and Charlotte Counties, Florida**

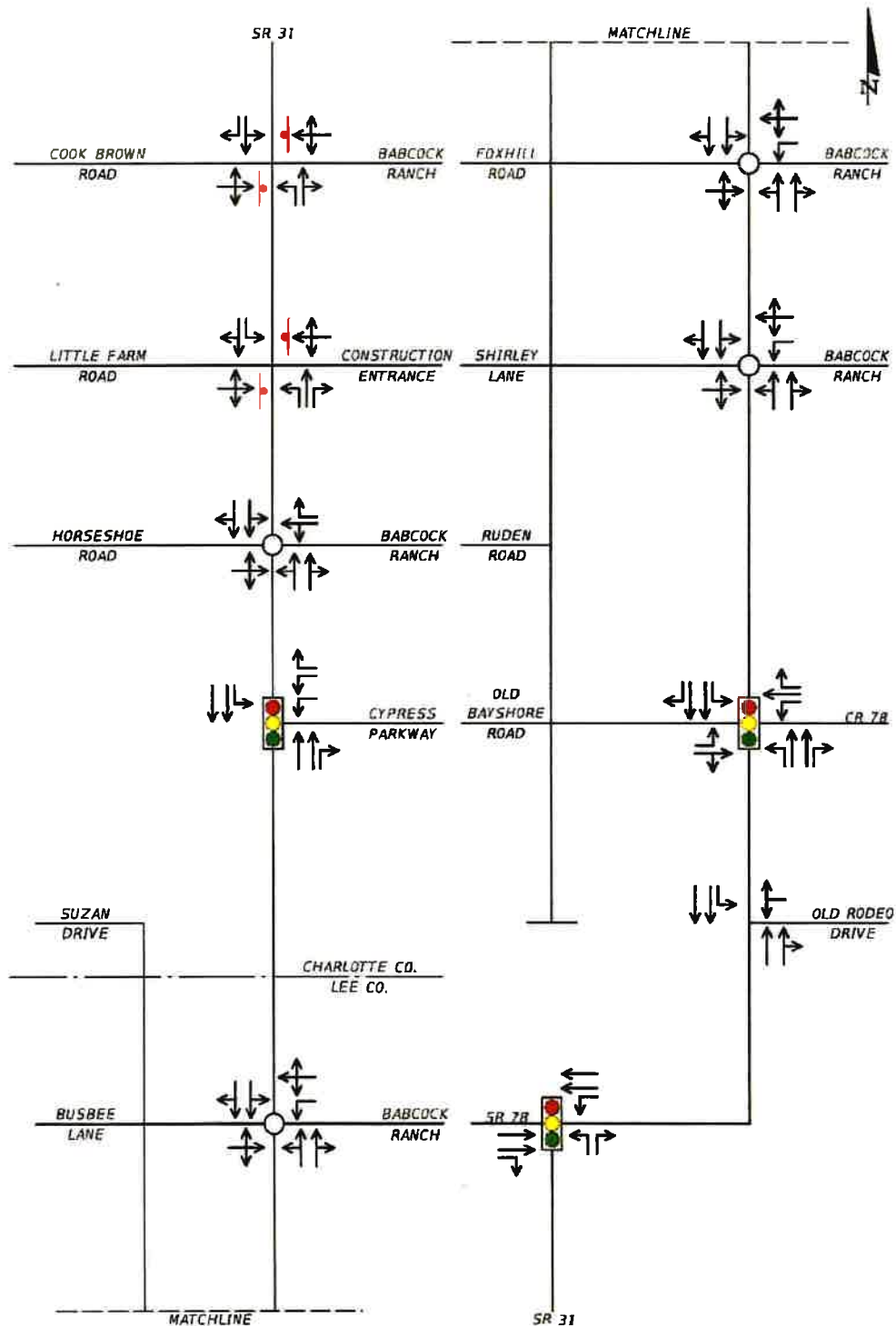
Financial Project ID Numbers: 428917-1-22-01 & 428917-2-21-01

ETDM Numbers: 9791 & 9651

May 2021

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated December 14, 2016, and executed by FHWA and FDOT.

Figure 7-1
Initial (Interim) Improvement Geometry



[illegible]

[illegible]

Lanes, Volumes, Timings

17: SR 31 & SR 78

11/06/2020

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↙	↑↑	↙	↑	
Traffic Volume (vph)	342	237	995	393	244	795	
Future Volume (vph)	342	237	995	393	244	795	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Lane Width (ft)	12	12	12	12	12	12	
Grade (%)	0%			0%	0%		
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Ped Bike Factor							
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3112	1553	1656	3223	1719	1509	
Flt Permitted			0.236		0.950		
Satd. Flow (perm)	3112	1553	411	3223	1719	1509	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		118				32	
Link Speed (mph)	30			30	30		
Link Distance (ft)	1133			1537	1223		
Travel Time (s)	25.8			34.9	27.8		
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	
Growth Factor	100%	100%	100%	100%	100%	100%	
Heavy Vehicles (%)	16%	4%	9%	12%	5%	7%	
Bus Blockages (#/hr)	0	0	0	0	0	0	
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%	0%		
Adj. Flow (vph)	360	249	1047	414	257	837	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	360	249	1047	414	257	837	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	22			22	22		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Turning Speed (mph)		9	15		15	9	
Number of Detectors	2	1	1	2	1	1	
Detector Template	Thru	Right	Left	Thru	Left	Right	
Leading Detector (ft)	100	20	20	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	0	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	2 3	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	2 3	
Switch Phase							

Lanes, Volumes, Timings
17: SR 31 & SR 78

11/06/2020

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBF	WBL	WBT	NBL	NBF	Q2
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		24.0
Total Split (s)	24.0	25.0	81.0	105.0	25.0		25.0
Total Split (%)	18.5%	19.2%	62.3%	80.8%	19.2%		19%
Maximum Green (s)	18.0	19.0	75.0	99.0	19.0		19.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0		3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0		0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0		0.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)							
Flash Dont Walk (s)							
Pedestrian Calls (#/hr)							
Act Effect Green (s)	17.5	42.5	98.5	98.5	19.0	100.0	
Actualized g/C Ratio	0.14	0.33	0.76	0.76	0.15	0.77	
v/c Ratio	0.86	0.42	1.01	0.17	1.02	0.71	
Control Delay	74.9	19.6	53.4	4.4	116.1	11.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	74.9	19.6	53.4	4.4	116.1	11.5	
LOS	E	B	D	A	F	B	
Approach Delay	52.3			39.5	36.0		
Approach LOS	D			D	D		
90th %ile Green (s)	18.0	19.0	75.0	99.0	19.0		19.0
90th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
70th %ile Green (s)	18.0	19.0	75.0	99.0	19.0		19.0
70th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
50th %ile Green (s)	18.0	19.0	75.0	99.0	19.0		19.0
50th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
30th %ile Green (s)	18.0	19.0	75.0	99.0	19.0		19.0
30th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
10th %ile Green (s)	15.3	19.0	75.0	96.3	19.0		19.0
10th %ile Term Code	Gap	MaxR	Max	Hold	MaxR		MaxR
Stops (vph)	318	96	755	99	209	381	
Fuel Used(gal)	10	4	27	6	9	12	
CO Emissions (g/hr)	699	250	1882	392	646	807	
NOx Emissions (g/hr)	136	49	366	76	126	157	
VOC Emissions (g/hr)	162	58	436	91	150	187	
Dilemma Vehicles (#)	0	0	0	0	0	0	
Queue Length 50th (ft)	157	82	~823	43	~230	299	
Queue Length 95th (ft)	#236	160	#~124	57	#403	445	
Internal Link Dist (ft)	1053			1457	1143		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	432	588	1034	2464	252	1173	

Build 2025 AM Peak

Synchro 10 Report
Page 2

Lanes, Volumes, Timings

17: SR 31 & SR 78

11/06/2020

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.83	0.42	1.01	0.17	1.02	0.71	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 129.5

Natural Cycle: 120

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.02

Intersection Signal Delay: 40.8

Intersection LOS: D

Intersection Capacity Utilization 93.1%

ICU Level of Service F

Analysis Period (min) 15

90th %ile Actuated Cycle: 130

70th %ile Actuated Cycle: 130

50th %ile Actuated Cycle: 130

30th %ile Actuated Cycle: 130

10th %ile Actuated Cycle: 127.3

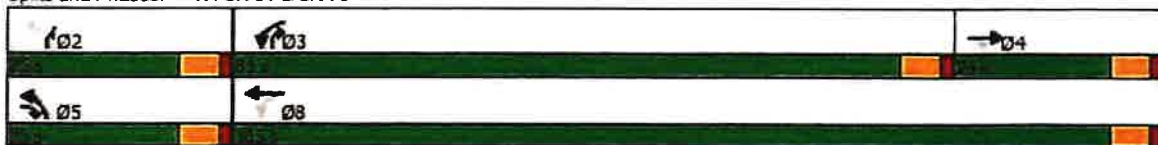
- Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 17: SR 31 & SR 78



Lanes, Volumes, Timings

17: SR 31 & SR 78

11/06/2020

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↓	↑↑	↓	↑	
Traffic Volume (vph)	389	286	813	335	251	1027	
Future Volume (vph)	389	286	813	335	251	1027	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Lane Width (ft)	12	12	12	12	12	12	
Grade (%)	0%			0%	0%		
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Ped Bike Factor							
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3282	1538	1752	3223	1703	1553	
Flt Permitted			0.255		0.950		
Satd. Flow (perm)	3282	1538	470	3223	1703	1553	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		117				57	
Link Speed (mph)	30			30	30		
Link Distance (ft)	1133			1537	1223		
Travel Time (s)	25.8			34.9	27.8		
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	
Growth Factor	100%	100%	100%	100%	100%	100%	
Heavy Vehicles (%)	10%	5%	3%	12%	6%	4%	
Bus Blockages (#/hr)	0	0	0	0	0	0	
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%	0%		
Adj. Flow (vph)	418	308	874	360	270	1104	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	418	308	874	360	270	1104	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	22			22	22		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Turning Speed (mph)		9	15		15	9	
Number of Detectors	2	1	1	2	1	1	
Detector Template	Thru	Right	Left	Thru	Left	Right	
Leading Detector (ft)	100	20	20	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	0	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	23	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	23	
Switch Phase							

Build 2025 PM Peak

Synchro 10 Report
Page 1

Lanes, Volumes, Timings
17: SR 31 & SR 78

11/06/2020

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		24.0
Total Split (s)	25.0	24.0	51.0	76.0	24.0		24.0
Total Split (%)	25.0%	24.0%	51.0%	76.0%	24.0%		24%
Maximum Green (s)	19.0	18.0	45.0	70.0	18.0		18.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		4.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0		3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0		0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0		0.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)							
Flash Dont Walk (s)							
Pedestrian Calls (#/hr)							
Act Effect Green (s)	16.7	40.7	67.8	67.8	18.0	69.1	
Actuated g/C Ratio	0.17	0.42	0.69	0.69	0.18	0.71	
v/c Ratio	0.75	0.43	0.95	0.16	0.86	0.99	
Control Delay	47.4	14.2	39.7	5.3	66.1	40.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	47.4	14.2	39.7	5.3	66.1	40.7	
LOS	D	B	D	A	E	D	
Approach Delay	33.3			29.7	45.7		
Approach LOS	C			C	D		
90th %ile Green (s)	19.0	18.0	45.0	70.0	18.0		18.0
90th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
70th %ile Green (s)	19.0	18.0	45.0	70.0	18.0		18.0
70th %ile Term Code	Max	MaxR	Max	Hold	MaxR		MaxR
50th %ile Green (s)	17.6	18.0	45.0	68.6	18.0		18.0
50th %ile Term Code	Gap	MaxR	Max	Hold	MaxR		MaxR
30th %ile Green (s)	15.5	18.0	45.0	66.5	18.0		18.0
30th %ile Term Code	Gap	MaxR	Max	Hold	MaxR		MaxR
10th %ile Green (s)	12.7	18.0	45.0	63.7	18.0		18.0
10th %ile Term Code	Gap	MaxR	Max	Hold	MaxR		MaxR
Stops (vph)	358	122	566	103	218	750	
Fuel Used(gal)	9	4	19	5	7	22	
CO Emissions (g/hr)	641	281	1359	346	487	1570	
NOx Emissions (g/hr)	125	55	264	67	95	305	
VOC Emissions (g/hr)	149	65	315	80	113	364	
Dilemma Vehicles (#)	0	0	0	0	0	0	
Queue Length 50th (ft)	131	79	423	35	166	~588	
Queue Length 95th (ft)	184	149	#718	51	#314	#986	
Internal Link Dist (ft)	1053			1457	1143		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	638	709	916	2309	313	1113	

Build 2025 PM Peak

Synchro 10 Report
Page 2

Lanes, Volumes, Timings

17: SR 31 & SR 78

11/06/2020

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.66	0.43	0.95	0.16	0.86	0.99	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 97.8

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 37.1

Intersection LOS: D

Intersection Capacity Utilization 84.7%

ICU Level of Service E

Analysis Period (min) 15

90th %ile Actuated Cycle: 100

70th %ile Actuated Cycle: 100

50th %ile Actuated Cycle: 98.6

30th %ile Actuated Cycle: 96.5

10th %ile Actuated Cycle: 93.7

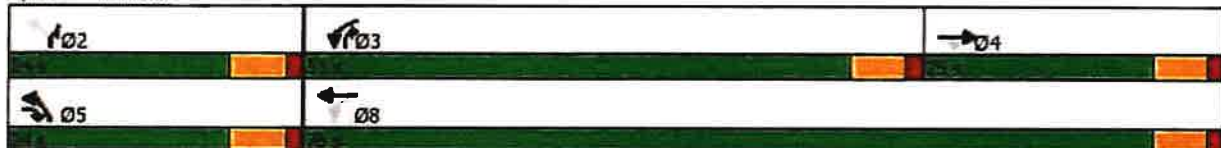
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 17: SR 31 & SR 78



DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection **SR 31 @ SR 78**
 Count Date **2025**
 Build-Out Year **2027**

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	244	0	795	0	0	0	0	342	237	995	393	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	244	0	795	0	0	0	0	342	237	995	393	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	2	2	2	2	2	2	2	2	2	2	2	2
2027 Background Turning Volumes	254	0	827	0	0	0	0	356	247	1,035	409	0
Project Turning Volumes			76					42		33	18	
2027 Background + Project	254	0	903	0	0	0	0	398	247	1,068	427	0

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	251	0	1,027	0	0	0	0	389	286	813	335	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	251	0	1,027	0	0	0	0	389	286	813	335	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	2	2	2	2	2	2	2	2	2	2	2	2
2027 Background Turning Volumes	261	0	1,068	0	0	0	0	405	298	846	349	0
Project Turning Volumes			125					69		142	79	
2027 Background + Project	261	0	1,193	0	0	0	0	474	298	988	428	0

Development of Future Year Background Turning Volumes

Intersection **SR 31 @ Main Site Access**
 Count Date **2025**
 Build-Out Year **2027**

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,137	0	0	1,388	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	1,137	0	0	1,388	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	2	2	2	2	2	2	2	2	2	2	2	2
2027 Background Turning Volumes	0	1,183	0	0	1,444	0	0	0	0	0	0	0
Project Turning Volumes		-31	149	97	-46					98		53
2027 Background + Project	0	1,152	149	97	1,398	0	0	0	0	98	0	53

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1,416	0	0	1,148	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	1,416	0	0	1,148	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	2	2	2	2	2	2	2	2	2	2	2	2
2027 Background Turning Volumes	0	1,473	0	0	1,194	0	0	0	0	0	0	0
Project Turning Volumes		-115	309	160	-77					298		211
2027 Background + Project	0	1,358	309	160	1,117	0	0	0	0	298	0	211

HCS SUMMARY SHEETS
SR 31 @ SITE ACCESS

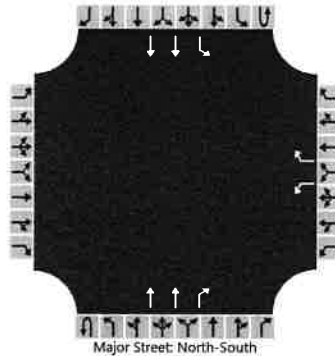
HCS Two-Way Stop-Control Report

General Information

Analyst	tbt	Intersection	SR 31/Main Access
Agency/Co.	TR Transportation Consult	Jurisdiction	FDOT/Lee County
Date Performed	10/31/2024	East/West Street	Main Access
Analysis Year	2027	North/South Street	SR 31
Time Analyzed	AM Pk Hr With Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	F2409.19		

Site Information

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		0	0	0		1	0	1	0	0	2	1	0	1	2	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						98		53			1152	149	0	97	1398	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No				No							
Median Type Storage					Left Only				1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
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)						107		58						105		
Capacity, c (veh/h)						123		424						473		
v/c Ratio						0.87		0.14						0.22		
95% Queue Length, Q ₉₅ (veh)						5.4		0.5						0.8		
95% Queue Length, Q ₉₅ (ft)						138.2		12.8						20.5		
Control Delay (s/veh)						115.2		14.8						14.8		
Level of Service (LOS)						F		B						B		
Approach Delay (s/veh)					79.9								1.0			
Approach LOS					F								A			

HCS Two-Way Stop-Control Report

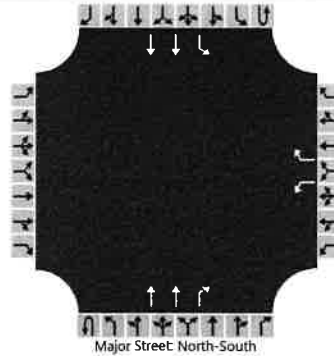
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	10/31/2024
Analysis Year	2027
Time Analyzed	PM Pk Hr With Project
Intersection Orientation	North-South
Project Description	F2409.19

Site Information

Intersection	SR 31/Main Access
Jurisdiction	FDOT/Lee County
East/West Street	Main Access
North/South Street	SR 31
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	1	0	1	2	0
Configuration						L		R			T	R		L	T	
Volume (veh/h)						298		211			1358	309	0	160	1117	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
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)						324		229						174		
Capacity, c (veh/h)						81		358						331		
v/c Ratio						3.99		0.64						0.53		
95% Queue Length, Q ₉₅ (veh)						33.9		4.2						2.9		
95% Queue Length, Q ₉₅ (ft)						867.8		107.5						74.2		
Control Delay (s/veh)						1450.7		31.3						27.3		
Level of Service (LOS)						F		D						D		
Approach Delay (s/veh)						862.3								3.4		
Approach LOS						F								A		

SYNCHRO SUMMARY SHEETS

SR 31 @ SR 78

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 AM Pk Hr Background

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↘	↑↑	↘	↑	
Traffic Volume (vph)	356	247	1035	409	254	827	
Future Volume (vph)	356	247	1035	409	254	827	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583	
Flt Permitted			0.201		0.950		
Satd. Flow (perm)	3539	1583	374	3539	1770	1583	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		97				25	
Link Speed (mph)	45			45	45		
Link Distance (ft)	1385			1710	953		
Travel Time (s)	21.0			25.9	14.4		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	387	268	1125	445	276	899	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	387	268	1125	445	276	899	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	2 3	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	2 3	
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		22.5
Total Split (s)	24.0	25.0	81.0	105.0	25.0		25.0
Total Split (%)	18.5%	19.2%	62.3%	80.8%	19.2%		19%
Maximum Green (s)	18.0	19.0	75.0	99.0	19.0		20.5
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)	7.0	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0		0	0		0
Act Effct Green (s)	17.2	42.2	98.2	98.2	19.0	101.5	
Actuated g/C Ratio	0.13	0.33	0.76	0.76	0.15	0.79	
v/c Ratio	0.82	0.46	1.03	0.17	1.06	0.72	
Control Delay	69.4	24.2	57.6	4.4	125.6	10.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	69.4	24.2	57.6	4.4	125.6	10.9	

Baseline

 Lanes, Volumes, Timings
 Page 1

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 AM Pk Hr Background

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
LOS	E	C	E	A	F	B	
Approach Delay	50.9			42.6	37.8		
Approach LOS	D			D	D		
Queue Length 50th (ft)	168	111	~954	46	~257	314	
Queue Length 95th (ft)	#235	194	#1219	61	#435	464	
Internal Link Dist (ft)	1305			1630	873		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	493	582	1094	2711	260	1248	
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.78	0.46	1.03	0.16	1.06	0.72	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 129.2

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 42.5

Intersection LOS: D

Intersection Capacity Utilization 96.3%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: SR 31 & SR 78

↖ Ø2	↖ Ø3	→ Ø4
35 s	81 s	24 s
↙ Ø5	↙ Ø8	
35 s	105 s	

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 PM Pk Hr Background

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↓	↑↑	↓	↑	
Traffic Volume (vph)	405	298	846	349	261	1068	
Future Volume (vph)	405	298	846	349	261	1068	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583	
Flt Permitted			0.234		0.950		
Satd. Flow (perm)	3539	1583	436	3539	1770	1583	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		101				49	
Link Speed (mph)	45			45	45		
Link Distance (ft)	1385			1710	953		
Travel Time (s)	21.0			25.9	14.4		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	440	324	920	379	284	1161	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	440	324	920	379	284	1161	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	2 3	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	2 3	
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		22.5
Total Split (s)	25.0	24.0	51.0	76.0	24.0		24.0
Total Split (%)	25.0%	24.0%	51.0%	76.0%	24.0%		24%
Maximum Green (s)	19.0	18.0	45.0	70.0	18.0		19.5
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)	7.0	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0		0	0		0
Act Effct Green (s)	16.6	40.6	67.6	67.6	18.0		70.5
Actuated g/C Ratio	0.17	0.42	0.69	0.69	0.18		0.72
v/c Ratio	0.73	0.45	1.00	0.15	0.87		1.00
Control Delay	46.2	15.9	51.6	5.3	66.4		42.6
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0
Total Delay	46.2	15.9	51.6	5.3	66.4		42.6

Baseline

 Lanes, Volumes, Timings
 Page 1

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 PM Pk Hr Background

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
LOS	D	B	D	A	E	D	
Approach Delay	33.3			38.1	47.3		
Approach LOS	C			D	D		
Queue Length 50th (ft)	137	94	~493	37	175	~656	
Queue Length 95th (ft)	191	168	#789	52	#328	#1039	
Internal Link Dist (ft)	1305			1630	873		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	689	717	917	2538	326	1157	
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.64	0.45	1.00	0.15	0.87	1.00	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 97.6

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.00

Intersection Signal Delay: 40.8

Intersection LOS: D

Intersection Capacity Utilization 87.5%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: SR 31 & SR 78

↖ Ø2 24 s	↖ Ø3 51 s	→ Ø4 25 s
↖ Ø5 24 s	↖ Ø8 75 s	

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 AM Pk Hr With Project

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↓	↑↑	↓	↑	
Traffic Volume (vph)	398	247	1068	427	254	903	
Future Volume (vph)	398	247	1068	427	254	903	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583	
Flt Permitted			0.168		0.950		
Satd. Flow (perm)	3539	1583	313	3539	1770	1583	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		87				15	
Link Speed (mph)	45			45	45		
Link Distance (ft)	1385			1710	953		
Travel Time (s)	21.0			25.9	14.4		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	433	268	1161	464	276	982	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	433	268	1161	464	276	982	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	2 3	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	2 3	
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		22.5
Total Split (s)	24.0	25.0	81.0	105.0	25.0		25.0
Total Split (%)	18.5%	19.2%	62.3%	80.8%	19.2%		19%
Maximum Green (s)	18.0	19.0	75.0	99.0	19.0		20.5
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)	7.0	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0		0	0		0
Act Effct Green (s)	17.8	42.8	98.8	98.8	19.0	101.5	
Actuated g/C Ratio	0.14	0.33	0.76	0.76	0.15	0.78	
v/c Ratio	0.89	0.46	1.08	0.17	1.07	0.79	
Control Delay	76.7	25.6	74.2	4.4	127.2	14.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	76.7	25.6	74.2	4.4	127.2	14.0	

Baseline

 Lanes, Volumes, Timings
 Page 1

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 AM Pk Hr With Project

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
LOS	E	C	E	A	F	B	
Approach Delay	57.2			54.3	38.8		
Approach LOS	E			D	D		
Queue Length 50th (ft)	191	118	~1038	48	~257	397	
Queue Length 95th (ft)	#282	202	#1303	64	#435	604	
Internal Link Dist (ft)	1305			1630	873		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	491	579	1079	2700	258	1241	
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.88	0.46	1.08	0.17	1.07	0.79	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 129.8

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.08

Intersection Signal Delay: 49.4

Intersection LOS: D

Intersection Capacity Utilization 99.2%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: SR 31 & SR 78

↖ Ø2	↖ Ø3	→ Ø4
25 s	31 s	24 s
↘ Ø5	← Ø8	
25 s	105 s	

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 PM Pk Hr With Project

10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
Lane Configurations	↑↑	↑	↓	↑↑	↓	↑	
Traffic Volume (vph)	474	298	988	428	261	1193	
Future Volume (vph)	474	298	988	428	261	1193	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Storage Length (ft)		200	500		500	0	
Storage Lanes		1	1		1	1	
Taper Length (ft)			25		25		
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00	
Frt		0.850				0.850	
Flt Protected			0.950		0.950		
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583	
Flt Permitted			0.183		0.950		
Satd. Flow (perm)	3539	1583	341	3539	1770	1583	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		61				28	
Link Speed (mph)	45			45	45		
Link Distance (ft)	1385			1710	953		
Travel Time (s)	21.0			25.9	14.4		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	515	324	1074	465	284	1297	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	515	324	1074	465	284	1297	
Turn Type	NA	pm+ov	pm+pt	NA	pm+pt	pt+ov	
Protected Phases	4	5	3	8	5	2 3	2
Permitted Phases		4	8		2		
Detector Phase	4	5	3	8	5	2 3	
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0
Minimum Split (s)	24.0	24.0	11.0	24.0	24.0		22.5
Total Split (s)	25.0	24.0	51.0	76.0	24.0		24.0
Total Split (%)	25.0%	24.0%	51.0%	76.0%	24.0%		24%
Maximum Green (s)	19.0	18.0	45.0	70.0	18.0		19.5
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5		3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5		1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		
Lead/Lag	Lag		Lead				
Lead-Lag Optimize?	Yes		Yes				
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0
Recall Mode	None	Max	None	None	Max		Max
Walk Time (s)	7.0	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0		0	0		0
Act Effect Green (s)	17.8	41.8	68.8	68.8	18.0	70.5	
Actuated g/C Ratio	0.18	0.42	0.70	0.70	0.18	0.71	
v/c Ratio	0.81	0.46	1.21	0.19	0.88	1.14	
Control Delay	49.8	18.7	128.0	5.4	68.6	91.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	49.8	18.7	128.0	5.4	68.6	91.8	

Baseline

 Lanes, Volumes, Timings
 Page 1

Lanes, Volumes, Timings

3: SR 31 & SR 78

2027 PM Pk Hr With Project
10/31/2024

	→	↘	↙	←	↖	↗	
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	Ø2
LOS	D	B	F	A	E	F	
Approach Delay	37.8			91.0	87.6		
Approach LOS	D			F	F		
Queue Length 50th (ft)	165	114	~791	46	179	~979	
Queue Length 95th (ft)	224	190	#1040	64	#328	#1238	
Internal Link Dist (ft)	1305			1630	873		
Turn Bay Length (ft)		200	500		500		
Base Capacity (vph)	680	704	888	2507	322	1137	
Starvation Cap Reductn	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	
Reduced v/c Ratio	0.76	0.46	1.21	0.19	0.88	1.14	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 98.8

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.21

Intersection Signal Delay: 78.4

Intersection LOS: E

Intersection Capacity Utilization 97.3%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: SR 31 & SR 78

↖ Ø2	↖ Ø3	→ Ø4
24 s	51 s	25 s
↘ Ø5	← Ø8	
24 s	76 s	

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

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

Setting/Location: General Urban/Suburban

Number of Studies: 16

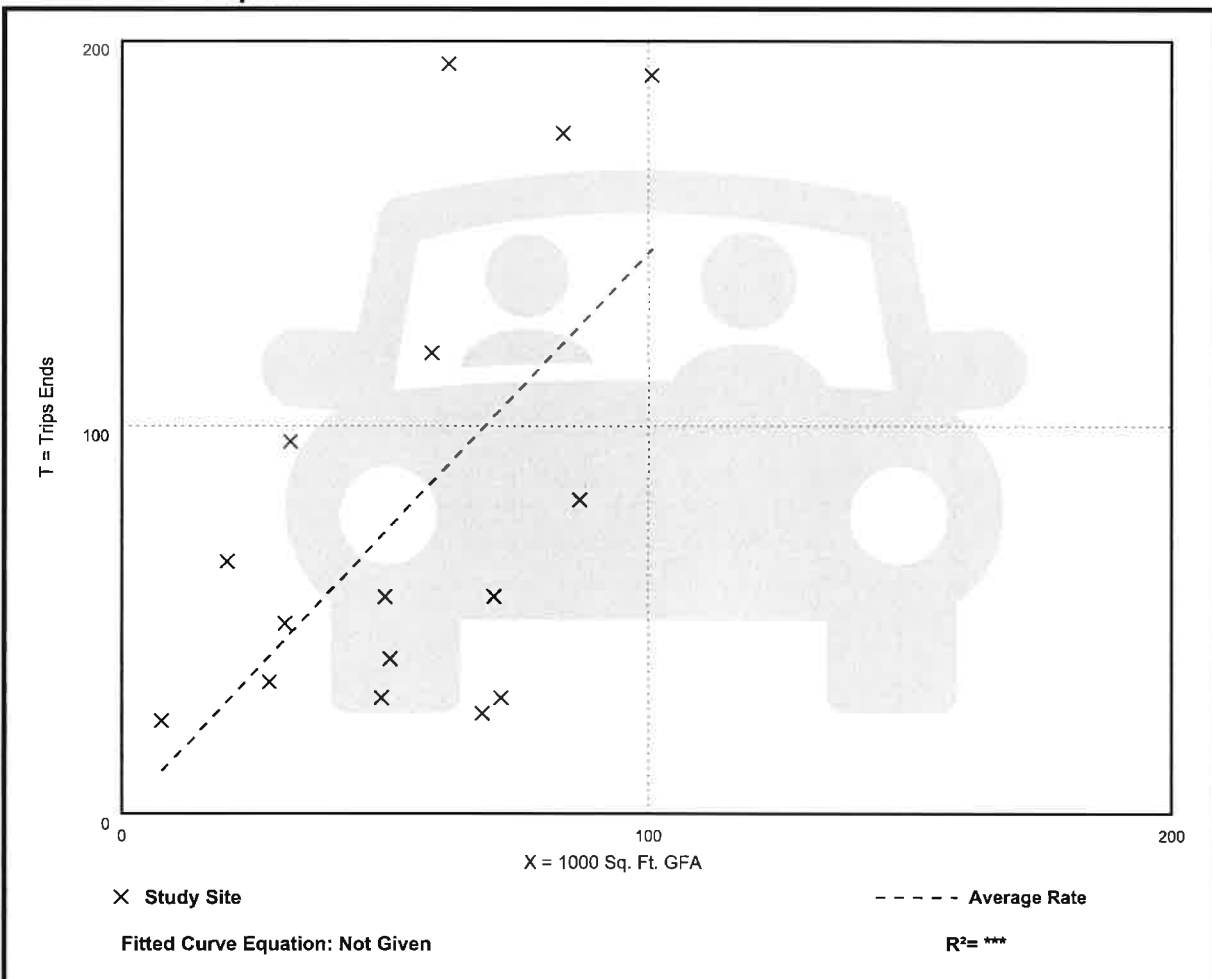
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

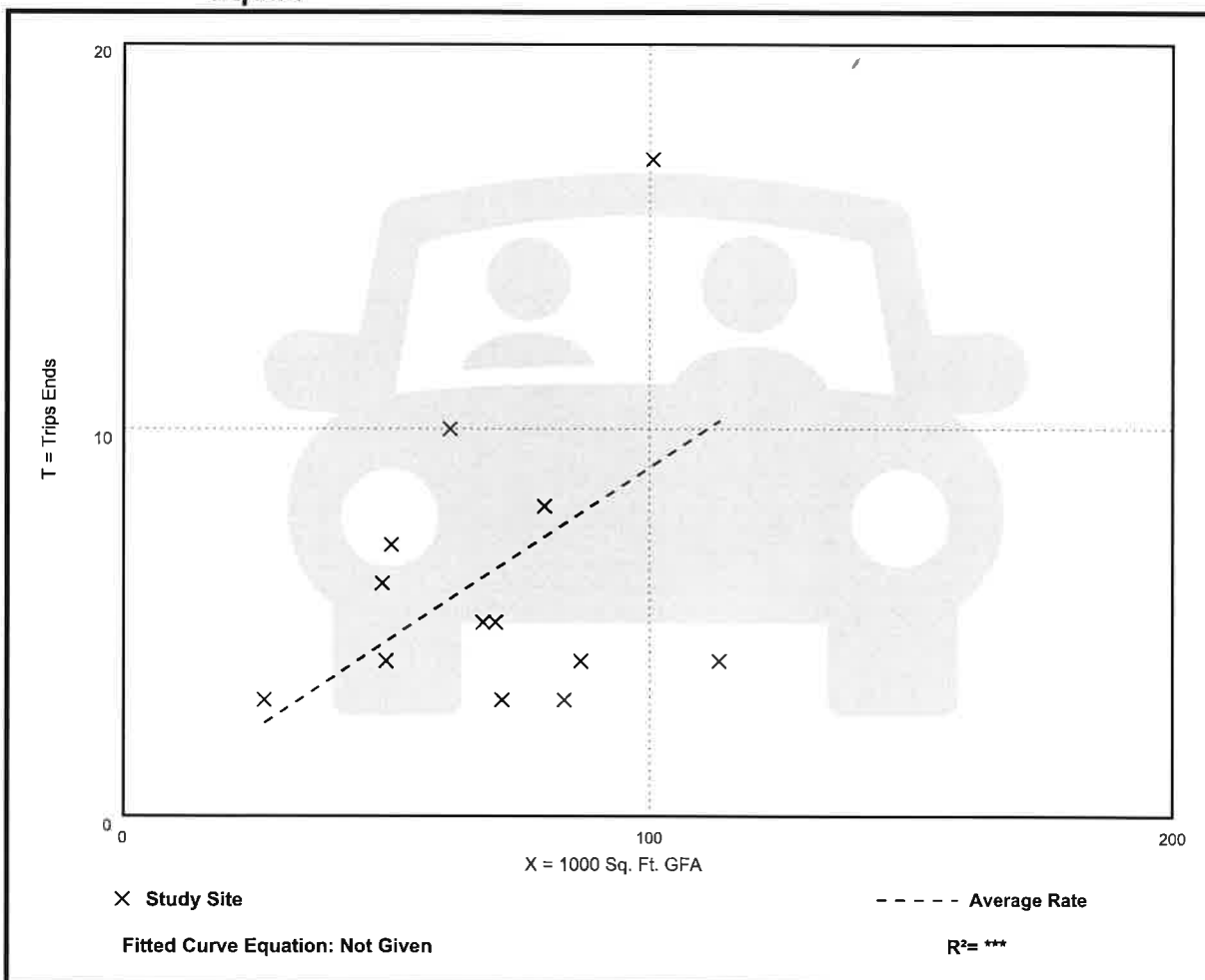
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

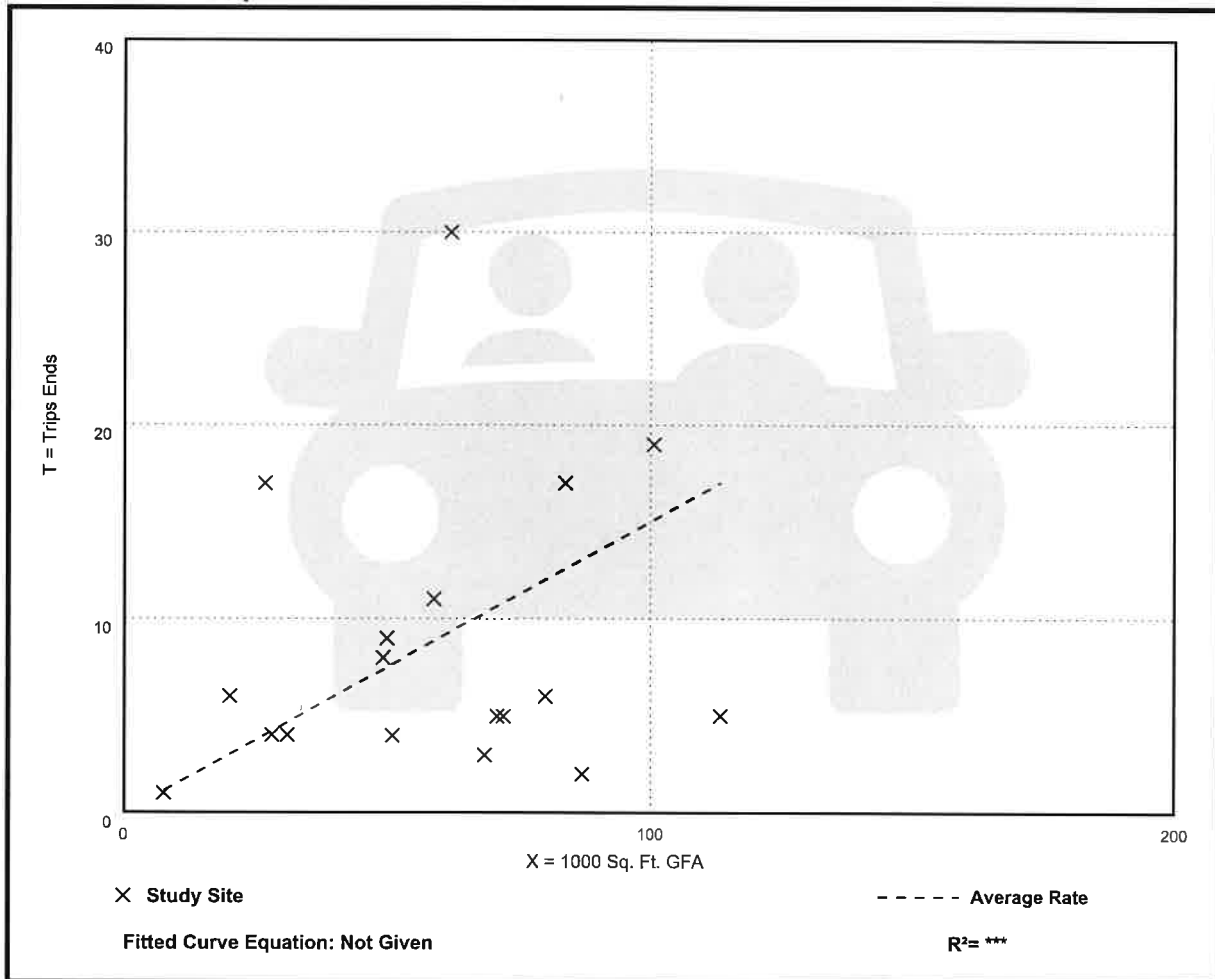
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

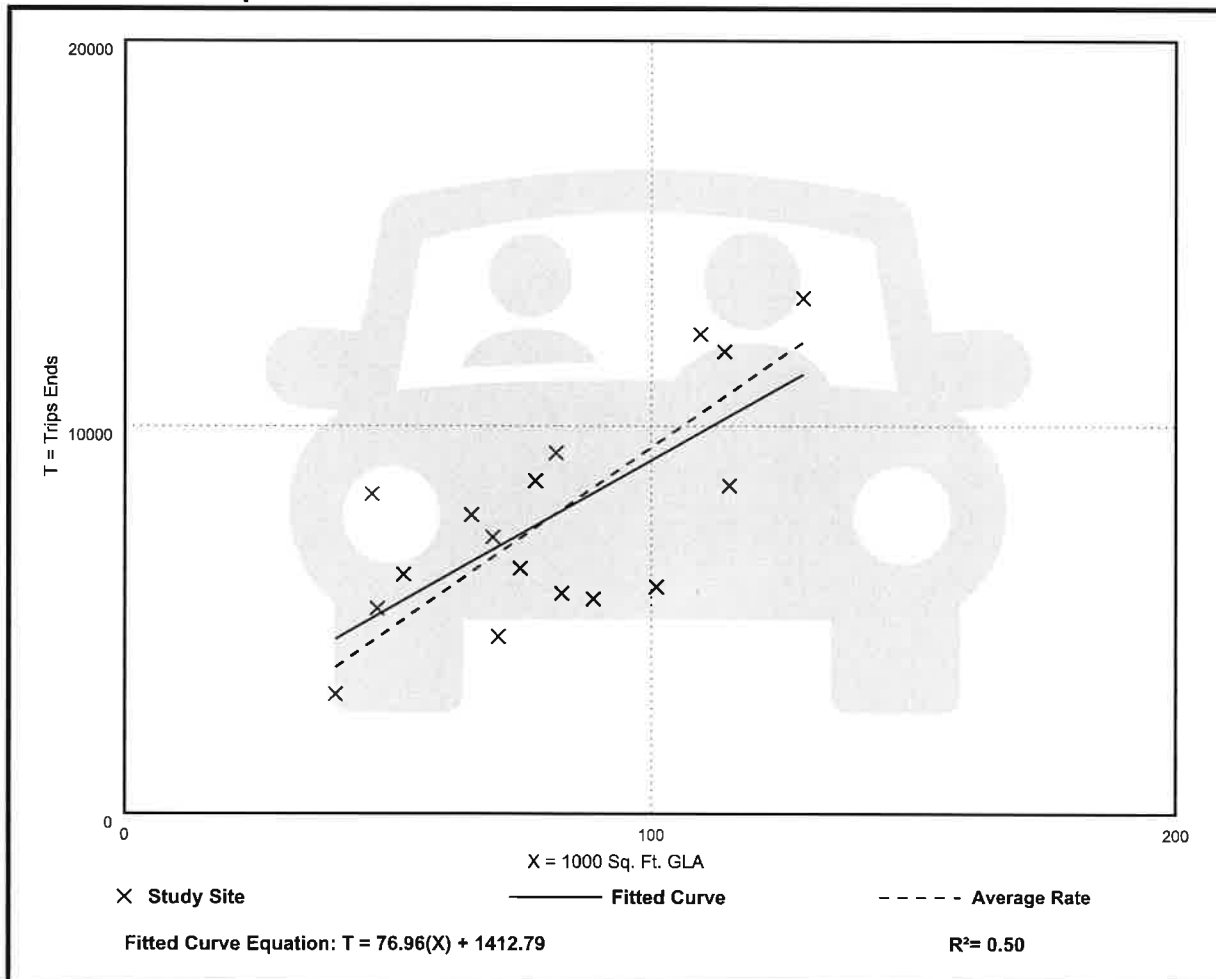
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

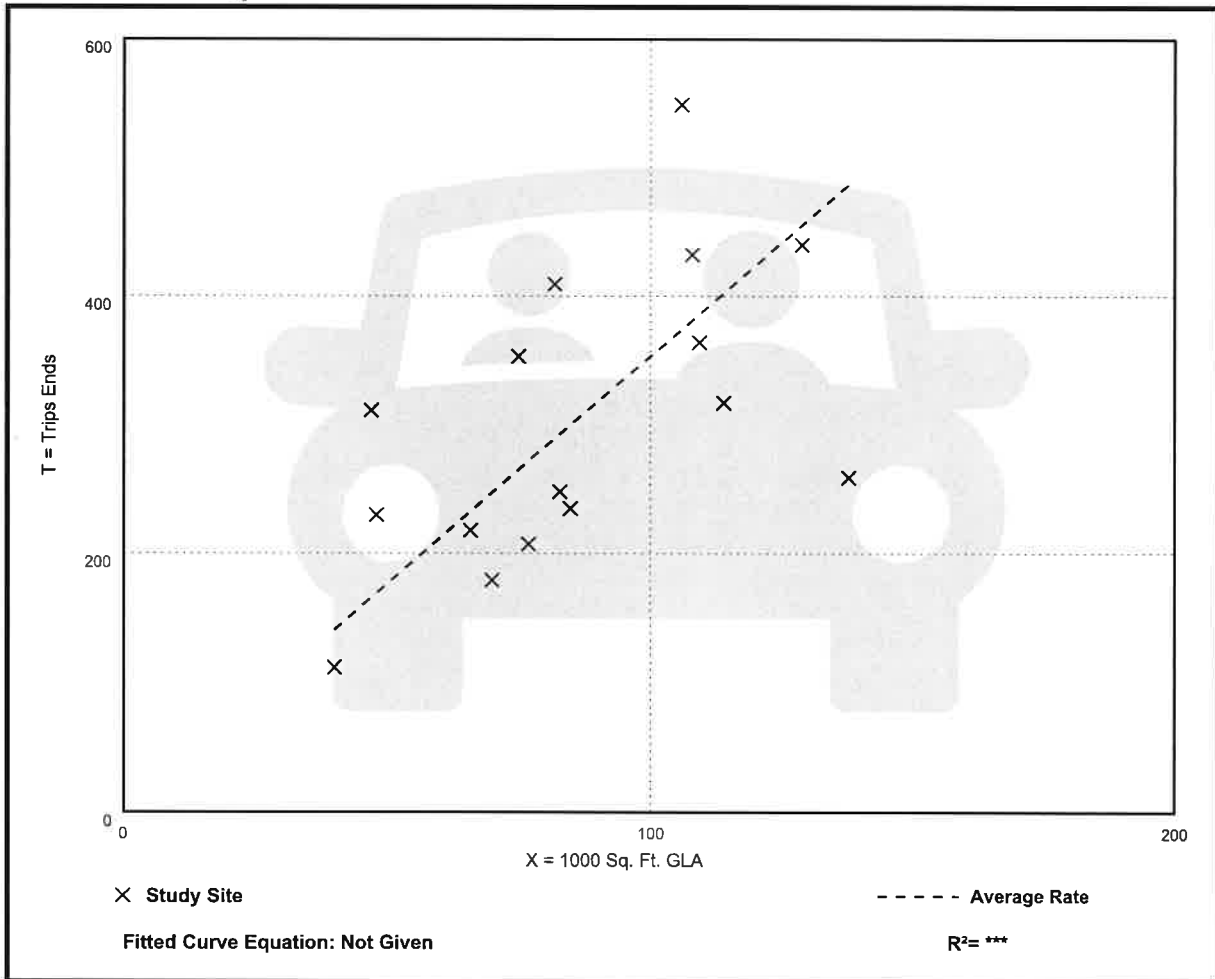
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

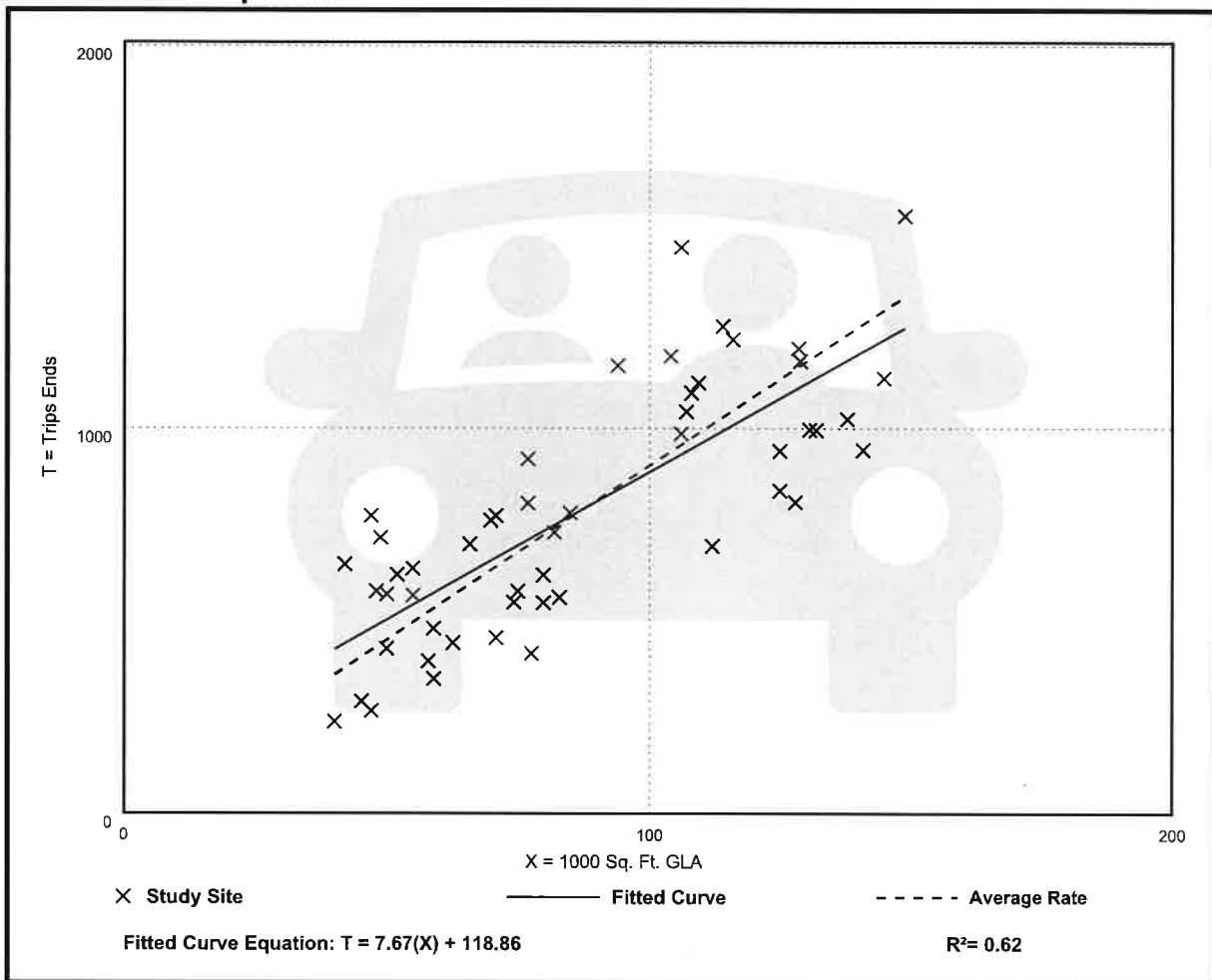
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

November 4, 2024

Via E-Mail

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Tina Ekblad
Sage Entitlements, LLC.
97 Nickajack North
Santa Rosa Beach, FL 32459

RE: **Potable Water and Wastewater Availability
Singletary Commercial Planned Development – 18200 State Road 31, Alva, FL
STRAP # 18-43-26-00-00001.0060**

To whom this may concern:

The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of two commercial units with an estimated flow demand of approximately 26,500 gallons per day. Lee County Utilities

There are no reuse mains in the vicinity of this parcel.

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

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

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

Singletary Commercial Planned Development - Sage Entitlements - Letter.Docx

November 4, 2024

Page 2

Sincerely,

Ashanti Shahriyar

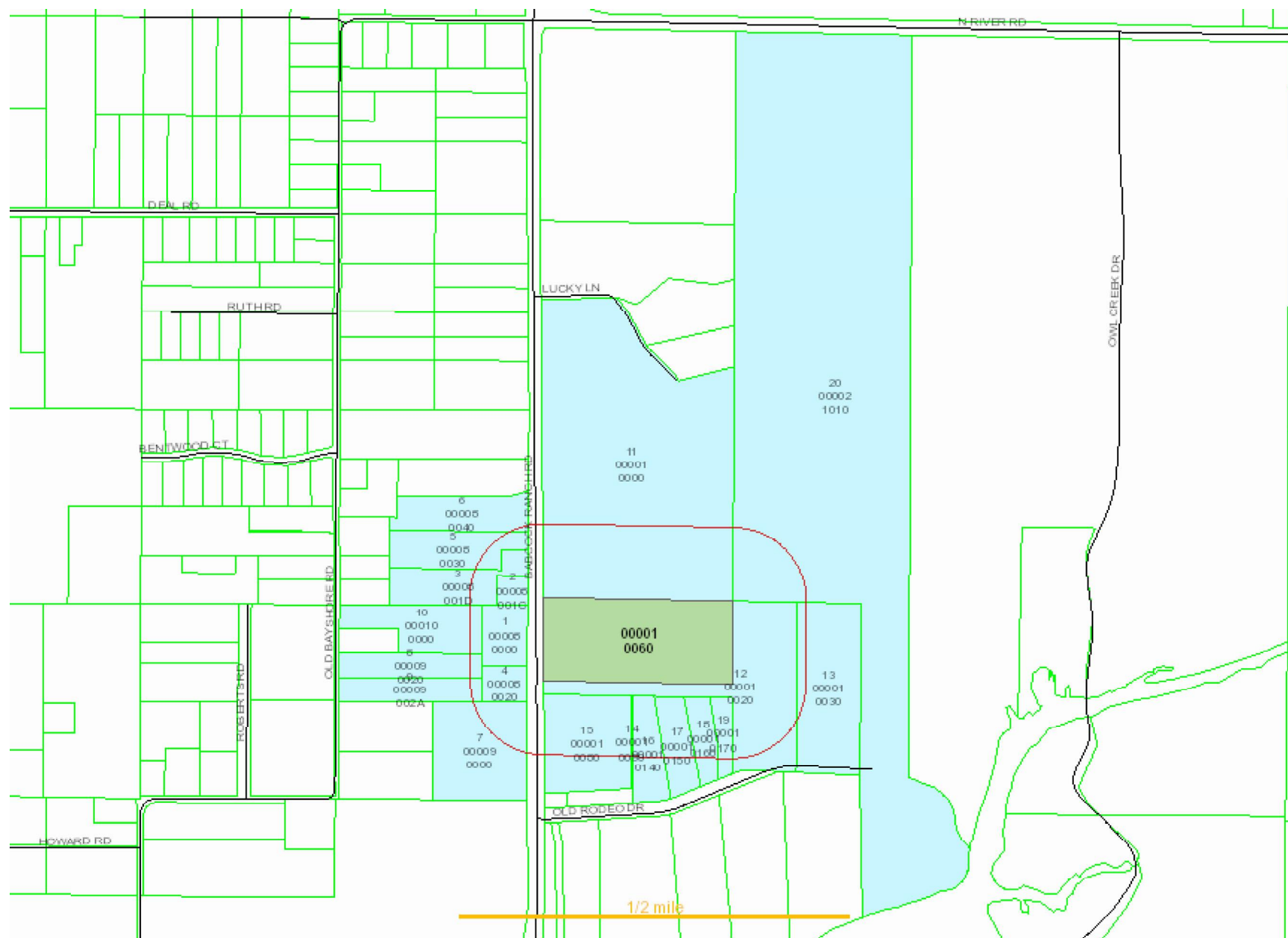
LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



FOUR R EQUIPMENT LLC
3701 SW 128TH AVE
MIRAMAR FL 33027

JAMES M CARRIGAN LLC
6464 PINE AV
SANIBEL FL 33957

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

8 AVENUE LLC
PO BOX 366748
BONITA SPRINGS FL 34136

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

MARIOS PAINTING OF SOUTH FLORI
15855 BARNSTORMER CT
WELLINGTON FL 33414

KENDRICK JEAN D
18160 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

GRIJALVA MANUEL
18120 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

LILJEGREN JUSTIN N +
17903 OAKMONT RIDGE CIR
FORT MYERS FL 33967

GREENWELL MICHAEL L &
18500 STATE ROAD 31
ALVA FL 33920

GUMINIAK JEFFREY A TR
12241 OLD RODEO DR
ALVA FL 33920

WINTER RYAN G +
12251 OLD RODEO DR
ALVA FL 33920

HAMPTON TONYA +
12181 OLD RODEO DR
ALVA FL 33920

3-1B LLC
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

HAMPTON DENNIS & TONYA
12181 OLD RODEO DR
ALVA FL 33920

HAMPTON DENNIS D & TONYA F
12181 OLD RODEO DR
ALVA FL 33920

HAMPTON DENNIS & TONYA
12181 OLD RODEO DR
ALVA FL 33920

HARRINGTON DAVID S & AMY L
12195 OLD RODEO DR
ALVA FL 33920

LAWSON DONALD
SHUMAKER LOOP + KENDRICK LLP
240 S PINEAPPLE AVE
SARASOTA FL 34236